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 | : | **Mrs.LAKSHMI,**<br>**W/o.Mr.UDAYAKUMAR.** |
| II NAME OF THE BORROWER | : | **M/s.SRI LAKSHMI DAIRY FARMS,**<br>**Represented by**<br>**Mr.UDAYAKUMAR,**<br>**S/o.Mr.VENGADASAMY REDDIAR.**<br>D.No:02,<br>Chetty Street,<br>Sanniyasikuppam Village,<br>Puducherry Taluk,<br>Puducherry District.<br>Pin: 605107. |
| III. PROPERTY ADDRESS | : | S.No:106/4,<br>Plot.Nos:1,2,3,4,5,6 & 7,<br>Sri Sabthagiri Garden,<br>Sanniyasikuppam Village,<br>Thirukanur SRO,<br>Vellianur Taluk,<br>Puducherry District.<br>Pin: 605107. |
| IV. PURPOSE FOR WHICH THIS CERTIFICATE IS MADE | : | Canara Bank-Specialized ARM Branch-II,Chennai -For SARFAESI Act. |

Regd Off: No:336,
Valluvar Nagar,
Dharmapuri-636705.

Branch Off: No:67/1,Nagaramalai Adivaram Road,
Srishti Dental Clinic(Upstairs),
Salem-636016.

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**Date :13.01.2026**

**File No: 1524/2025-2026/ 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.No:106/4,Plot.Nos:1,2,3,4,5,6 & 7,Sri Sabthagiri Garden,Sanniyasikuppam Village,Thirukanur SRO,Vellianur Taluk,Puducherry District. Pin: 605107.Which is said to be owned by **Mrs.Lakshmi, W/o.Mr.Udayakumar** was inspected on 02.01.2026 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. 51,67,000.00** |
| 2 | **Realizable value of the Property is (-10%)** | : | **Rs. 46,50,000.00** |
| 3 | **Forced Sale value of the Property is (-20%)** | : | **Rs. 41,33,000.00** |
| 4 | **Guideline value of the Property is** | : | **Rs. 15,19,000.00** |

***Place : Salem***

**Date : 13.01.2026**

ELAMURUGAN MANICKAM

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Date: 2026.01.14 12:48:15 +05'30'

Regd Off: No:336,
Valluvar Nagar,
Dharmapuri-636705.

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- Registered Income Tax Valuer(27/2019-20,CCIT,Trichy)

### VALUATION OF PROPERTY(LAND & BUILDING )

REPORT ON VALUATION-**PART-A-BASIC DATA**

| | | | | |
|---|---|---|---|---|
| I. | **GENERAL** | | | |
| 1. | Purpose for which the valuation is made | | | For SARFAESI Act against the property |
| 2. | a) | Date of Inspection | : | 02.01.2026 |
| | b) | Date on which the valuation is made | : | 13.01.2026 |
| 3. | List of documents produced for perusal | | | |
| | i) | | : | GLR Copy from Website |
| | ii) | | : | Location Map |
| | iii) | | : | Satellite Map(Latitude &Longitude) |
| | iv) | | : | Photos of the property |
| 4. | Name of the Borrower and his/ their address(es) with phone no. (details of share of each owner in case of joint ownership) | | : | **M/s.SRI LAKSHMI DAIRY FARMS, Represented by Mr.UDAYAKUMAR, S/o.Mr.VENGADASAMY REDDIAR. Mobile:80729-22842** |
| 5. | Brief description of the property (Including leasehold/ freehold etc) | | : | The property is GI Sheet Shed and Free hold property |
| 6 | Scope of Valuation | | : | The property was inspected to assess the present market value of Land and Building |
| 7 | If this Report is to be used for any Bank purpose, the name of the bank and branch | | : | Canara Bank, Specialized ARM Branch-II,Chennai |

Er.M.Elamurugan, B.Sc,B.E,M.I.E,F.I.I.V. Mob:9944477277.
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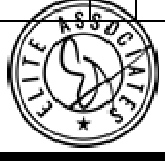
# ELITE ASSOCIATES

## 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)

| II. | DESCRIPTION OF THE PROPERTY: | | |
|---|---|---|---|
| 1. | Postal address of the property with pin code | : | S.No:106/4,Plot.Nos:1,2,3,4,5,6 & 7,<br>Sri Sabthagiri Garden,<br>Sanniyasikuppam Village,<br>Thirukanur SRO,<br>Vellianur Taluk,<br>Puducherry District. Pin: 605107 |

| | | | |
|---|---|---|---|
| 2. | City / Town/Rural | : | Rural |
| | Residential Area | : | Residential Area |
| | Commercial Area | : | --- |
| 3. | Classification of the area | : | |
| | i) High / Middle / Poor | | Middle |
| | ii) Urban / Semi Urban / Rural | | Rural |
| 4 | Coming under Corporation limit / Village Panchayat / Municipality | : | Village Panchayat (Mannadipet Commune Panchayat) |
| 5 | Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / Scheduled area / cantonment area | : | NIL |
| 6 | In case it is an agricultural land, any conversion to house site plots is contemplated | : | NIL |
| 7 | Location of the property | | |
| | Plot No/Nagar/Survey No | : | S.No:106/4,Plot.Nos:1,2,3,4,5,6 & 7 |
| | Door No | : | ---/ Sri Sabthagiri Garden |
| | S.F.No/T.S.No/R.S.No | : | --- |
| | Village/Block | : | Sanniyasikuppam Village |
| | Taluk/Ward | : | Vellianur Taluk |
| | Mandal/District/Municipality/Corporation | : | Puducherry District. |
| 8 | Boundaries of the property | : | **As per deed** |
| | North | : | Land In R.S. No. 106/4 & 109 |
| | South | : | 3rd Cross East West Street |
| | East | : | Plot No. 8 & Land In R.S. No. 106/4 |
| | West | : | Land In R.S. No. 106/4 |
| 9 | Latitude, Longitude and Coordinates of site | : | **11.938544,79.651861** |
| | **Note: The identification of property with the reference of old valuation report** | | |
| 10 | Electricity service connection | | |
| | Consumer number | : | --- |
| | In the name of | : | --- |
| | Other details,if any | : | |
| 11 | Property is presently occupied by | : | Owner/Tenants/Both/Vacant/Lease |



| | | | |
|---|---|---|---|
| | | | **(No Occupants at the time of inspection)** |
| 12 | If occupied by both<br>By assuming the entire building is let out | | |
| | (i)What is the probable monthly rent | : | ---- |
| | (ii)What is the advance amount | : | ---- |

**III. PROCEDURE OF VALUATION**

**PART B-LAND**

| **1.** | **Dimension of site** | **:** | **A-as per deed** | **B-as per actual** |
|---|---|---|---|---|
| | North | : | **Land to be demarcated** | |
| | South | : | | |
| | East | : | | |
| | West | : | | |
| | **Area of site** | : | **6079.00 Sq.Ft** | |

| **II.** | **CHARACTERISTICS OF THE SITE** | | |
|---|---|---|---|
| 1. | Classification of locality | : | Dry land-group 'A' |
| 2. | Development of surrounding areas | : | Normal |
| 3. | Possibility of frequent flooding/sub-merging | : | No |
| 4. | Feasibility to the Civic amenities like school, hospital, bus stop, market etc | : | 1.0 Kms from the property |
| 5. | Level of land with topographical conditions | : | Plain & Leveled |
| 6. | Shape of land | : | Kindly refer FMB |
| 7. | Type of use to which it can be put | : | Residential Purpose |
| 8. | Any usage restriction | : | NIL |
| 9. | Is plot in town planning approved layout? | : | **No** |
| 10. | Corner plot or intermittent plot? | : | Intermittent Plot |
| 11. | Road facilities | : | Available on South side |
| 12. | Type of road available at present | : | Earthen Road |
| 13. | Width of road- is it below 20ft. or more | : | 20 feet Road |
| 14. | Is it a land – locked land? | : | No |
| 15. | Water potentiality | : | --- |

| | | | | |
|---|---|---|---|---|
| 16. | Underground sewerage system | | : | No |
| 17. | Is power supply available at the site? | | : | --- |
| 18. | Nearby of the site | | | |
| | 1. | 95 Meters from K. Parthiban Tea Stall | | |
| | 2. | 260 Meters Valli Maligai Store | | |
| | 3 | 280 Meters from Shri Vinayagar Temple | | |
| | 4 | 172.00 Kms from Canara Bank, Specialized ARM Branch-II,Chennai | | |
| 19 | Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from seacoast/ tidal level must be incorporated) | | | NIL |
| 20 | Any factors which affect the marketability of land | | : | NIL |
| 21 | Type of Land | | : | Dry land-group 'A'(As per GLR) |
| 22 | Accessibility | | : | Road available on South side |
| 23. | Prevailing market rate ( Along with details/ reference of at least two latest deals/ transactions with respect to adjacent properties in the areas) | | : | **Rs.800/Sq.ft to Rs.900/Sq.ft**<br>**(By Market Enquiry)**<br>**Adopted rate:Rs.850/Sq.ft** |
| 24. | Guideline rate obtained from the Registrar's Office **(Copy enclosed)** | | : | **-250/Sq.ft**<br>**-6079.00 Sq.ft X Rs.250/Sq.ft**<br>**= Rs.15,19,750.00 or Rs.15,19,000.00** |
| 25. | Assessed / adopted rate of valuation | | : | **Rs.850/Sq.ft** |
| 26. | Estimated value of land | | : | **-6079.00 X Rs.850/Sq.ft**<br>**Rs.51,67,150.00 or Rs.51,67,000.00** |

**Note: Since the building plan approval & Appearance of the building is to old,hence the valuation building is not considered in this valuation report.**

**Justification Note:-**

**Market Value of land:**

**The market value of land is ascertained considering the various factors like, location,use of land development of Neighbourhood, Real Estate market conditions, Supply & demand of similar land ,Approach road etc.,**

**The property located at 1.60 Kms from Whirlpool of India Ltd and developing residential area & Other amenities like bus stop,play ground are situated within 500 meters from the property (Kindly refer google map -enclosed),based on the above factor the market value of the land adopted in this valuation report.**

**Govt.Guideline value of Land:**

**The Govt.value of the land is specified by the Registration Dept.-Govt.of Tamilnadu, Specifically to estimate the stamp duty while registering the transfer of properties (Sale)Gift /Settlement etc).As per the Madras High Court Judgment ,The Govt. Guideline value of the land cannot be the basis of determination of market value of land C.Loganathan Vs Chennaiappa Chettiar 1995(2) CTC 492.Hence considering the above facts ,the adopted value of land is reasonable and the variation is justified.**

**Latest two Transactions -Verified in EC**

| Doc No/ Registration.Date | Name of Executants | Name of Claimant | Market Value | S.F.No | Extent |
|---|---|---|---|---|---|
| NIL | | | | | |

**Price Trend in the Locality-Verifies in leading property portal websites**

**We have made search for this locality in the leading property portal websites like Magicbricks.com,99acres.com,housing.com….etc,the details with regard to this location is not available.**



## Part-E-Total abstract of the entire property

| | | | |
|---|---|---|---|
| Part –A | Land | : | Rs. 51,67,000.00 |
| Part –B | Building | : | ---- |
| Part –C | Extra Items & Amenities | : | ---- |
| Part –D | Services | : | ---- |
| | **Total** | : | **Rs. 51,67,000.00** |

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

1.Fair market value of the above property in the prevailing condition with aforesaid specification is **Rs.51,67,000.00 (Rupees Fifty one lakhs and Sixty seven thousand only).**

2.The Realizable value of the above property (-10%) is **Rs.46,50,000.00 (Rupees Forty six lakhs and Fifty thousand only)**

3.The Forced sale value (-20%) is **Rs.41,33,000.00 (Rupees Forty one lakhs and Thirty three thousand only).**

4.Guideline value of the property is **Rs.15,19,000.00 (Rupees Fifteen lakhs and Nineteen thousand only)**

**Place: Salem**
**Date : 13.01.2026**

ELAMURUGAN MANICKAM

Digitally signed by ELAMURUGAN MANICKAM
Date: 2026.01.14 12:48:39 +05'30'

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

**Date :**

**Place :**

**Signature**

**(Name of the Branch Manager with Official Seal)**

ELITE ASSOCIATES

## Part H-CERTIFICATE

1. It is hereby certified that in my opinion

i)The present market value of the land discussed in the report(above)by adopting **Prevailing market rate of land is Rs.51,67,000.00 (Rupees Fifty one lakhs and Sixty seven thousand only).**

ii)The forced Sale Value of the property is estimated as **20 %** less than the present market value.

2.Number of title deed(s) involved in this property is **Three.**The relavant document for the subject property in the opinion of this valuer is the **deed dated-28.12.2011 with registration number-3859/2011 registered in Thirukanur-SRO.**

**3.Deposit of Title deed executed by Mrs.Lakshmi & Mr.Udayakumar to and in favour of Canara Bank,dated-27.09.2016 with registration number-22848/1/2016,dated-07.09.2022,No:28651/1/2022 registered in Thirukanur-SRO.**

4.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.

5.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 (1).

6.The property was inspected on 02.01.2026 by Valuer M.Elamurugan,SARFAESI Valuer.

7.The legal aspects were not considered in this valuation.

8.This valuation work was/has been undertaken by the valuer based upon the request from Chief Manager, Canara Bank, Specialized ARM Branch-II,Chennai.

**Place: Salem**
**Date : 13.01.2026**

ELAMURUGAN MANICKAM

Digitally signed by ELAMURUGAN MANICKAM
Date: 2026.01.14 12:48:54 +05'30'

ELITE ASSOCIATES

**Note** :This report contain Pages

**Enclosures**:

i)Online EC taken from Website

ii)Location Map

iii)Photograph of owner/representative with property in background

iv)Screen shot of longitude/latitude and co-ordinates of the property using GPS

**DECLARATION**

I hereby declare that-

a. The information furnished in my valuation report dated 13.01.2026 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
b. I have no direct or indirect interest in the property valued;
c. I have personality inspected the property on 02.01.2026 .The work is not sub-contracted to any other valuer and carried out by myself.
d. I have not been convicted of any offence and sentenced to a term of Imprisonment.
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 34AB of the Wealth Tax Act, 1957.
j. I am the proprietor/ Partner/ Authorized official of the firm/ Company, who is competent to sign this valuation report.
k. Further, I hereby provide the following information.

| S.No | Particulars | Valuer Comment |
|---|---|---|
| 1. | Background information of the asset being valued; | GI Sheet building with respect to the deed No: 3859/2011 in the name of Mrs.Lakshmi |

| | | |
|---|---|---|
| 2. | Purpose of valuation and appointing authority | For assessing the present market value of land /Chief Manager,Canara Bank, Specialized ARM Branch-II,Chennai |
| 3. | Identity of the valuer and any other expert involved in the valuation; | M.Elamurugan, Panel Valuer<br>(SARFAESI VALUER) |
| 4. | Disclosure of valuer interest or conflict, if any; | NIL |
| 5. | Date of appointment valuation date and date of report; | 02.01.2026<br>13.01.2026 |
| 6. | Inspections and / or investigations undertaken; | Boundary & Dimensions of the property verified physically |
| 7. | Nature and sources of the information used or relied upon; | Online EC taken from website and same has been enclosed |
| 8. | Procedures adopted in carrying out the valuation and valuation standards followed; | Market approach method<br>/International Valuation Standard |
| 9. | Restrictions on use of the report, if any; | NIL |
| 10 | Major factors that were taken into account during the valuation | By verify the legal information( With the reference of Govt.Web Portal) & Physical inspection of the property |
| 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 |
| 12 | Whether the property is **SARFAESI** Compliance Y/N | **Yes** |

**CODE OF CONDUCT FOR VALUERS**

**Integrity and Fairness**

1. I Shall, in the conduct of my business, follow high standards of integrity and fairness in all my dealings with my clients and other valuers.
2. I shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.

3. I shall endeavour to ensure that I provide true and adequate information and shall not misrepresent and facts or situations.
4. I shall refrain from being involved in any action that would bring disrepute to the profession.
5. I shall keep public interest foremost while delivering the services.

**Professional Competence and Due Care**

6. I shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgement.
7. I shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. I 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.
9. In the preparation of a valuation report, I shall not disclaim liability for his/ its expertise or deny my 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 me.
10. I shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. I shall clearly state to his client the services that I would be competent to provide and the services for which I would be relying or other valuers or professionals or for which the client can have a separate arrangement with other valuers.

**Independence and Disclosure of Interest**

12. I shall act with objectivity in my professional dealings by ensuring that my 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. I shall not take up an assignment if I or any of my relatives or associates is not independent in terms of association to the company.
14. I shall maintain complete independence in my professional relationships and shall conduct the valuation independent of external influences.
15. I shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interest, while providing unbiased services.



16. I shall not deal in securities of any subject company after any time when I first become aware of the possibility of my 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.
17. I 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, I 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 me, if there has been a prior engagement in an unconnected transaction, I shall declare the association with the company during the last five years.

**Confidentiality**

20. I shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to my knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

**Information Management**

21. I shall ensure that I maintain 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 my decisions and actions.
22. I 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 I am registered or any other statutory regulatory body.
23. I shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organization with which I am registered, or any other statutory regulatory body.
24. I 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. I or my relative shall not accept gifts or hospitality which undermines or affects my independence as a valuer. Explanation- For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
26. I 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 myself or to obtain or retain an advantage in the conduct or profession for myself.

**Remuneration and Costs.**

27. I shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of a work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. I 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 restrictions**

29. I shall refrain from accepting too many assignments, If I am unlikely to be able to devote adequate time to each of my assignments.
30. I shall not conduct business which in the opinion of the authority or the registered valuer organization discredits the profession.

**Date : Salem**
**Place : 13.01.2026**

ELAMURUGAN MANICKAM

Digitally signed by ELAMURUGAN MANICKAM
Date: 2026.01.14 12:49:11 +05'30'

ELITE ASSOCIATES

सत्यमेव जयते

வருவாய் மற்றும் பேரிடர் மேலாண்மை துறை புதுச்சேரி

DEPARTMENT OF REVENUE AND DISASTER MANAGEMENT PUDUCHERRY

2025-2026

Rate/Sq.Feet

(₹)250

Survey No :106/004

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

Site best viewed at 1024 x 768 resolution in Internet Explorer 10+, Google Chrome 49+, Firefox 45+ and Safari 6+

ELITE ASSOCIATES

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | 24/02/2012 | Sale (S)<br>Sale Val. (Doc) : 85000<br>Mar. Val. (Doc) : 85000 | **(A) IYYANAR (1)**<br>**(P) BASKAR (2)** | **GANDHI (1)** | | | 528/1/2012 |
| | | | | | | | **Previous Documents Details** |
| | | | | | | | 193/2011,87/1965 |

| SL.No. | Description of Property | | | |
|---|---|---|---|---|
| | Schedule Details | Village or Place in which Property is situated | Survey Details | |
| | | | TS Number | RS Number | CS Number |
| 77 | Sch.No :1<br><br>Old D.No. :; New D.No. : ;<br>Patta No: 153; Plot No: 88, 89, 90, 91, 92, 93, 94, 95, 96 and 97;<br>Flat No: ;<br>Prop.Type:VACANT PLOT<br><br>Extent Desc : 10058 sq. ft.<br>Boundaries : (E)-by first cross street; (W)-by Baskar Reddiar's land; (N)-by reserve portion; (S)-by plot no.87 | SANNIYASIKUPPAM /Sri Thirumalai Nagar /None | | 106/4 | 96/1/1Pt,95,81 Pt,94 |

| Date of Execution | Nature and Value of Transaction | Name of the Parties | | Reference to Document entry | | |
|---|---|---|---|---|---|---|
| | | Executants | Claimants | Volume | Page | Doc.No./Book No./Year |
| 27/02/2012 | Sale (Women Purchaser)<br>Sale Val. (Doc) : 302000<br>Mar. Val. (Doc) : 302000 | **(A) IYYANAR (1)**<br>**(A) PAKKIRISAMY (2)**<br>**(A) VELMURUGAN (3)**<br>**(P) BASKAR (4)**<br>**(P) KESAVAN (5)**<br>**(P) SUBRAMANI (6)**<br>**(P) STALIN (7)** | **LAKSHMI (1)** | | | 560/1/2012 |
| | | | | **Previous Documents Details** | | |
| | | | | 23/2012,6/2012,10/2012,193/2011,3666/2011,3677/2011 | | |

| SL.No. | Description of Property | | | |
|---|---|---|---|---|
| | Schedule Details | Village or Place in which Property is situated | Survey Details | |
| | | | TS Number | RS Number | CS Number |
| 78 | Sch.No :1<br><br>Old D.No. :; New D.No. : ;<br>Patta No: 153`; Plot No: ; Flat No: ;<br>Prop.Type:DRY LAND<br><br>Extent Desc : 30 Kuzhi<br>Boundaries : (E)-by Sri Thirumalai Nagar Manai Pirivu; (W)-by Balaji Catering place; (N)-by Sarangapani Heirs land; (S)-by Sri Sabthagiri garden manai pirivu | SANNIYASIKUPPAM /NONE /NONE | | 106/4 | 96/1/1Pt,95,81 Pt,94 |

| Date of Execution | Nature and Value of Transaction | Name of the Parties | | Reference to Document entry | | |
|---|---|---|---|---|---|---|
| | | Executants | Claimants | Volume | Page | Doc.No./Book No./Year |
| 28/02/2012 | Sale (Women Purchaser)<br>Sale Val. (Doc) : 520000<br>Mar. Val. (Doc) : 520000 | **BASKAR (1)** | **LAKSHMI (1)** | | | 564/1/2012 |
| | | | | **Previous Documents Details** | | |
| | | | | 87/1965 | | |

| SL.No. | Description of Property | | | |
|---|---|---|---|---|
| | Schedule Details | Village or Place in which Property is situated | Survey Details | |
| | | | TS Number | RS Number | CS Number |
| 79 | Sch.No :1<br><br>Old D.No. :; New D.No. : ;<br>Patta No: 153; Plot No: 16; Flat No: ;<br>Prop.Type:VACANT PLOT<br><br>Extent Desc : (E-W) - 20 ft.<br>(S-N) - 60 ft.<br>Extent: 1200 sq. ft.<br>Boundaries : (E)-by plot no.15; (W)-by plot no.17; (N)-by 3rd cross street; (S)-by plot no.40 | SANNIYASIKUPPAM /Sri Sabthagiri Garden /None | | 106/4 | 96/1/1Pt,95,81 Pt,94 |

| Date of Execution | Nature and Value of Transaction | Name of the Parties | | Reference to Document entry | | |
|---|---|---|---|---|---|---|
| | | Executants | Claimants | Volume | Page | Doc.No./Book No./Year |
| 01/03/2012 | Sale (S)<br>Sale Val. (Doc) : 36000<br>Mar. Val. (Doc) : 36000 | **(A) UMESHKUMAR (1)**<br>**(P) BASKAR REDDIAR (2)** | **KALPANA (1)** | | | 583/1/2012 |
| | | | | **Previous Documents Details** | | |
| | | | | 108/2011,87/1965 | | |

| SL.No. | Description of Property | | | |
|---|---|---|---|---|
| | Schedule Details | Village or Place in which Property is situated | Survey Details | |
| | | | TS Number | RS Number | CS Number |
| 80 | Sch.No :1<br><br>Old D.No. :; New D.No. : ;<br>Patta No: 153; Plot No: 17; Flat No: ;<br>Prop.Type:VACANT PLOT<br><br>Extent Desc : (E-W) - 20 ft.<br>(S-N) - 60 ft.<br>Extent: 1200 sq. ft.<br>Boundaries : (E)-by plot no.16; (W)-by plot no.18; (N)-by 3rd cross street; (S)-by plot no.39 | SANNIYASIKUPPAM /Sri Sabthagiri Garden /None | | 106/4 | 96/1/1Pt,95,81 Pt,94 |

| Date of Execution | Nature and Value of Transaction | Name of the Parties | | Reference to Document entry | | |
|---|---|---|---|---|---|---|
| | | Executants | Claimants | Volume | Page | Doc.No./Book No./Year |

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| SL.No. | Description of Property | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Schedule Details | | | Village or Place in which Property is situated | Survey Details | | | |
| | | | | | TS Number | RS Number | | CS Number |
| 120 | Sch.No :1<br><br>Old D.No. :; New D.No. : ;<br>Patta No: ; Plot No: ; Flat No: ;<br>Prop.Type:DRY LAND<br>Property Desc:Extent 22905 Sq ft.,<br>Extent Desc : Extent 22905 Sq ft.,<br>Boundaries : (E)-Of R.S.No.86/16,86/17,86pt; (W)-Of R.s.No.102/4; (N)-Of Jam jam nagar layout in R.S.No.101 and Thiruvandar koil village limit; (S)-Of R.s.No.102/3,86/17 | | | SANNIYASIKUPPAM /NONE /NONE | | 102/3,101 | | 140/2/2,143/1./1/10,141/1/1/20 |
| | Date of Execution | Nature and Value of Transaction | Name of the Parties | | Reference to Document entry | | | |
| | | | Executants | Claimants | Volume | Page | Doc.No./Book No./Year | |
| | 27/09/2016 | Memo of Deposit of Title Deed<br>Mortgage Amt : 11650000 | (R) SRI LAKSHMI DAIRY FARMS (1)<br>(R) SRI LAKSHMI DAIRY FARMS (2) | (R) CANARA BANK (1) | | | 22848/1/2016 | |
| | | | | | Previous Documents Details | | | |
| | | | | | 1573/2012,606/2005,450/2012 | | | |
| | Sch.No :2<br><br>Old D.No. :; New D.No. : ;<br>Patta No: 228; Plot No: ; Flat No: ;<br>Prop.Type:DRY LAND<br>Property Desc:Extent 30.70 ARe.,<br>Extent Desc : Extent 30.70 ARe.,<br>Boundaries : (E)-Of Santhi@ Kuppammal and Subramaniyan land,Govt promboke land; (W)-Of Road ; (N)-Of Krishnaveni ammal land; (S)-Of Krishnamoorthy land | | | SANNIYASIKUPPAM /NONE /NONE | | 132/1 | | 106/2/2/10 |
| | Date of Execution | Nature and Value of Transaction | Name of the Parties | | Reference to Document entry | | | |
| | | | Executants | Claimants | Volume | Page | Doc.No./Book No./Year | |
| | 27/09/2016 | Memo of Deposit of Title Deed<br>Mortgage Amt : 11650000 | (R) SRI LAKSHMI DAIRY FARMS (1)<br>(R) SRI LAKSHMI DAIRY FARMS (2) | (R) CANARA BANK (1) | | | 22848/1/2016 | |
| | | | | | Previous Documents Details | | | |
| | | | | | 1573/2012,606/2005,450/2012 | | | |
| | Sch.No :3<br><br>Old D.No. :; New D.No. : ;<br>Patta No: 314; Plot No: ; Flat No: ;<br>Prop.Type:DRY LAND<br>Property Desc:Extent 69.24 Are.,<br>Extent Desc : Extent 69.24 Are.,<br>Boundaries : (E)-Of Kuppusmay land and krishnaveni ammal land; (W)-Of Kuppusamy,krishnaveni ammal,Dhandapani,Nedesa counder land; (N)-Of T.V koil boundry; (S)-Of Dhandapani land | | | SANNIYASIKUPPAM /NONE /NONE | | 102/5 | | 149/1/2/12/3/321 |
| | Date of Execution | Nature and Value of Transaction | Name of the Parties | | Reference to Document entry | | | |
| | | | Executants | Claimants | Volume | Page | Doc.No./Book No./Year | |
| | 27/09/2016 | Memo of Deposit of Title Deed<br>Mortgage Amt : 11650000 | (R) SRI LAKSHMI DAIRY FARMS (1)<br>(R) SRI LAKSHMI DAIRY FARMS (2) | (R) CANARA BANK (1) | | | 22848/1/2016 | |
| | | | | | Previous Documents Details | | | |
| | | | | | 1573/2012,606/2005,450/2012 | | | |
| | Sch.No :4<br><br>Old D.No. :; New D.No. : ;<br>Patta No: ; Plot No: ; Flat No: ;<br>Prop.Type:DRY LAND<br>Property Desc:Extent 21.30 ARe.,<br>Extent Desc : Extent 21.30 ARe.,<br>Boundaries : (E)-Of Dhandapani land; (W)-Of Govt promboke land; (N)-Of Krishnaveni and Dhandapani land; (S)-Of Lakshmi land | | | SANNIYASIKUPPAM /NONE /NONE | | 103/1 | | 102/1/1 |
| | Date of Execution | Nature and Value of Transaction | Name of the Parties | | Reference to Document entry | | | |
| | | | Executants | Claimants | Volume | Page | Doc.No./Book No./Year | |
| | 27/09/2016 | Memo of Deposit of Title Deed<br>Mortgage Amt : 11650000 | (R) SRI LAKSHMI DAIRY FARMS (1)<br>(R) SRI LAKSHMI DAIRY FARMS (2) | (R) CANARA BANK (1) | | | 22848/1/2016 | |
| | | | | | Previous Documents Details | | | |
| | | | | | 1573/2012,606/2005,450/2012 | | | |
| | Sch.No :5<br><br>Old D.No. :; New D.No. : ;<br>Patta No: 119N; Plot No: ; Flat No: ;<br>Prop.Type:DRY LAND<br>Property Desc:Extent 409 Sq ft.,<br>Extent Desc : Extent 409 Sq ft.,<br>Boundaries : (E)-Of Arumugam asari plot; (W)-of road; (N)-Of road; (S)-of Jayarama reddiar plot | | | SANNIYASIKUPPAM /NONE /NONE | | 109/49 | | 78/bisPt |
| | Date of Execution | Nature and Value of Transaction | Name of the Parties | | Reference to Document entry | | | |
| | | | Executants | Claimants | Volume | Page | Doc.No./Book No./Year | |
| | 27/09/2016 | Memo of Deposit of Title Deed<br>Mortgage Amt : 11650000 | (R) SRI LAKSHMI DAIRY FARMS (1)<br>(R) SRI LAKSHMI DAIRY FARMS (2) | (R) CANARA BANK (1) | | | 22848/1/2016 | |
| | | | | | Previous Documents Details | | | |
| | | | | | 1573/2012,606/2005,450/2012 | | | |

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| | Sch.No :6<br><br>Old D.No. :; New D.No. : ;<br>Patta No: ; Plot No: ; Flat No: ;<br>Prop.Type:DRY LAND<br>Property Desc:Extent 22 Are.,<br>Extent Desc : Extent 22 Are.,<br>Boundaries : (E)-Of Velayutham and Dhandapani land; (W)-of Lakshmiammal and krishnaveni land; (N)-Of Purusothaman land; (S)-Of Govt pormboke land | | SANNIYASIKUPPAM /NONE /NONE | | 103/8,103/9 | 139/bisPt |

| Date of Execution | Nature and Value of Transaction | Name of the Parties | | Reference to Document entry | | |
|---|---|---|---|---|---|---|
| | | Executants | Claimants | Volume | Page | Doc.No./Book No./Year |
| 27/09/2016 | Memo of Deposit of Title Deed<br>Mortgage Amt : 11650000 | (R) SRI LAKSHMI DAIRY FARMS (1)<br>(R) SRI LAKSHMI DAIRY FARMS (2) | (R) CANARA BANK (1) | | | 22848/1/2016 |
| | | | | Previous Documents Details | | |
| | | | | 1573/2012,606/2005,450/2012 | | |

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|---|---|---|---|---|---|---|
| | Sch.No :7<br><br>Old D.No. :; New D.No. : ;<br>Patta No: 153; Plot No: 1,2,3,4,5,6,7; Flat No: ;<br>Prop.Type:DRY LAND<br>Property Desc:Extent 6079 Sq ft.,<br>Extent Desc : Extent 6079 Sq ft.,<br>Boundaries : (E)- By P.No.8 and R.S.No.106/4; (W)-Of R.S.No.106/4; (N)-Of R.S.No.106/4,109; (S)-Of 3rd cross st | | SANNIYASIKUPPAM /Sri Sabthagiri Garden /None | | 106/4 | 96/1/1Pt |

| Date of Execution | Nature and Value of Transaction | Name of the Parties | | Reference to Document entry | | |
|---|---|---|---|---|---|---|
| | | Executants | Claimants | Volume | Page | Doc.No./Book No./Year |
| 27/09/2016 | Memo of Deposit of Title Deed<br>Mortgage Amt : 11650000 | (R) SRI LAKSHMI DAIRY FARMS (1)<br>(R) SRI LAKSHMI DAIRY FARMS (2) | (R) CANARA BANK (1) | | | 22848/1/2016 |
| | | | | Previous Documents Details | | |
| | | | | 1573/2012,606/2005,450/2012 | | |

| SL.No. | Description of Property | | | | |
|---|---|---|---|---|---|
| | Schedule Details | Village or Place in which Property is situated | Survey Details | | |
| | | | TS Number | RS Number | CS Number |
| 121 | Sch.No :1<br><br>Old D.No. :; New D.No. : ;<br>Patta No: 153; Plot No: 42; Flat No: ;<br>Prop.Type:VACANT PLOT<br>Property Desc:Extent 1200 Sq ft.,<br>Extent Desc : Extent 1200 Sq ft.,<br>Boundaries : (E)- By R.S.No.106/4 land; (W)- By P.No.41; (N)- By P.zNo.14; (S)- By 1st main road | SANNIYASIKUPPAM /Sri Sabthagiri Garden /None | | 106/4 | 96/1/1Pt,95,84 Pt |

| Date of Execution | Nature and Value of Transaction | Name of the Parties | | Reference to Document entry | | |
|---|---|---|---|---|---|---|
| | | Executants | Claimants | Volume | Page | Doc.No./Book No./Year |
| 05/10/2016 | Sale (Women Purchaser)<br>Sale Val. (Doc) : 132000<br>Mar. Val. (Doc) : 132000 | RAJESWARI (1) | KOMATHI (1) | | | 23657/1/2016 |
| | | | | Previous Documents Details | | |
| | | | | 1762/2011 | | |

| SL.No. | Description of Property | | | | |
|---|---|---|---|---|---|
| | Schedule Details | Village or Place in which Property is situated | Survey Details | | |
| | | | TS Number | RS Number | CS Number |
| 122 | Sch.No :1<br>Ward/Block : H/1<br>Old D.No. :1.2.3; New D.No. : ;<br>Patta No: 292.2097; Plot No: ; Flat No: ;<br>Prop.Type:RCC BUILDING<br><br>Extent Desc : 508 sq ft UDS<br>Boundaries : (E)-road; (W)-By house in tS No.125,126/127; (N)-Building TS No.121 and 123; (S)-By house in TS No.129 | PUDUPALAYAM /Sathiya Nagar /NONE | 124 | | 1658Pt,128/1/2 |

| Date of Execution | Nature and Value of Transaction | Name of the Parties | | Reference to Document entry | | |
|---|---|---|---|---|---|---|
| | | Executants | Claimants | Volume | Page | Doc.No./Book No./Year |
| 19/04/2017 | Mortgage Without Possession (M)<br>Mortgage Amt : 62952000 | UDAYAKUMAR (1)<br>LATCHOUMY (2) | (R) KOTAK MAHINDRA BANK LTD REP BY AMJAATN HUSSAIN ZEDDY (1) | | | 5021/1/2017 |
| | | | | Previous Documents Details | | |
| | | | | 18722/2016,24894/2015,564/2012,560/2012,2936/2008,2276/2014 | | |

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|---|---|---|---|---|---|---|
| | Sch.No :2<br><br>Old D.No. :; New D.No. : ;<br>Patta No: ; Plot No: 88.97; Flat No: ;<br>Prop.Type:RCC BUILDING<br><br>Extent Desc : 3600 sq ft<br>Boundaries : (E)-plot no.6; (W)-plot no.3; (N)-ploto no.1.27; (S)-plot NO.1.27 | | SARAM /Saram /None | | 282/3,282/5/A | |

| Date of Execution | Nature and Value of Transaction | Name of the Parties | | Reference to Document entry | | |
|---|---|---|---|---|---|---|
| | | Executants | Claimants | Volume | Page | Doc.No./Book No./Year |
| 19/04/2017 | Mortgage Without Possession (M)<br>Mortgage Amt : 62952000 | UDAYAKUMAR (1)<br>LATCHOUMY (2) | (R) KOTAK MAHINDRA BANK LTD REP BY AMJAATN HUSSAIN ZEDDY (1) | | | 5021/1/2017 |
| | | | | Previous Documents Details | | |
| | | | | 18722/2016,24894/2015,564/2012,560/2012,2936/2008,2276/2014 | | |

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|---|---|---|---|---|---|---|
| 142 | Sch.No :1<br><br>Old D.No. :; New D.No. : ;<br>Patta No: 0; Plot No: ; Flat No: ;<br>Prop.Type:LAND<br>Property Desc:14 Are or 27 Kuzhi 10 Veesam<br>Extent Desc : 14 Are or 27 Kuzhi 10 Veesam<br>Boundaries : (E)-Of Land in R.S.No.86/16, 86/17 and 86/PT; (W)-Of Land in R.S.No.102/4; (N)-Of Jam Jam Nagar Layout in R.S.No.101 and Thiruvandarkoil Revenue Village limit; (S)-Of Land in R.S.No.102/3, and 86/17 | | SANNIYASIKUPPAM /NONE /NONE | | 102/3 | 104/2/2 |

| Date of Execution | Nature and Value of Transaction | Name of the Parties | | Reference to Document entry | | |
|---|---|---|---|---|---|---|
| | | Executants | Claimants | Volume | Page | Doc.No./Book No./Year |
| 07/09/2022 | Memo of Deposit of Title Deed<br>Mortgage Amt : 6420000 | (A) UDHAYAKUMAR (1)<br>(P) LAKSHMI (2) | (R) CANARA BANK (1) | | | 28651/1/2022 |
| | | | | Previous Documents Details | | |
| | | | | 1573/2012 | | |

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|---|---|---|---|---|---|
| | Sch.No :2<br><br>Old D.No. :; New D.No. : ;<br>Patta No: 0; Plot No: ; Flat No: ;<br>Prop.Type:LAND<br>Property Desc:6.50 Are or 12 Kuzhi 02.1/4 Veesam<br>Extent Desc : 6.50 Are or 12 Kuzhi 02.1/4 Veesam<br>Boundaries : (E)-Of land R.S.No.86/16, 86/17 and 86/PT; (W)-Of Of land R.S.No.102/4; (N)-Of Jam Jam Nagar Layout in R.S.No.101 and Thiruvandarkoil Revenue Village limit; (S)-Of land R.S.No.102/3 and 86/17 | | SANNIYASIKUPPAM /NONE /NONE | | 101 | 143/1/1/10 |

| Date of Execution | Nature and Value of Transaction | Name of the Parties | | Reference to Document entry | | |
|---|---|---|---|---|---|---|
| | | Executants | Claimants | Volume | Page | Doc.No./Book No./Year |
| 07/09/2022 | Memo of Deposit of Title Deed<br>Mortgage Amt : 6420000 | (A) UDHAYAKUMAR (1)<br>(P) LAKSHMI (2) | (R) CANARA BANK (1) | | | 28651/1/2022 |
| | | | | Previous Documents Details | | |
| | | | | 1573/2012 | | |

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|---|---|---|---|---|---|
| | Sch.No :3<br><br>Old D.No. :; New D.No. : ;<br>Patta No: 0; Plot No: ; Flat No: ;<br>Prop.Type:LAND<br>Property Desc:30.70 Are or 57 Kuzhi 05.1/2 Veesam<br>Extent Desc : 30.70 Are or 57 Kuzhi 05.1/2 Veesam<br>Boundaries : (E)-Of Kuppammal, Subramani land, and Poramboke land; (W)-Of Road Cart; (N)-Of Santhi Alias Krishnaveni Ammal land; (S)-Of Krishnamurthy land | | SANNIYASIKUPPAM /NONE /NONE | | 132/1 | 106/2/2/10 |

| Date of Execution | Nature and Value of Transaction | Name of the Parties | | Reference to Document entry | | |
|---|---|---|---|---|---|---|
| | | Executants | Claimants | Volume | Page | Doc.No./Book No./Year |
| 07/09/2022 | Memo of Deposit of Title Deed<br>Mortgage Amt : 6420000 | (A) UDHAYAKUMAR (1)<br>(P) LAKSHMI (2) | (R) CANARA BANK (1) | | | 28651/1/2022 |
| | | | | Previous Documents Details | | |
| | | | | 1573/2012 | | |

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|---|---|---|---|---|---|
| | Sch.No :4<br><br>Old D.No. :; New D.No. : ;<br>Patta No: 0; Plot No: ; Flat No: ;<br>Prop.Type:LAND<br>Property Desc:69.24 Are or 01 Kani 29 Kuzhi 05-1/2 Veesam<br>Extent Desc : 69.24 Are or 01 Kani 29 Kuzhi 05-1/2 Veesam<br>Boundaries : (E)-Of Kuppusmy, Krishnaveni Ammal , land; (W)-Of Kuppusmy, Krishnaveni Ammal , Dhandapani, Natesa Counder land; (N)-Of Thiruvandarkoil Boundary; (S)-of land Dhanadapani | | SANNIYASIKUPPAM /NONE /NONE | | 102/5 | 141/1/2 |

| Date of Execution | Nature and Value of Transaction | Name of the Parties | | Reference to Document entry | | |
|---|---|---|---|---|---|---|
| | | Executants | Claimants | Volume | Page | Doc.No./Book No./Year |
| 07/09/2022 | Memo of Deposit of Title Deed<br>Mortgage Amt : 6420000 | (A) UDHAYAKUMAR (1)<br>(P) LAKSHMI (2) | (R) CANARA BANK (1) | | | 28651/1/2022 |
| | | | | Previous Documents Details | | |
| | | | | 1573/2012 | | |

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| | Sch.No :5<br><br>Old D.No. :; New D.No. : ;<br>Patta No: 0; Plot No: ; Flat No: ;<br>Prop.Type:LAND<br>Property Desc:21.30 Are or 39 Kuzhi 12 1/2 Veesam<br>Extent Desc : 21.30 Are or 39 Kuzhi 12.1/2 Veesam<br>Boundaries : (E)-Of Dhandapani, land; (W)-Of Government Poramboke land; (N)-Of Krishaveni, Dhandapani, land; (S)-Of Lakshmi land | | SANNIYASIKUPPAM /NONE /NONE | | 103/1 | 102/1/1 |

| Date of Execution | Nature and Value of Transaction | Name of the Parties | | Reference to Document entry | | |
|---|---|---|---|---|---|---|
| | | Executants | Claimants | Volume | Page | Doc.No./Book No./Year |
| 07/09/2022 | Memo of Deposit of Title Deed<br>Mortgage Amt : 6420000 | (A) UDHAYAKUMAR (1)<br>(P) LAKSHMI (2) | (R) CANARA BANK (1) | | | 28651/1/2022 |
| | | | | Previous Documents Details | | |
| | | | | 1573/2012 | | |

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| | Sch.No :6<br><br>Old D.No. :; New D.No. : ;<br>Patta No: 0; Plot No: ; Flat No: ;<br>Prop.Type:PLOT<br>Property Desc:409 Sq.ft.<br>Extent Desc : 409 Sq.ft.<br>Boundaries : (E)-Of Arumugam Achari Plot; (W)-Of Road; (N)-Of Road; (S)-Of Jayarama Reddiar Plot | | SANNIYASIKUPPAM /NONE /NONE | | 109/49 | 78/Bis |

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| | Date of Execution | Nature and Value of Transaction | Name of the Parties | | Reference to Document entry | | |
|---|---|---|---|---|---|---|---|
| | | | Executants | Claimants | Volume | Page | Doc.No./Book No./Year |
| | 07/09/2022 | Memo of Deposit of Title Deed<br>Mortgage Amt : 6420000 | (A) UDHAYAKUMAR (1)<br>(P) LAKSHMI (2) | (R) CANARA BANK (1) | | | 28651/1/2022 |
| | | | | | Previous Documents Details | | |
| | | | | | 1573/2012 | | |

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| | Sch.No :7<br><br>Old D.No. :; New D.No. : ;<br>Patta No: 0; Plot No: ; Flat No: ;<br>Prop.Type:LAND<br>Property Desc:10.50 ARE<br>Extent Desc : 10.50 ARE<br>Boundaries : (E)-NIL; (W)-NIL; (N)-NIL; (S)-NIL | SANNIYASIKUPPAM /NONE /NONE | 103/8 / 139 |

| | Date of Execution | Nature and Value of Transaction | Name of the Parties | | Reference to Document entry | | |
|---|---|---|---|---|---|---|---|
| | | | Executants | Claimants | Volume | Page | Doc.No./Book No./Year |
| | 07/09/2022 | Memo of Deposit of Title Deed<br>Mortgage Amt : 6420000 | (A) UDHAYAKUMAR (1)<br>(P) LAKSHMI (2) | (R) CANARA BANK (1) | | | 28651/1/2022 |
| | | | | | Previous Documents Details | | |
| | | | | | 1573/2012 | | |

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| | Sch.No :8<br><br>Old D.No. :; New D.No. : ;<br>Patta No: 0; Plot No: ; Flat No: ;<br>Prop.Type:LAND<br>Property Desc:11.50 ARE<br>Extent Desc : 11.50 ARE<br>Boundaries : (E)-Of Velayutham and Dhandapani land; (W)-Of Lakshmi ammal land; (N)-Of Purushothaman land; (S)-Of Government Poramboke land | SANNIYASIKUPPAM /NONE /NONE | 103/9 / 139/Bis |

| | Date of Execution | Nature and Value of Transaction | Name of the Parties | | Reference to Document entry | | |
|---|---|---|---|---|---|---|---|
| | | | Executants | Claimants | Volume | Page | Doc.No./Book No./Year |
| | 07/09/2022 | Memo of Deposit of Title Deed<br>Mortgage Amt : 6420000 | (A) UDHAYAKUMAR (1)<br>(P) LAKSHMI (2) | (R) CANARA BANK (1) | | | 28651/1/2022 |
| | | | | | Previous Documents Details | | |
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| | Sch.No :9<br><br>Old D.No. :; New D.No. : ;<br>Patta No: 0; Plot No: 01, 02, 03, 04, 05, 06, 07; Flat No: ;<br>Prop.Type:PLOT<br>Property Desc:6079 Sq.ft.<br>Extent Desc : 6079 Sq.ft.<br>Boundaries : (E)-Of Plot No.8, and R.S.No.106/4; (W)-Of R.S.No.106/4; (N)-Of R.S.No.106/4, 109; (S)-Of 3rd Cross Street | SANNIYASIKUPPAM /NONE /NONE | 106/4 / 106/4 |

| | Date of Execution | Nature and Value of Transaction | Name of the Parties | | Reference to Document entry | | |
|---|---|---|---|---|---|---|---|
| | | | Executants | Claimants | Volume | Page | Doc.No./Book No./Year |
| | 07/09/2022 | Memo of Deposit of Title Deed<br>Mortgage Amt : 6420000 | (A) UDHAYAKUMAR (1)<br>(P) LAKSHMI (2) | (R) CANARA BANK (1) | | | 28651/1/2022 |
| | | | | | Previous Documents Details | | |
| | | | | | 1573/2012 | | |

| SL.No. | Description of Property | | | | |
|---|---|---|---|---|---|
| | Schedule Details | Village or Place in which Property is situated | Survey Details | | |
| | | | TS Number | RS Number | CS Number |
| 143 | Sch.No :1<br><br>Old D.No. :; New D.No. : ;<br>Patta No: 153; Plot No: 10, 11; Flat No: ;<br>Prop.Type:VACANT PLOT<br>Property Desc:1600 sq.ft.<br>Extent Desc : 1600 sq.ft.<br>Boundaries : (E)-By Plot No.12; (W)-By Plot No.9; (N)-By R.S.No.106/4; (S)-By 20feet 3rd Cross Street | SANNIYASIKUPPAM /Sri Sabthagiri Garden /None | | 106/4 | 95 |

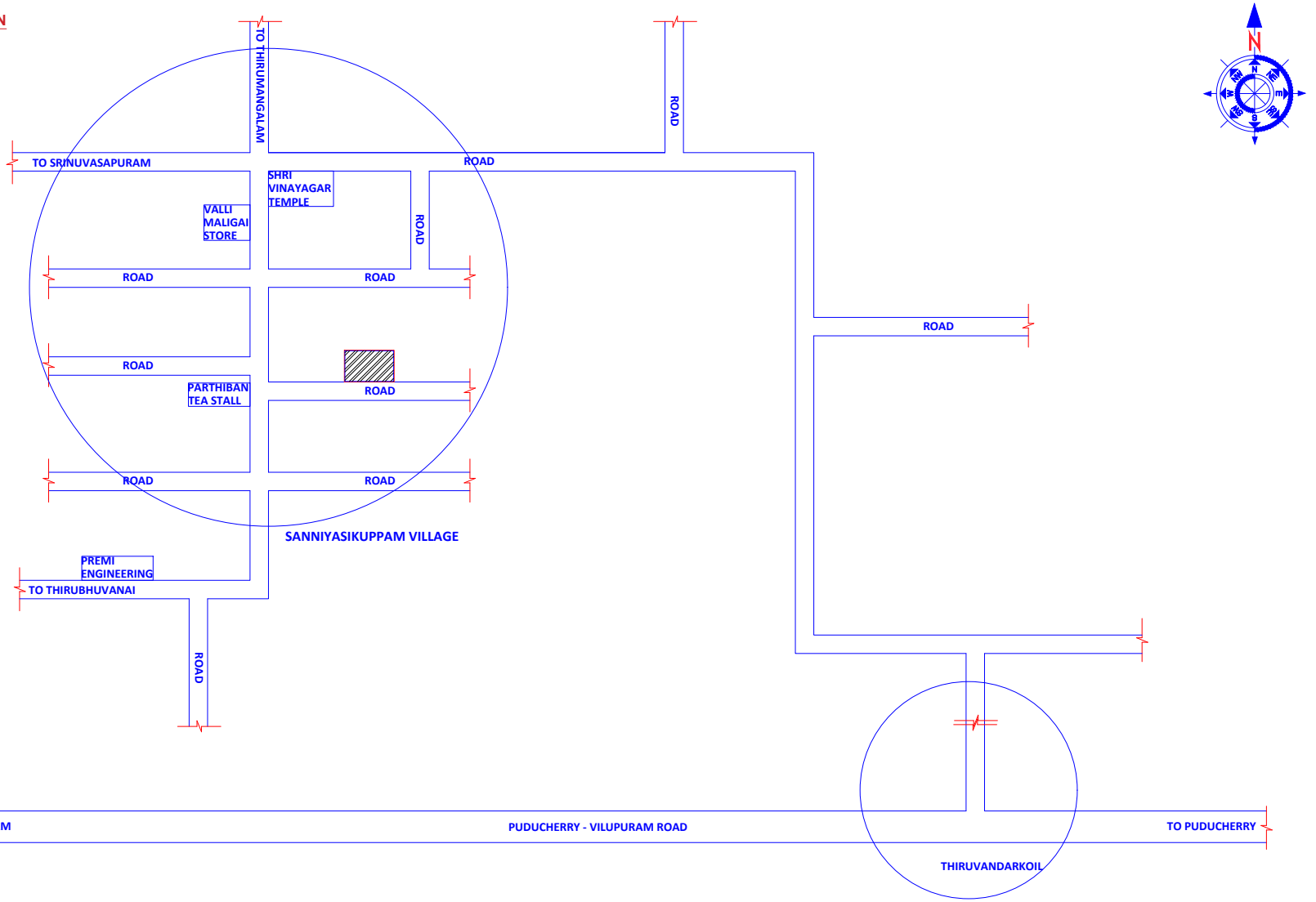
| | Date of Execution | Nature and Value of Transaction | Name of the Parties | | Reference to Document entry | | |
|---|---|---|---|---|---|---|---|
| | | | Executants | Claimants | Volume | Page | Doc.No./Book No./Year |
| | 19/10/2022 | Sale (S)<br>Sale Val. (Doc) : 176000<br>Mar. Val. (Doc) : 176000 | SAMBATH (1)<br>RAJENDIRAN (2) | SARANRAJ (1) | | | 33580/1/2022 |
| | | | | | Previous Documents Details | | |
| | | | | | 2235/2011,1962/2011 | | |

| SL.No. | Description of Property | | | | |
|---|---|---|---|---|---|
| | Schedule Details | Village or Place in which Property is situated | Survey Details | | |
| | | | TS Number | RS Number | CS Number |
| 144 | Sch.No :1<br><br>Old D.No. :; New D.No. : ;<br>Patta No: 153; Plot No: 19; Flat No: ;<br>Prop.Type:VACANT PLOT<br>Property Desc:1200 Sq.ft.<br>Extent Desc : 1200 Sq.ft.<br>Boundaries : (E)-By Plot No.18; (W)-By Plot No.20; (N)-By 3rd Cross Street; (S)-By Plot No.37 | SANNIYASIKUPPAM /Sri Sabthagiri Garden /None | | 106/4 | 95 |

| | Date of Execution | Nature and Value of Transaction | Name of the Parties | | Reference to Document entry | | |
|---|---|---|---|---|---|---|---|
| | | | Executants | Claimants | Volume | Page | Doc.No./Book No./Year |
| | 12/01/2023 | Sale (Women Purchaser)<br>Sale Val. (Doc) : 132000<br>Mar. Val. (Doc) : 132000 | LAKSHMINARAYANAN (1) | TAMILARASI (1) | | | 871/1/2023 |
| | | | | | Previous Documents Details | | |
| | | | | | 1960/2011 | | |

FOR NON OFFICIAL PURPOSE ONLY

## LOCATION OF SITE PLAN AND KEY PLAN
NOT TO SCALE




LATTITUDE : 11.938544,LONGITUDE : 79.651861,

OWNER PROPERTY

**OWNER:**

Mr.UDAYAKUMAR.
S/o. Mr.VENGADASAMY REDDIAR,
Mrs.LAKSHMI
W/o. Mr.UDAYAKUMAR

**PROPERTY ADDRESS:**

AT S.No:106/4,PLOT No:1,2,3,4,5,6 & 7, SRI SABTHAGIRI GARDEN,SANNIYASIKUPPAM VILLAGE, VELLIANUR (TK) PUDUCHERRY (DT)

ELITE ASSOCIATES

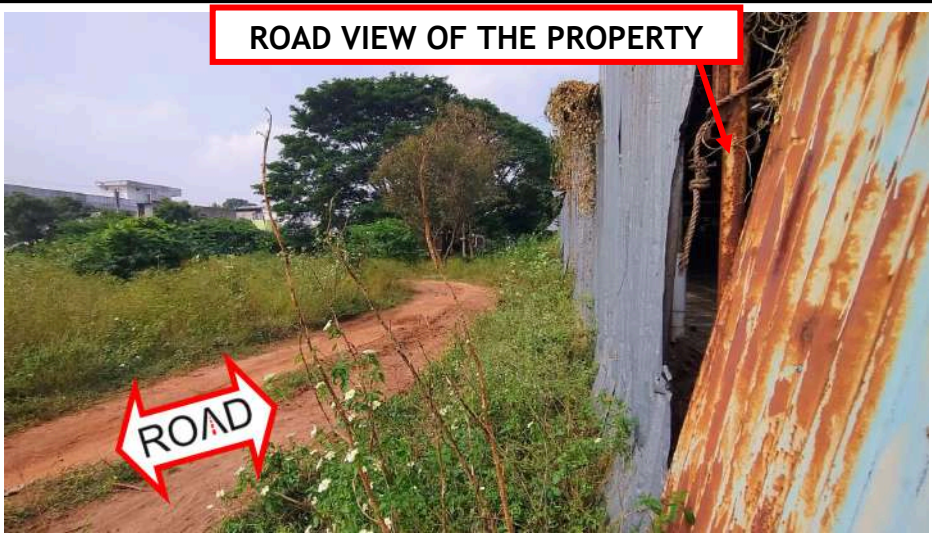
**PROPERTY-I**




**SIDE VIEW**

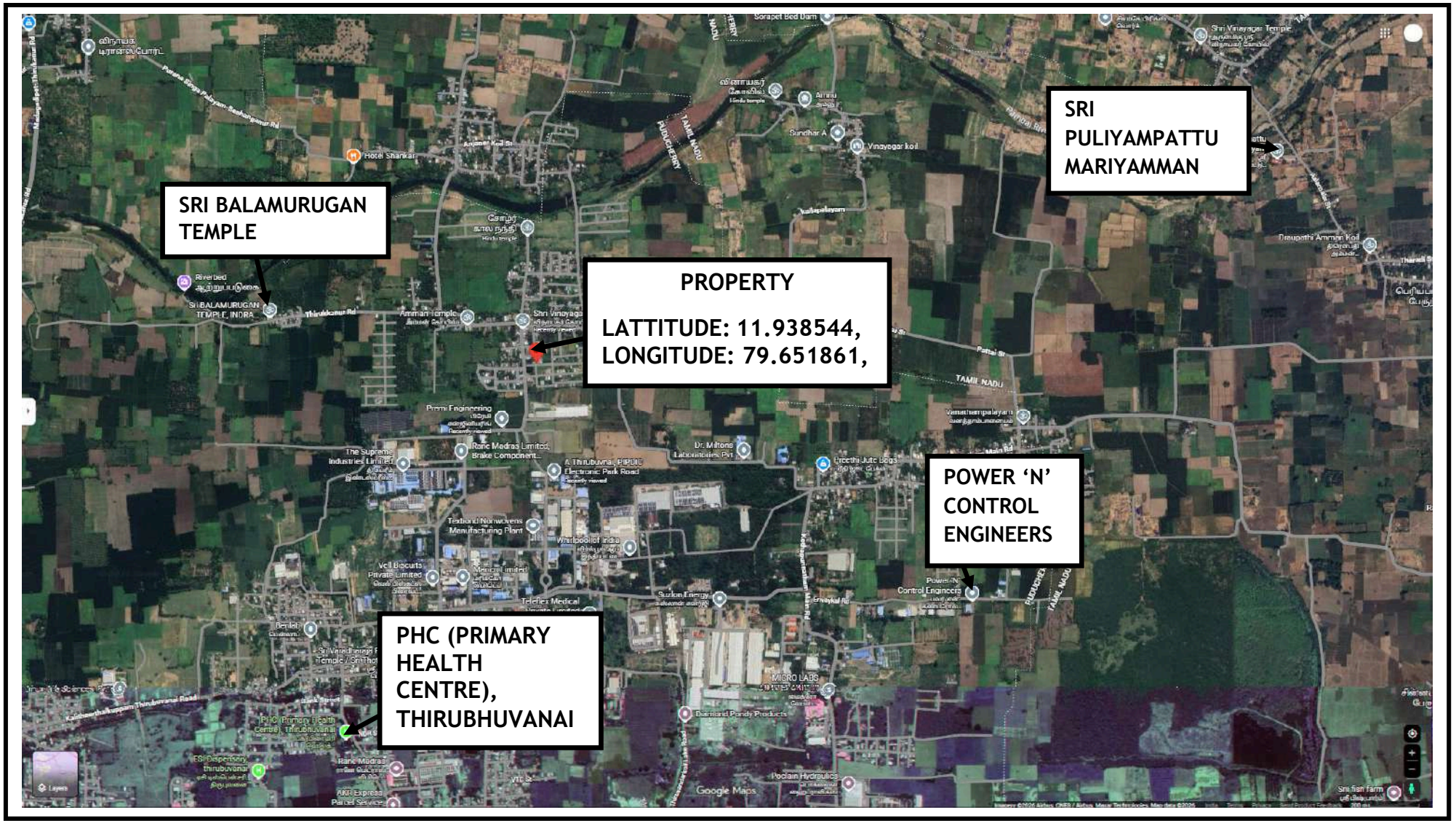


**ROAD VIEW OF THE PROPERTY**




ELITE ASSOCIATES

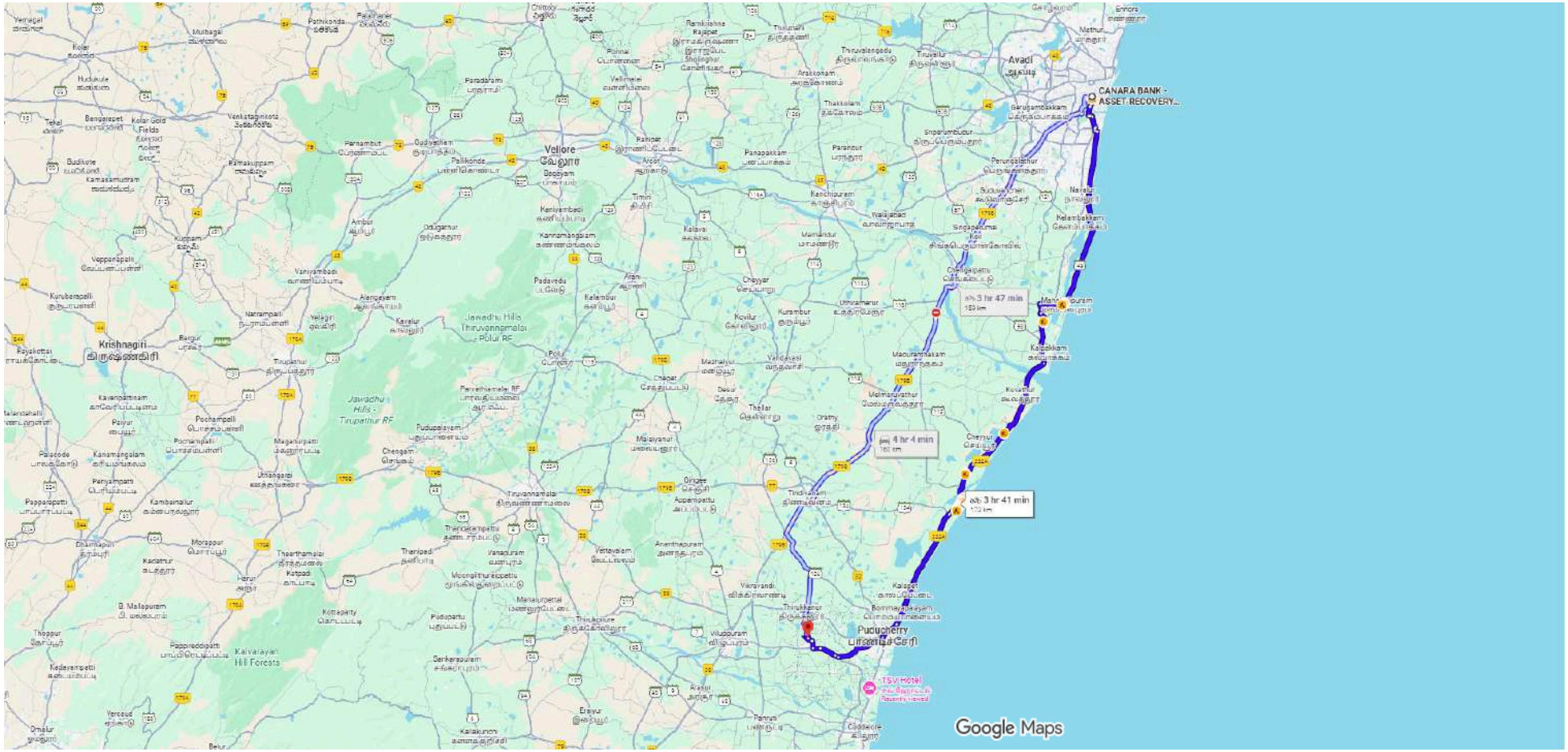
TOPOGRAPHY VIEWS OF THE PROPERTY AT **S.No:106/4,OWNED BY Mr.UDAYAKUMAR & Mrs.LAKSHMI,** PLOT No:1,2,3,4,5,6 & 7, SRI SABTHAGIRI GARDEN,SANNIYASIKUPPAM VILLAGE, VELLIANUR (TK) PUDUCHERRY (DT)



Google Maps

CANARA BANK - ASSET-RECOVERY MANAGEMENT BRANCH, S.O, OLD NO.563/1, V FLOOR, 524, Anna Salai, Teynampet, Chennai, Tamil Nadu 600018 to Ashok home, WMQ2+J88, Sanniyasikuppam, Puducherry 605107

Two-wheeler 172 km, 3 hr 41 min




Imagery ©2026 , Map data ©2026 10 km

via East Coast Rd and NH 332A — 3 hr 41 min — 172 km

Fastest route now, avoids road closures on NH 179B

via Chennai - Nagapattinam Hwy/Chennai - Theni Hwy/Chennai - Trichy Hwy/Grand Southern Trunk Rd and NH 179B — 3 hr 47 min — 159 km

Some traffic, as usual

via Chennai - Nagapattinam Hwy/Chennai - Theni — 4 hr 4 min