

VALUATION REPORT

Name of the Bank & Branch	**:**	Canara Bank, ARMB-2, T.Nagar, Chennai.
Name of the Owner	**:**	**Mr. G. Surendran**
Name of the Borrower	**:**	**M/s. Proactive Systems**
Address of the Property	**:**	Flat No. 6, First Floor - As per Site, Sri Narayana Apartment, Door No. 11 (Old Plot No. 1), Rosary Church Road 1st Lane, Santhome, Mylapore, Chennai - 600 004.
Value of the Property	:	**Rs.70,56,000/-**

By

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

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

Chartered Engineer & Approved Valuer

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

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

Contact Nos. 98949 15849 / 89391 98624, Email: maharaajj@gmail.com

G.MAHARAJANB.E.(Civil), M.Tech (Struc), MSc (Valuation),FIV,MIE,IITArb.,

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

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

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

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VALUATION OF FLAT BY COMPOSITE RATE METHOD

REPORT ON VALUATION

PART A – BASIC DATA

Ref No.1560/2025-2026. Date: 07.02.2026.

I.	GENERAL		
1.	Purpose of valuation	:	To assess the fair market value of the property. (**for SARFAESI**)
2.	a. Date of Inspection b. Date of Valuation	: :	03.02.2026. 07.02.2026.
3.	Name of the owner (s) and his/their address (es) with Phone No. (details of share of each owner in case of joint ownership) (as reported) and address	:	**Name of the Owner : -** **Mr. G. Surendran,** S/o Mr. Govindan Sole Ownership/Mobile No.---------- **Name of the Borrower : -** **M/s. Proactive Systems**
4.	Document produced for Perusal	:	1.Copy of MODT Deed Dated 24.01.2024. Vide Doc.No.251/2024. 2.Copy of Previous Valuation Report, by Panel Valuer Er. S. Balamurugan, (Prajith Associate) Dated 03.11.2023.
5.	Brief description of the property	:	The subject property is a residential flat consisting of Ground +4floors. The Applicant's Flat No. 6 is situated on the First floor. This property is located in developing residential area Santhome Hamlet of Mylapore Village, Chennai District.

Internal

	Land Mark	:	Santhome Matriculation Hr. Sec. School.
6.	Location of the Property		
a	Plot No./ Survey No./T.S.No	:	Plot nos. 1/ R.S.No. 2578/4
b.	Door No.	:	--
c.	Block No. / Village	:	Block No. 52/Mylapore Village
d.	Ward / Taluk	:	Mylapore – Triplicane Taluk
e.	Mandal / District	:	Chennai District
f.	Date of issue and validity of layout of approved map/plan	:	Plan not Submitted
g.	Approved map/plan issuing Authority	:	Plan not Submitted
h.	Whether genuineness or authenticity of approved map/plan is verified	:	Plan not Submitted
i.	Any other comments by our empanelled valuers on authentic of approved plan	:	No
7.	Postal Address of the Property	:	Flat No. 6, First Floor - As per Site, Sri Narayana Apartment, Door No. 11 (Old Plot No. 1), Rosary Church Road 1st Lane, Santhome, Mylapore, Chennai - 600 004.
8.	City / Town	:	Rural
	Residential	:	Yes
	Commercial	:	--
	Industrial	:	--
9.	Classification of the Area	:	Middle Class / Urban
10.	Coming under Corporation limit/ Village Panchayat/ Municipality	:	Grater Chennai Corporation
11.	Whether covered under any State / Central Govt enactments (e.g Urban Land Ceiling Act) or notified under agency Area /scheduled area cantonment area	:	No

12.	Boundaries of the Property		
	Direction	As per Document	As per Site
	North	R.S. No. 2578/2	School Building
	South	R.S. No. 2577	Tar Road, Land & Building
	East	R.S. No. 2578/1	School Building
	West	R.S. No. 2578/1	Land & Building
	Corporation / Panchayat / Municipality		Grater Chennai Corporation
13.	Dimensions of the site		

Direction	A [As per document]	[B] As per Site
North	--	Not Applicable (Tenant Didn't Allow to Measure)
South		
East		
West		
Extent	322.60 Sft	--

14.	Extent of the site	:	322.60 Sft UDS
14.1	Latitude, Longitude & Co-ordinates of flat	:	13.031728 N, 80.275915 E
15..	Extent of the site considered for valuation (least of 13A & 13B)	:	322.60 Sft UDS
16.	Whether occupied by the owner/ tenant? If occupied by tenant, since how long? Rent received per month.	:	Tenant Occupied If rented Rs. 12,000/ Month

II APARTMENT BUILDING

1.	Nature of Apartment	:	Residential
2.	Flat No. and floor	:	Flat No.6 / Ground Floor (as per MODT), First Floor (As per Site)
3.	Name of the apartment	:	**Sri Narayana Apartment**
4.	Postal Address	:	Flat No. 6, First Floor - As per Site, **Sri Narayana Apartment**, Door No. 11 (Old Plot No. 1), Rosary Church Road 1st Lane, Santhome, Mylapore, Chennai - 600 004.
5.	Location		

	T. S. No.	:	R.S.No. 2578/4
	Block No.	:	52
	Ward No.	:	--
	Village/Municipality / Corporation	:	Mylapore Village
	Taluk / District	:	Mylapore-Triplicane Taluk / Chennai District
	Door No. Street or Road	:	Flat No. 6, First Floor - As per Site, **Sri Narayana Apartment**, Door No. 11 (Old Plot No. 1), Rosary Church Road 1st Lane, Santhome, Mylapore, Chennai - 600 004.
6.	Description of the locality	:	**Residential** / ~~Commercial~~ / ~~Mixed~~
7.	Year of construction	:	1985(As per Old Report)
8.	Number of floors	:	As Ground + 4 Floors
9.	Type of structure	:	**Framed** / Load Bearing
10.	Number of dwelling units in the building	:	19 Units (GF-3 Units & FF, SF, TF, FrF- 4units in each floor)
11.	Quality of Construction	:	Good
12.	Appearance of the building	:	Normal
13.	Maintenance of the Building	:	Normal
14.	Facilities Available		
	Lift	:	Yes Available
	Protected water supply	:	Available (Bore well, Metro water & OHT)
	Underground Sewerage	:	Yes, Available
	Car parking (Open /Covered)	:	Not Available
	Around compound wall	:	--
	Pavement around the building	:	--
	Any other facility	:	--

III FLAT

1.	The floor in which the flat is situated	:	Ground Floor (as per MODT), First Floor (As per Site)
2.	Door Number of the flat	:	Flat No.6
3.	Specification of the flat	:	
	Roof	:	RCC Framed Structure

	Flooring	:	Tenant didn't Allow inside
	Doors	:	Tenant didn't Allow inside
	Windows	:	Tenant didn't Allow inside
	Fittings	:	Tenant didn't Allow inside
	Finishing	:	Tenant didn't Allow inside
4.	House Tax	:	Not Submitted
	Assessment No	:	--
	Tax Amount	:	
	In the name of	:	
5.	Electricity Service connection number	:	Not Submitted
	meter card is in the name of	:	--
6.	How is the maintenance of the flat?	:	Normal
7.	Sale Deed executed in the name of	:	**Mr. G. Surendran**
8.	What is the undivided area of land as per Sale Deed?	:	322.60 Sft UDS
9.	What is the Built Up area of the flat	:	811 Sft
10.	What is the floor space index	:	As per Plan – Not Submitted
11.	What is the carpet area of the flat	:	550 Sft (as per doc.)
12.	Is it Posh /I Class/medium /ordinary	:	Medium
13.	Is it being used for residential or Commercial	:	Residential
14.	Is it owner occupied or tenanted	:	Tenant
15.	If tenant, what is the monthly rent	:	Rs 12,000/- per Month
IV. Drawing Approval Details:- Approved building Plan not submitted			

PART B – VALUATION OF FLAT UNDER CONSTRUCTION

CERTIFICATE ON GENUINENESS OF RATE

a)	Undivided Share of land	:	--
b)	Super Built up area	:	--
c)	Total value on completion	:	-- N.A, It is 41 years old building
	Composite Rate	:	--
	It is hereby certified that the composite rate is almost genuine for the specification and location		

Internal

2.	STAGE VALUE		
	a) Actual works completed	:	--
	b) Percentage of works completed	:	-- N.A, It is 41 years old building
3.	VALUATION DETAILS Present stage value of the flat:		
	1.Undivided share of land	:	--
	2.Stage value of building	:	-- N.A, It is 41 years old building
	3.Total Stage value of the flat as on date	:	--

PART C – VALUATION OF EXISTING FLAT

A GENERAL

1.	How is the marketability?	:	Good
2.	What are the factors favouring for an extra potential value?	:	No
3.	Any negative factors observed which affect the market value in general	:	No

RATE

1.	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality	:	Since the building is 41 years old, hence after depreciation rate is considered for valuation. (i.e.), Rs.8700/- per Sft
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 factor with the flat under comparison (Give details)	:	Rs.14000/- to Rs.15000/- per Sft (New Rate)
3.	**BREAK UP FOR THE RATE**		
	Building + Services	:	--
	(i)Land + Others	:	-- Rs.8700/- per Sft
4.	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	Rs.9300/-Per Sft (SRO @ Mylapore) (322.60 Sft UDS x Rs.9300/-= **Rs.30,00,180/-**

B. COMPOSITE RATE ADOPTED AFTER DEPRECIATION

a.	**Depreciation Building Rate**		
	Replacement cost of flat with services[V3i]	:	Rs.2000/- Per Sft
	Age of the building / Residual Life	:	41 Years Old /55 Years

Internal

	Life of the building estimated	:	60 Years
	Depreciation percentage assuming the salvage value as	:	61.5% per Annum (41*1.5% Per Annum)
	Depreciated rate of the building	:	811 Sft x Rs.770/- =Rs.6,24,470/- (For Insurance Purpose)
b.	Total composite rate arrived for valuation		
	Depreciated building rate VII(A)	:	
	Rate for land and others VI(3)ii	:	
	Total Composite value	:	Rs.8700/- Per Sft (Composite Rate)

C. VALUATION DETAILS:

SI.No.	Description	Quantity	Rate Per Unit (Rs.)	Estimated/Present Value(Rs.)
1.	Present value of the flat	811 Sft	Rs.8700/- Per Sft	Rs.70,55,700/-
2.	Wardrobes			--
3.	Modular kitchen & cupboard works			
4.	Show cases /almirahs			--
5.	Interior decorations			--
6.	Superfine finish			--
7.	Electricity, water, drainage etc,			Included
8.	Electricity fittings, etc.,			
9.	Extra collapsible gates/grill works etc.			
10.	Potential value, if any?			--
11.	Share of common amenities, if any?			--
Total				Rs.70,55,700/- Say Rs.70,56,000/-

1.	Factors favoring for an additional value	:	Developed Residential Area
2.	Factors favoring for less value	:	--
	Less for Renovation	:	--
	Present market Value	:	**Rs. 70,56,000/-**
	Any other details	:	-

Note:

- The Tenant didn't allow us inside ; hence, we could not take inside photographs or measurements.
- The subject property is already under the security and custody of the same bank and branch.

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.70,56,000/- (Rupees Seventy Lakhs Fifty Six Thousand Only)**
- The book value of the above UDS land is **322.60 Sft x Rs.9300/- Rs. 30,00,180/-** (**Rupees Thirty Lakhs One Hundred and Eighty Only)**
- The distress value is Rs.56,45,000/- (Rupees Fifty Six Lakhs Forty Five Thousand Only)
- The Realizable value is Rs.63,50,000/- (Rupees Sixty Three Lakhs Fifty Thousand Only)

Place: Chennai

Date: 07.02.2026.

Signature

(Name and official Seal of the Approved Valuer)

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

Signature

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

PART D – CERTIFICATE

1. It is hereby certified that in my opinion

- The present fair market value of the property by adopting suitable composite rate is
- **Rs.70,56,000/- (Rupees Seventy Lakhs Fifty Six Thousand Only)**
- The Forced sale value of the property estimated as 20% less than the present market value is Rs. 56,45,000/- (Rupees Fifty Six Lakhs Forty Five Thousand Only)
- The Realizable value of the property estimated as 10% less than the present market value is Rs.63,50,000 /- (Rupees Sixty Three Lakhs Fifty Thousand Only)

2. Number of title deed (s) involved in this flat is --. The relevant documents for the subject flat in the opinion of this valuer is Sale Deed -- Dated --.,**Mylapore** Village, **Mylapore SRO**.

3. If this flat is offered as security, the concerned financial institution is requested to verity the extent of land mentioned 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 1(i).

5. I / My authorized representative by the name of Mr.Lokesh who is a valuer have inspected the subject property on 03.02.2026 in the presence of -----

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

7.This valuation work is undertaken by this Valuer based upon the request from CANARA BANK, ARMB-2, T.NAGAR, Chennai.

8. Any other details --

Place : Chennai (Panel Valuer)

Date : 07.02.2026

No. of Pages in this report is 23 Pages

ANNEXURE-22

FORMAT-A

DECLARATION FROM VALUERS

I hereby declare that-

The information furnished in my valuation report dated 07.02.2026 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.

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

I / My authorized representative by the name of Mr. Lokesh who is a valuer have inspected the subject property on 03.02.2026.

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

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

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

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

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

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

Internal

Further, I hereby provide the following information.

SI.No.	Particulars	Valuer comment
1	background information of theasset being valued;	Refer Legal Opinion
2	purpose of valuation and appointing authority	To Assess the Fair market value & Realizable value of the Property (For SARFAESI)
3	identity of the valuer and any other experts involved in the valuation;	Empanelled Canara bank Valuer & No expert Involved
4	disclosure of valuer interest or conflict, if any;	No
5	date of appointment, valuation date and date of report;	Oral request : 03.02.2026. Date of Valuation : 07.02.2026 Date of report : 07.02.2026
6	inspections and/or investigations undertaken;	Inspected on 03.02.2026, to take site measurement, to collect necessary details about the property, and to conduct local market enquiry
7	nature and sources of the information used or relied upon;	List of documents (as furnished in the report) and data collected during site inspection & local enquiry
8	procedures adopted in carrying out the valuation and valuation standards followed;	As per International Valuation Standard (IVS) and Market approach considered
9	restrictions on use of the report, if any;	The report is issued for Canara Bank, ARMB-2, T.NAGAR, Chennai.
10	major factors that were taken into account during the valuation;	Land Value, Building Value, Amenities & Services Value, Specification & Location

11	major factors that were taken into account during the valuation;	The value of the land is arrived based on location advantages, shape of land size of land, extent of land, availability, of civic amenities nearby, infrastructure available, marketability, width of the abutting road, accessibility, demand for land in the area, development made in the surrounding areas etc. The replacement cost new of the building is worked out from present market scenario. This also depends on the type of the building, type of finish, quality of construction etc. Depreciation of construction, type of construction and the present condition of the building. Replacement cost minus depreciation will give the Fair market value of the Building.
12	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	The report is relied on the information & details provided by the client or their representatives and our independent inspection Legal Aspects not considered for Valuation

Date: 07.02.2026

Place: Chennai

Signature

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

ANNEXURE –23

MODEL CODE OF CONDUCT FOR VALUERS

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

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

Integrity and Fairness:

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

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

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

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

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

Professional Competence and Due Care:

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

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

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

Internal

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

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

Independence and Disclosure of Interest:

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

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

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

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

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

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

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

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

Confidentiality:

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

Information Management:

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

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

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

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

Internal

Gifts and hospitality:

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

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

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

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

7. Occupation, employability and restrictions.

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

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

Date : 07.02.2026

Place : Chennai Signature

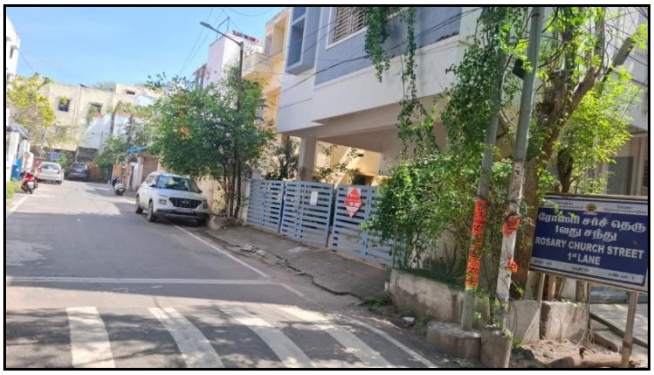
(Name of the Approved Valuer andSeal of the Firm / Company)

Internal

PHOTOGRAPHS OF THE PROPERTY

Mr. G. Surendran

Flat No. 6, Ground Floor (First Floor - As per Site), Sri Narayana Apartment, Door No. 11 (Old Plot No. 1), Rosary Church Road 1st Lane, Santhome, Mylapore, Chennai - 600 004.



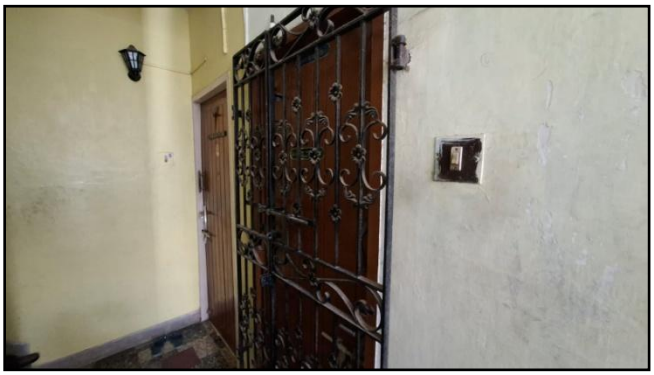


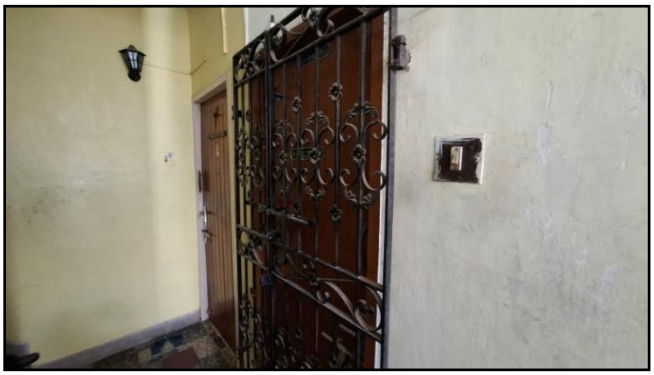
APPROACH ROAD VIEW





ELEVATION VIEW





MAIN DOOR VIEW

GUIDELINE RATE OF THE LAND

Guideline Search

Search Criteria :

Zone:	CHENNAI	Sub Registrar Office:	MYLAPORE
Guideline Village:	MYLAPORE	Revenue Village:	
Revenue District:		Revenue Taluk:	
Street/Survey Number:	ROSARY CHURCH		

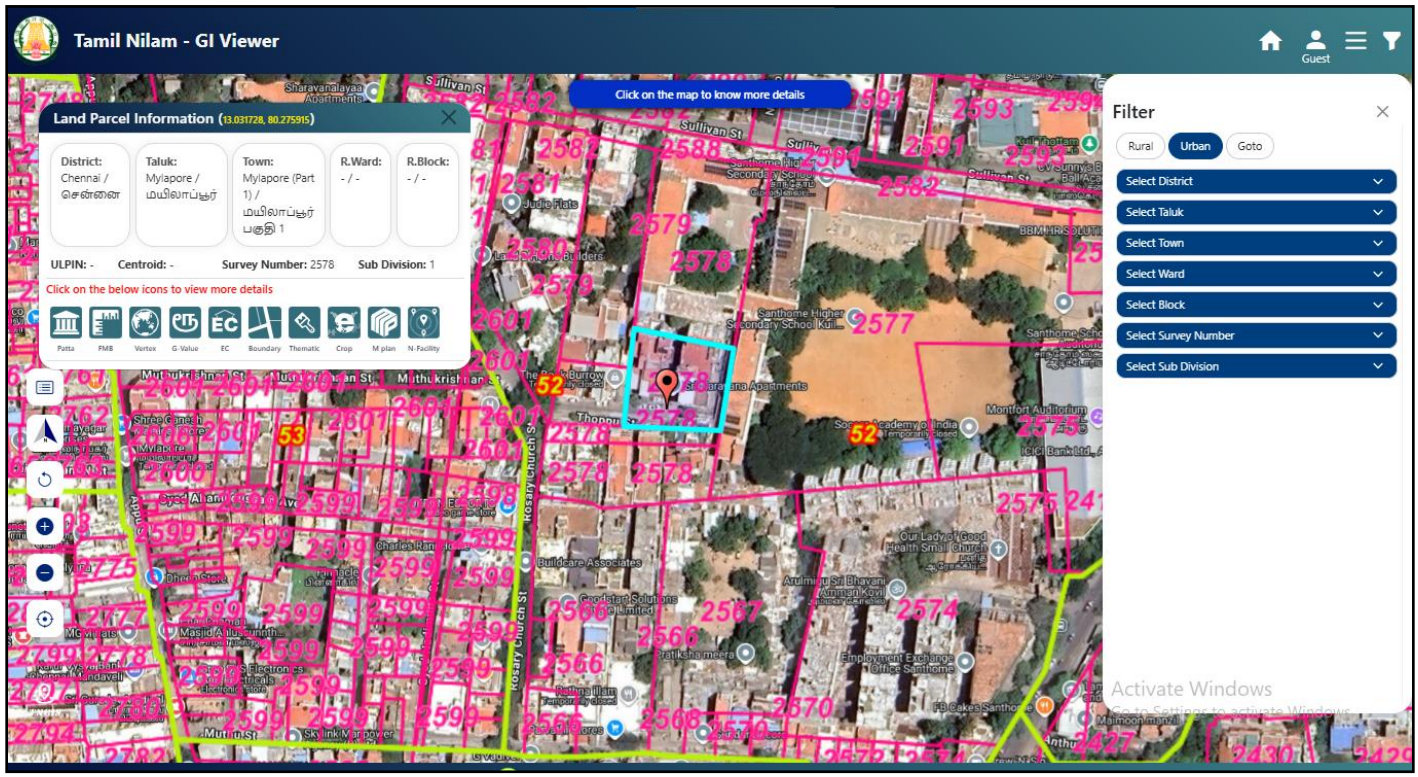
List All Street

5 items found, displaying all items.

1

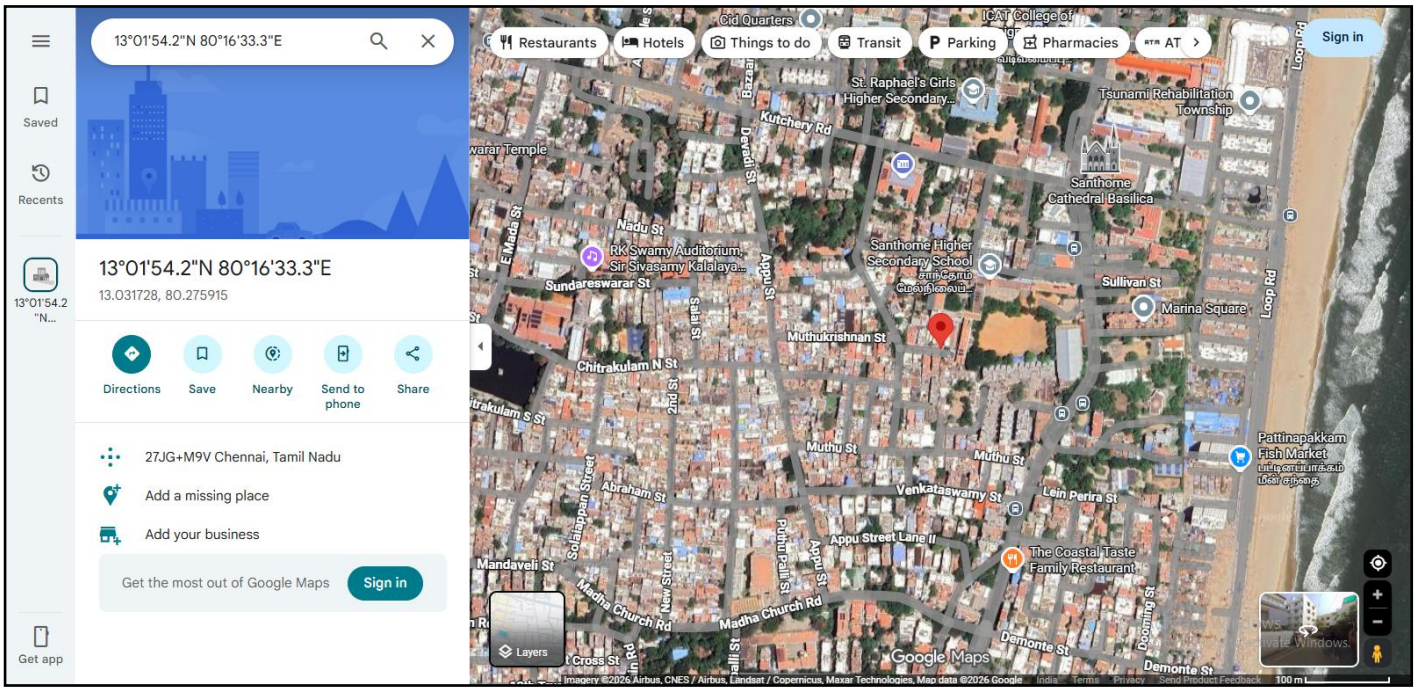
Sr.No.	Street Name	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
1	ROSARY CHURCH 1ST LANE (SULLIVAN STREET PARALLAL)	9300/ Square Feet	100110/ Square Metre	Residential Class III Type - II	01-Jul-2024	-
2	ROSARY CHURCH 2ND LANE	9300/ Square Feet	100110/ Square Metre	Residential Class III Type - II	01-Jul-2024	-
3	ROSARY CHURCH LANE	9300/ Square Feet	100110/ Square Metre	Residential Class III Type - II	01-Jul-2024	-
4	ROSARY CHURCH ROAD	9300/ Square Feet	100110/ Square Metre	Residential Class III Type - II	01-Jul-2024	-
5	ROSARY CHURCH STREET	9300/ Square Feet	100110/ Square Metre	Residential Class III Type - II	01-Jul-2024	-

TAMIL NILAM MAP

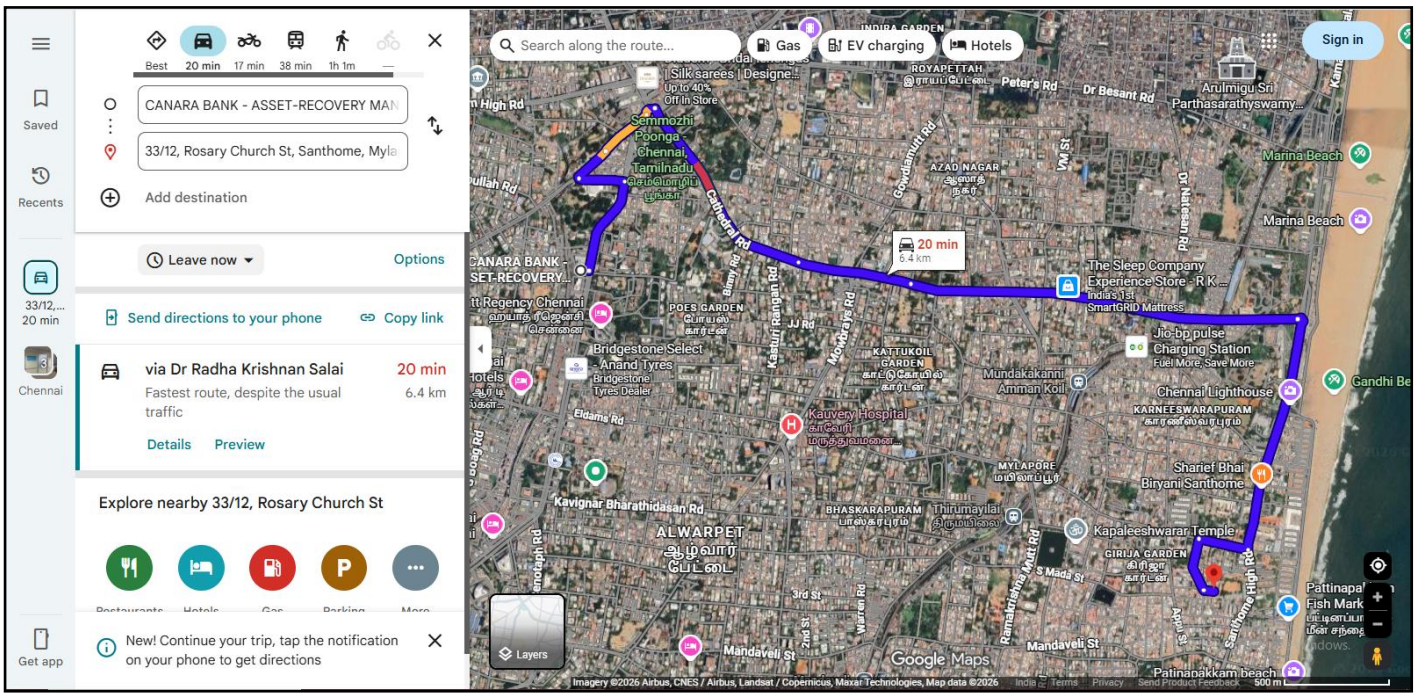


GOOGLE MAP OF THE PROPERTY

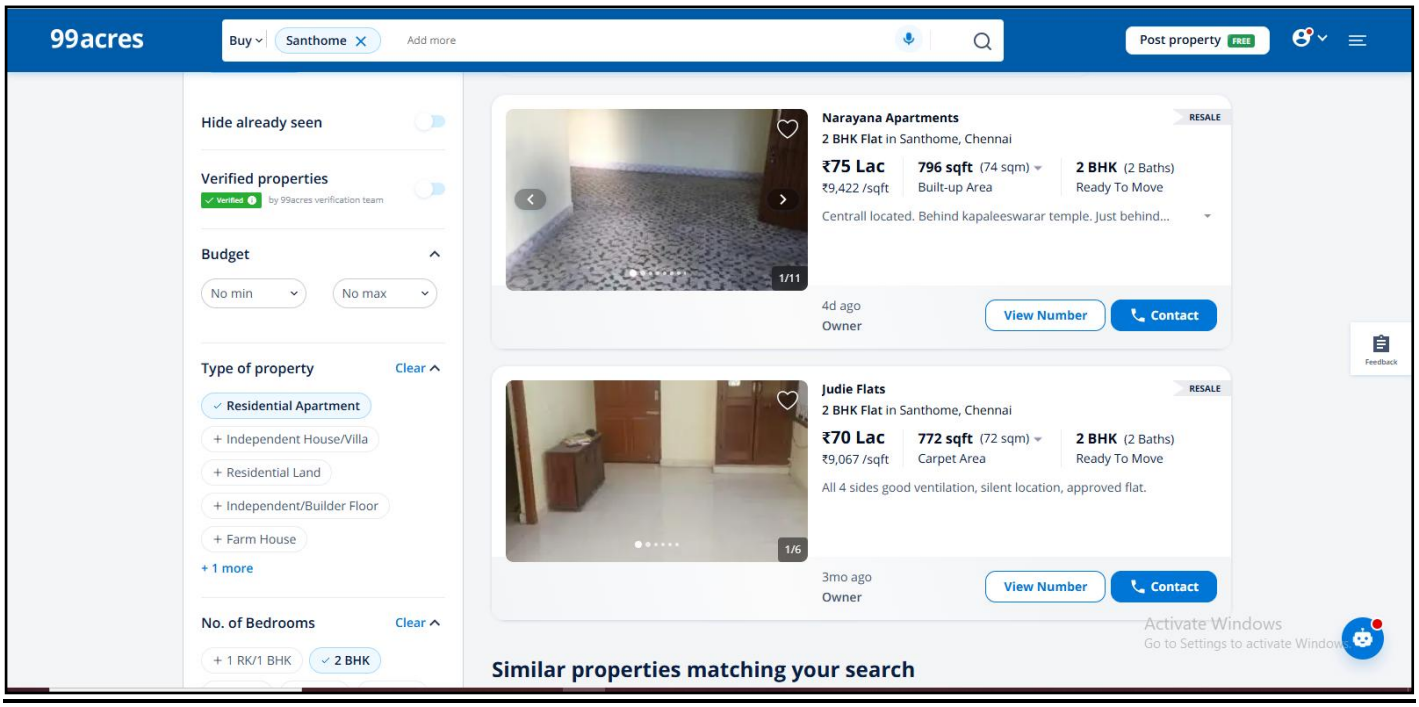
LATITUDE – 13.031728 N **LONGITUDE-80.275915 E**

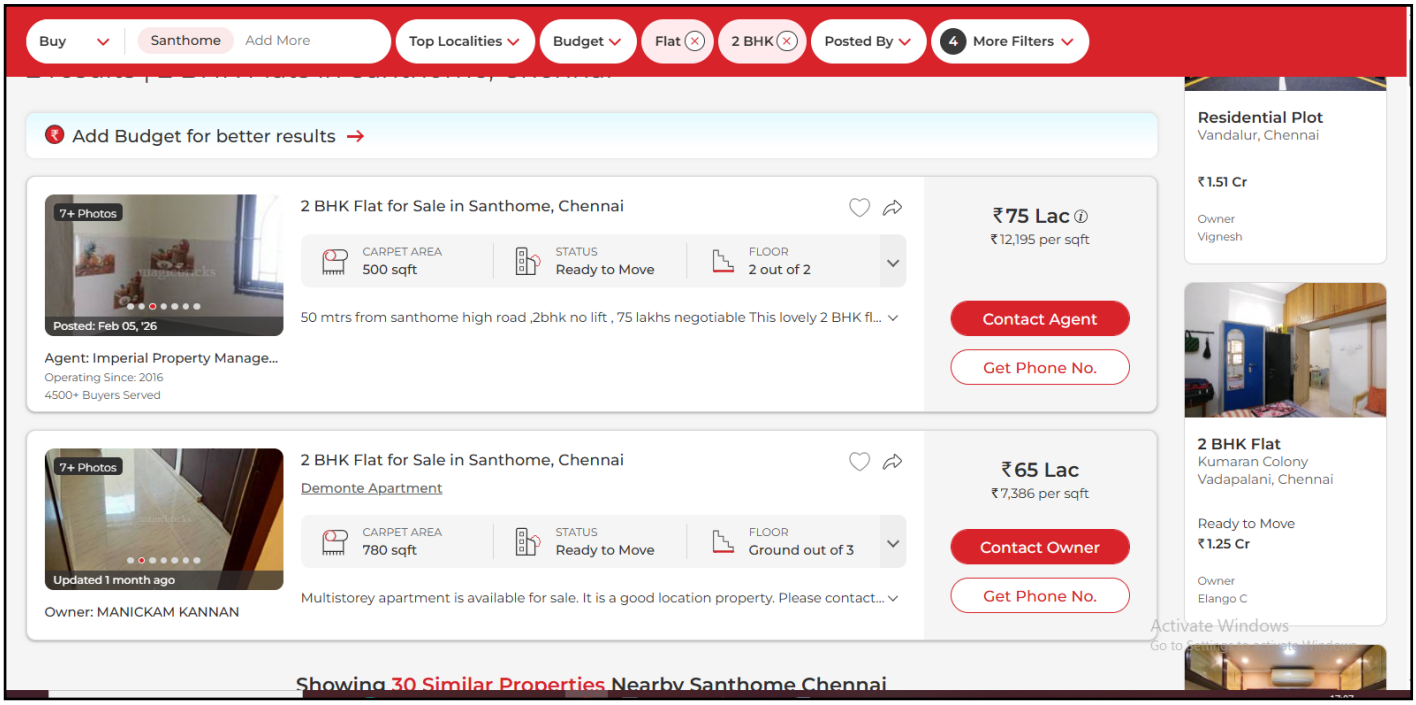


FROM CANARA BANK, ARMB-2, T.NAGAR TO SUBJECT PROPERTY



MARKET RATE REFERENCES FROM WEBSITE





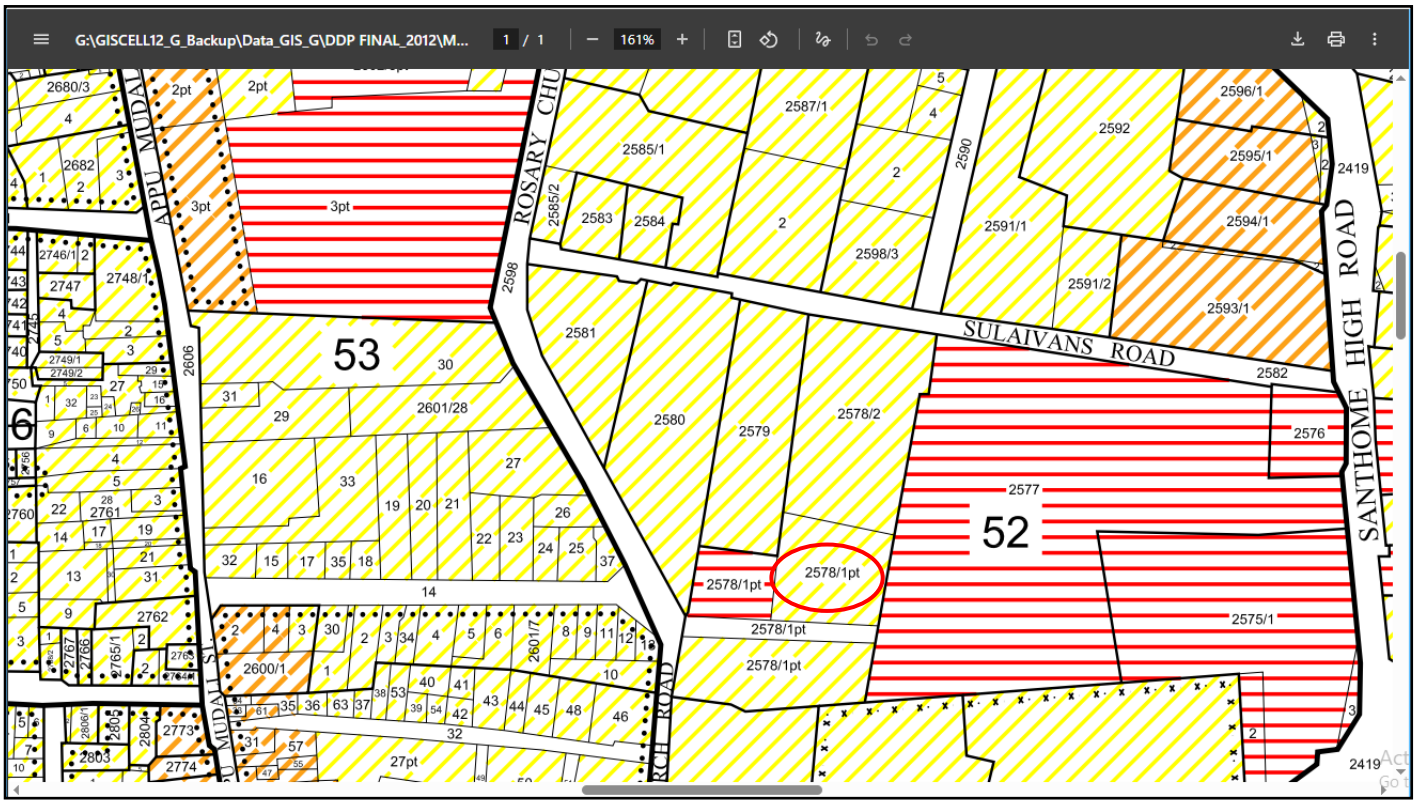
CMDA LAND USE MAP

MYLAPORE - SANTHOME AREA

MYLAPORE PLANNING DIVISION

PLANNING UNIT No.12.4

MAP No. 4



PRIMARY RESIDENTIAL

EC

Sale Deed

GOVERNMENT OF TAMILNADU

REGISTRATION DEPARTMENT

தமிழ்நாடு அரசு

பதிவுத்துறை

Certificate of Encumbrance on Property

சொத்து தொடர்பான வில்லங்கச் சான்று

S.R.O /சா.ப.அ: Mylapore	Date / நாள்: 07-Feb-2026

Document No.& Year/ஆவண எண் மற்றும் ஆண்டு: 196/2004

Sr. No./வ. எண்	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
1	196/2004	23-Jan-2004 23-Jan-2004 23-Jan-2004	Conveyance Metro/UA	1. M.. சுந்தரேஸ்வரன் 2. K.. துளசி	1. G.. சுரேந்திரன்	-
	Consideration Value/கைமாற்றுத் தொகை: Rs. 7,50,000/-		Market Value/சந்தை மதிப்பு: Rs. 7,50,000/-		PR Number/முந்தைய ஆவண எண்: 1271/ 94, 1303/ 85	
	Schedule 1 Details: Property Type/சொத்தின் வகைப்பாடு: LAND WITH BUILDING			Property Extent/சொத்தின் விஸ்தீர்ணம்: 322.6 சதுரடி (or) 16/343 Uds out of 6916 சதுரடி.		
	Village & Street/கிராமம் மற்றும் தெரு: Mylapore, ROSARY CHURCH ROAD			Survey No./புல எண் : 2578/4		
	New Door No./புதிய கதவு எண்: 11.			Plot No./மனை எண் : 1. Flat No./அடுக்குமாடிக் குடியிருப்பு எண்: 6. Ground Floor.		
	Boundary Details: வடக்கில் : R.S.No. 2578/2., தெற்கில் : R.S.No. 2577., கிழக்கில் : R.S.No. 2578/1., மேற்கில் : R.S.No. 2578/1.			Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: ரோசரி சர்ச் ரோடு 1வது லேன், சந்தோம். Plinth Area : 811 சதுரடி. Block No. 52.		

Activate