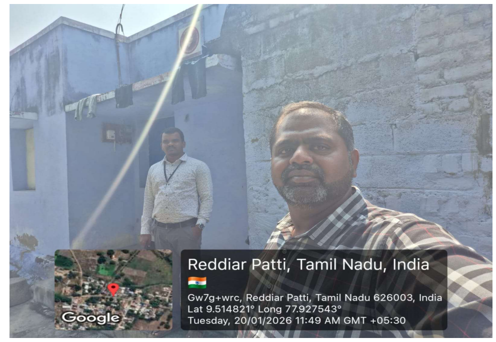
VIGNESH MADHAVAN B.E., PGDQSV., FIIV, MIE.,

Professional & Chartered Engineer | Registered Valuer | Certified Arbitrator | Consultant

Registered Valuer, Department of Income Tax, Under Section 34AB of The Wealth Tax Act, 1957
Registered Valuer, Insolvency and Bankruptcy Board of India, Panel Valuer For Banks, Financial Institutions & Companies.

. **Ref No : 5001**

To,
The Manager,
Canara Bank
Virudhunagar Branch
7/3A, APV Complex, OPP. To Old Bus Stand,
Pulunganoorani Road
Virudhunagar - 626 001



Dear Sir

Sub: Valuation of Immovable property owned by Mrs.S.Jeyamari at D.No.3/67, New Natham SF No.14/19, Old Natham SF No.14, Inam Kasi Reddiyapatti Village and Panchayat, Virudhunagar Panchayat Union, Virudhunagar Taluk & District.

As per the Oral instruction from the Manager, Canara Bank Virudhunagar Branch I have inspected the above mentioned property on 20th January, 2026 along with Manager and Owner's Representative of the Property.

In order to attain the Present Market value of the property, Market approach method is adopted. Further the property is valued, after giving due consideration to various factors such as age, location, size, shape, present conditions, surroundings, marekatablity etc.

Based on the detailed report, I am of the opinoin that the

MARKET VALUE OF THE PROPERTY (Actual)	**₹ 4,65,000**
	RUPEES FOUR LAKH SIXTY FIVE THOUSAND ONLY
REALIZABLE VALUE OF THE PROPERTY (As Per Actual)	**₹ 4,20,000**
	RUPEES FOUR LAKH TWENTY THOUSAND ONLY
FORCED SALE VALUE OF THE PROPERTY (As Per Actual)	**₹ 3,80,000**
	RUPEES THREE LAKH EIGHTY THOUSAND ONLY

Digitally signed by Vignesh Madhavan
Date: 2026.01.21 17:38:55 +05'30'

75/H-13, Ramamoorthy Road, Behind KVS Centenary School, Virudhunagar - 626 001.
"Santhosh" - RHR Buildings, State Bank Road, Coimbatore - 641 018. | 5/222, Plot No.2, Karpaganagar Extn., Uthangudi, Madurai - 625 107.
M : +91 96296 33335 | Off :+91 87543 33334 | E-mail : vignesh_1601@hotmail.com

REPORT ON PROPERTY VALUATION

Part -A

I. General

1	If this report to be used for any bank purpose, state the name of the bank and branch, if known	**Bank Name : Canara Bank** **Branch Name: Virudhunagar**		
2	Purpose of Valuation	To assess the current market value of the immovable property with all its amenities, which is given as collateral security to Canara bank, Virudhunagar Branch to be taken over by SARFAESI ACT		
3	Date of Valuation Report	21	January	2026
	Date of Receipt of all supporting documents	20	January	2026
	Date of Inspection and Valuation	20	January	2026
4	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	Mrs.S.Jeyamari D.No.3/30, RC Street, Inam Kasi Reddiyapatti Village, Virudhunagar Taluk, Virudhunagar District.		
5	Documents referred for perusal of Ownership	Gift deed		Doc No.2646 Dt..26.07.2017
6	Brief description of the property	The property valued is a Residential property with a single storey building with land area 109.20 Sq m and total builtup area of 554 Sq ft		
7	Lattitude, Longitutde and coordinates of the site	9.514821, 77.927543		
8	Scope of Valuation	**The Scope of Valuation of this property is a land and Residential building located in Inam Kasi Reddiyapatti Village. This property Valued based on Market approach method with all the amenities and Services available. This Valuation is being done based on the oral request from the Manager, Canara Bank, Since the Property is intended to be given as Collateral security**		

II. Description of Property

1	Postal Address of Property with Pincode	D.No.3/67, New Natham SF No.14/19, Old Natham SF No.14, Inam Kasi Reddiyapatti Village and Panchayat, Virudhunagar Panchayat Union, Virudhunagar Taluk & District.
2	City/Town	Inam Kasi Reddiyapatti Village
3	Classification of Area - Occupational/Usage Based (Residential Area/ Commercial area/Industrial area)	Residential area
	Classification of Area - Economical (High/Middle / Poor)	Middle
	Classification of Area (Urban/Semi urban/Rural	Rural

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4	Coming under Corporation limit / Village Panchayat / Municipality	Village 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	No
6	In case it is an agricultural land, any conversion to house site plots is contemplated	It is not a Agricultural land, there is no agricultural activity during Site Visit
7	**Location of the property**	
	Plot No/Site No/Door No	D.No.3/67
	SF No./TS No./RS No	New Natham SF No.14/19, Old Natham SF No.14,
	Ward No. & Block No.	-
	Street	-
	Village	Inam Kasi Reddiyapatti
	Village Panchayat	Inam Kasi Reddiyapatti
	Panchayat Union	Virudhunagar
	Taluk	Virudhunagar
	District	Virudhunagar
	SRO	Virudhunagar Joint II
10	Property Tax Referred	Not given for reference
	a) Period	
	b)Assesment Number	
	c) Tax Amount	
	d) Reciept in the Name of	
11(I)	Electricity service connection	Available
	a) Service No	630
	b) Single/Three Phase	Single phase
	c) Service in Name of	
(II)	Water service connection	Not available
	a) Connection No	
	b) Service in Name of	
12	Property is presently occupied by (Owner/Tenant/Both/Vacant)	Owner
13	If tenanted fully, What is the gross monthly rent	-
14	If occupied by both by 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	Extent of the Land	**Sqm**
	a) As per title deed	**109.20**
	b) As per measurement	**109.20**

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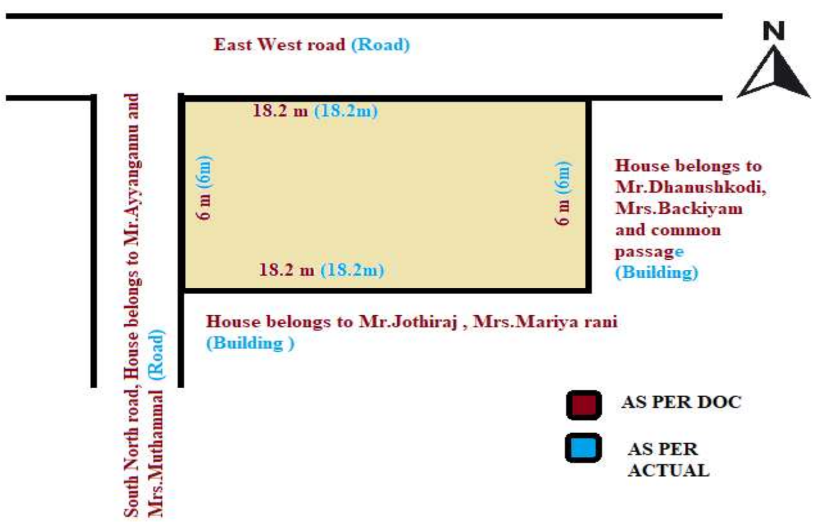
I	**Boundaries of the property**			
	Direction	**As per Document**		**As per Actual**
	In North	East West road		East West road (Road)
	In South	House belongs to Mr.Jothiraj , Mrs.Mariya rani		House belongs to Mr.Jothiraj , Mrs.Mariya rani (Building)
	In East	House belongs to Mr.Dhanushkodi, Mrs.Backiyam and common passage		House belongs to Mr.Dhanushkodi, Mrs.Backiyam and common passage (Building)
	In West	South North road, House belongs to Mr.Ayyangannu and Mrs.Muthammal		South North road, House belongs to Mr.Ayyangannu and Mrs.Muthammal (Road)
2	**Dimension of Property**	**As per Document**		**As per Actual**
	East - West in North	**18.2 m**		**18.2 m**
	East - West in South	**18.2 m**		**18.2 m**
	North-South in East	**6 m**		**6 m**
	North-South in West	**6 m**		**6 m**
	Area of Land including road formation	**109.20**	**Sq m**	**109.20 Sq m**
	Area of Land excluding road formation	**109.20**	**Sq m**	**109.20 Sq m**
	Area of Land left for Road formation	**0.00**	**Sq m**	**0.00 Sq m**
	Area of land considered for valuation	**109.20**	**Sq m**	



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3	Characteristics of the site	
	What is the character of the locality	Residential
	Character of the locality – High class / Middle class / Poor class?	Middle
	Development of surrounding areas	Developing area
	Possibility of frequent flooding/Submerging	No
	Feasibility of civic amenities like schools, hospital, bus stop, market, etc.	Availablities of 1. school at a distance of 1.5 Kms 2. hospital at a distance of 1.5 Kms, 3.bus stop at a distance of 1 Kms 4. Market at a distance of 4 Kms
	Level of land with topographical condition	Plain
	Shape of land	Rectangular
	Type of use to which it can be put	Residential
	Any usage restriction	No
	Is plot in town planning approved layout	No
	Corner plot or intermittent plot	Corner plot
	Type of road available at present	Concrete Road
	Road facilities area available	Available - North and West side
	Is it a Land – Locked land?	Free access
	Water potentiality	Available
	Width of road - is it below 20ft or more than 20 ft	<20'0" wide road
	Underground sewerage sysyem	Not available
	Is Power supply available in the site	Available
	Advantages of the site	1. This property has most of the Civic amenities available at a distance of 1.5 Km
	Special remarks, if any like threat of acquisition of land for publics service purposes, road widening or applicability of CRZ provisions etc. (Distance from Sea-coast / Tidal level must be incorporated.	No
	Any factors affect the Marketability of the land	No
	Type of land	Residential
	Accessibility	Accessible through a <20'0" wide Concrete road in North and West side of the Property

4	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)				
	a) Rate	875	/Sqm		
	b) Type	Residential	Special		Type I
	Details	**Unit Value /sq m**	**Extend of Land**		**Total Value**
	Value of land by adopting GLR	875	109.200	Sq m	**95,550**
	Say, As per Guideline Value				**96,000**

VIGNESH MADHAVAN B.E., PGDQSV., FIIV, MIE.,

Professional & Chartered Engineer | Registered Valuer | Certified Arbitrator | Consultant

Registered Valuer, Department of Income Tax, Under Section 34AB of The Wealth Tax Act, 1957

Registered Valuer, Insolvency and Bankruptcy Board of India, Panel Valuer For Banks, Financial Institutions & Companies.

Screenshot of Govt Website, Which shows the guideline considered for Valuation

Search Criteria :

Zone:	RAMANATHAPURAM	**Sub Registrar Office:**	VIRUDHUNAGAR JOINT II
Guideline Village:	KASIREDDIAPATTI	**Revenue Village:**	KASIREDDIAPATTI
Revenue District:	VIRUDHUNAGAR	**Revenue Taluka:**	VIRUDHUNAGAR

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification
1	14/0	81/ Square Feet	875/ Square Metre	Residential Class I Type - I

5	Prevailing market value including road	₹ 864-985/Sqm			
	Sale Price considered for Valuation	₹ 985/Sq m			
	Estimated value of land				
	Details	Unit Value /sq m	Extend of Land		Total Value
	Market Value	985	109.20	Sq m	1,07,562
	Say, As per Market Value				**1,08,000**

PART C- BUILDINGS

	Type of Building (Residential/Commercial/Industrial)	Residential
1	Type of Construction(Load bearing/RCC/Steel framed/Framed structure)	Load bearing structure
2	Quality of construction (Superior/I Class/II Class)	Class I
3	Appearance of building (Common/Attractive/Aesthetic)	Common
4	Maintenance/Condition of Building -Exterior (Newone/Excellent/Good/Normal Average/Poor)	Normal
	Maintenance/Condition of Building -Interior (Excellent/Good/Normal Average/Poor)	Normal
	Remarks	The Tile Roof building is highly demaged and non usable. So, the tile roof building area is not considered in this valuation.
5	Plinth area (As per is 3861-1975)	

b) Area details	As per Approved plan (Sqft)	Actual (Sqft)
i) Ground Floor - RCC Roof	Nil	300.00
ii) Ground Floor - AC Sheet Roof	Nil	254.00

6	Number of floors and height of each floor including basement	GF only, 10'0" & 7'0" height

SI.No	Floor	Year of construction	Roof	Plinth area		
				Main portion A	Cantilevered portion B	Total a+50% of B
	GF	2007	RCC Roof	300.00	-	300.00

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	GF	2007	AC Sheet roof	254.00	-	254.00

1	**Drawing approval**	**Building plan is not given for reference**
	a) Date of issue and Validity of layout of approved plan	-
	b) Approved map/Plan issiung authority	-
	c)Whether genuiness or authentic of approved plan/Plan is verified	-
	d)Any other comments by our empaneled valuers on authentic of approved plan (Discuss on the buiding approval, reference, violations observed, consequences of violations etc)	-
8	Value of building is estimated by adopting suitable unit plinth area rate depending upon the specifications.depriciation is calculated by declining balance method	
9	**VALUATION OF BUILDING**	

9(i)	**DESCRIPTION**	**GF**	**FF**	**SF**
	Specification			
	Floor finish	Cement flooring	-	-
	Super structure	Brick work	-	-
	Roof	RCC Roof, AC Sheet roof	-	-
	Doors	Country wood	-	-
	Windows	Country wood	-	-
	Weathering course	Available	-	-
	Plinth area	Mentioned above	-	-
	Year of construction (as reported/as observed/as per the deed)	2007	-	-
	Age of the buiding	19	-	-
	If the age is not exactly known, further life expected	41	-	-
	Total life of the building estimated	60	-	-
	Depriciation by declining balance method @ 1.5%	0.24961	-	-

Valuation - Building - As per actual area

S No	Item	Plinth Area	Room height	Age	Rate	Actual Cost	Depriciation	Net Value
		Sqft	ft	Yrs	Sqft	Rupees	Rupees	Rupees
	GF	300.000	10'0"	19	1300	390000	97348	292652
	GF	254.000	10'0"	19	300	76200	19020	57180
9	**Market Value**							**3,49,832**
10	**Say**							**3,50,000**

Valuation - Building - As per approved area

Building plan is not given for reference

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Part -D - Amenities & Extra items (Value after depriciation)

		Nil

Part - E - Services - (Value after depriciation)

1	Water Supply Arrangements (Open Well, Deep Borewell, Hand pump, Motor Pump, Sump, Local Body Water Connection, OHT including their deposits if any	NA
2	Drainage and Sanitary (Spetic Tank, Underground Sewerage, STPincluding deposits If any	NA
3	Compound wall	NA
4	Pavements …………..Rm@....Rs…../Sq m	NA
5	Steel gate …………..Rm@....Rs…../Sq m	NA
6	Deposits(EB,Water supply, Drainage)	5000
7	Electrical Installation	5000
	Type of wiring - Concealed	
	Class of fitings(Superior/**Ordinary**/Poor)	-
	Number of Light points - Adequetly available	
8	Plumbing Installation	NA
	No of Water Closet available and their type - Adequetly available	
	Water meter, taps etc - Adequetly available	
9	Any other plumbing installation	NA
	Any other Electrical installation	NA
10	Any other	NA
	Total	10000

PART F- ABSTRACT VALUATION

S No	Item	Market Value(As per Actual)	Realizable value(As Per Actual)	Forced sale Value(As Per Actual)
B	Land	1,08,000	97,200	87,480
C	Building	3,50,000	3,15,000	2,83,500
D	Amenities & Extra items	Nil	Nil	Nil
E	Services	10,000	10,000	10,000
	Total	4,68,000	4,22,200	3,80,980
	Say	4,65,000	4,20,000	3,80,000

MARKET VALUE (Actual) RUPEES FOUR LAKH SIXTY FIVE THOUSAND ONLY
REALIZABLE VALUE RUPEES FOUR LAKH TWENTY THOUSAND ONLY
FORCED SALE VALUE RUPEES THREE LAKH EIGHTY THOUSAND ONLY

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ANY OTHER DETAILS - NIL

As result of my appraisal and analysis, it is my considered opinion that the present value of the above property in the prevailing condition with aforesaid specifications is are as below

Guideline value of land **Rs.96,000**

As per actual

1. Market value of the Property is **Rs.4,65,000/-** ,
2.Realizable value of the Property is **Rs.4,20,000/-**,
3.Fored sale value of the Property is **Rs.3,80,000/-**

Digitally signed by Vignesh Madhavan
Date: 2026.01.21 17:39:37 +05'30'

Place :Virudhunagar
Date:21.01.2026

Signature
(Name and official seal of the approved valuer)

PART - G -CERIFICATE(As per Approved plan)

1 It is hereby certified that in my opinion,

i) The **Guide line value** of the land by adopting Guide line rate for land is **Rs.96,000**
(Rupees Ninety Six Thousand only)
ii) The present M**arket value** of the property by adopting prevailing market rate for land is **Rs.4,65,000**
(Rupees Four Lakh Sixty Five Thousand Only)
iii) The **realizable value** of the property is estimated Ten percent less than the present market value i.e.,**Rs.4,20,000(Rupees Four Lakh Twenty Thousand Only)**
iv) The **forced Sale value** of the property is estimated Fifteen percent less than the present market value i.e., **Rs.3,80,000 (Rupees Three Lakh Eighty Thousand Only)**

2 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 the latest legal opinion.

3 Value varies with the purpose and date. This report is not to be referred if the purpose is different other than mentioned in 1(1).

4 The property was inspected on 20.01.2026 by myself

5 The property was identified by Owner's Representative of the property

7 The legal aspects were not considered in this valuation

8 This valuation work is undertaken by this valuer based upon the oral request from The Branch Manager, Canara Bank, Virudhunagar

Place : Virudhunagar
Date :21.01.2026

Digitally signed by Vignesh Madhavan
Date: 2026.01.21 17:40:00 +05'30'

Panel Valuer

Note : This report contains 17 **pages**
Enclosures : Keyplan showing the location of the property, Siteplan with boundaries, Photographer of the Owner/Representative with property in background, Screenshot of longitude/Lattitude and Co ordinates of property using GPS/various Apps/Internet sites

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ANNEXURE - 22
FORMAT - A
DECLARATION FROM VALUERS

I hereby declare thatThe information furnished in my valuation report dated 21.01.2026 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property
I have a direct or indirect interest in the property valued;
I have personally inspected the property on 20.01.2026 The work is not sub-contracted to any other valuer and carried out by myself.
I have not been convicted of any offence and sentenced to a term of imprisonment I have not been found guilty of misconduct in 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 to the Bank for the respective asset class is in conformity to the “Standards” as enshrined for valuation in the IVS in “General Standards” and “Asset Standards” as applicable
I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III- A signed copy of same to be taken and kept along with this declaration)
I am registered under Section 34 AB of the Wealth Tax Act, 1957. (Strike off, if not applicable)
I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
Further, I hereby provide the following information.

SI.No	Particulars	Valuer comments
1	Background information of the asset being valued	The property valued is a Residential property with a Single storey building with land area 109.2 Sqm and total builtup area of 554 Sq ft , which is to be given collateral security to Canara Bank, Virudhunagar Branch
2	Purpose of valuation and appointing authority	To assess the present market value , realisable Value & Forced sale value and appointed by Manager, Canara Bank, Virudhunagar Branch, Virudhunagar.
3	Identity of the valuer and any other experts involved in the valuation	Valuer of Myself, Vignesh Madhavan., B.E., PGDQSV, Registered Valuer 75/H-13, Ramamoorthy road, Behind KVS Centenery School, Virudhunagar - 626 001
4	Disclosure of valuer interest or conflict, if any	I declare that I have no interest or conflict in this property
5	Date of appointment, valuation date and date of report	1.There is no appointment leter issued, but oral request was made on 20.01.2026 2.Date of Valutaion :20.01.2026 3.Date of Report : 21.01.2026

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6	Inspections and/or investigations undertaken	Physical site Visit made on 20.01.2026 by myself
7	Nature and sources of the information used or relied upon	Government Guideline Value & Investigated Market Value & Valuation Standards
8	Procedures adopted in carrying out the valuation and valuation standards followed	Plinth area Method & Market Approach method
9	Restrictions on use of the report, if any	This report to be used only for the purpost mentioned in Part A- General 2
10	Major factors that were taken into account during the valuation	Actual Site Location, Actual Site area, accessibility
11	Major factors that were not taken into account during the valuation	Almost, all major factors are considered in this valuation
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

Digitally signed by Vignesh Madhavan
Date: 2026.01.21 17:40:29 +05'30'

Date : 21.01.2026 Signature
Place : Virudhunagar (Name of the approved valuer and Sealer of the firm)

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 integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

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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 relevant technical 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 generated by the valuer.
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 that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
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 relationships and 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 "convenience valuations" in order to cater to a company or client's needs.
7. As an independent valuer, the valuer shall not charge success fee.
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 shall declare the association with the company during the last five years.

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M : +91 96296 33335 | Off :+91 87543 33334 | E-mail : vignesh_1601@hotmail.com

Confidentiality

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

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 same meaning 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 to a public servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself.
4.Remuneration and Costs.
5. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
6. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

7.Occupation, employability and restrictions.

8. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
9. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Digitally signed by Vignesh Madhavan
Date: 2026.01.21 17:41:48 +05'30'

Date :21.01.2026
Place : Virudhunagar

Signature
(Name of the approved valuer and Sealer of the firm)

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Photograph showing the D.No.3/67, New Natham SF No.14/19, Old Natham SF No.14, Inam Kasi Reddiyapatti Village and Panchayat, Virudhunagar Panchayat Union, Virudhunagar Taluk & District.

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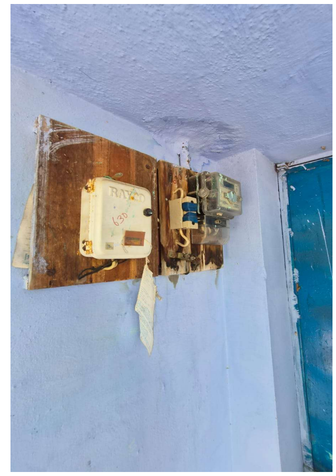
VIGNESH MADHAVAN B.E., PGDQSV., FIIV, MIE.,

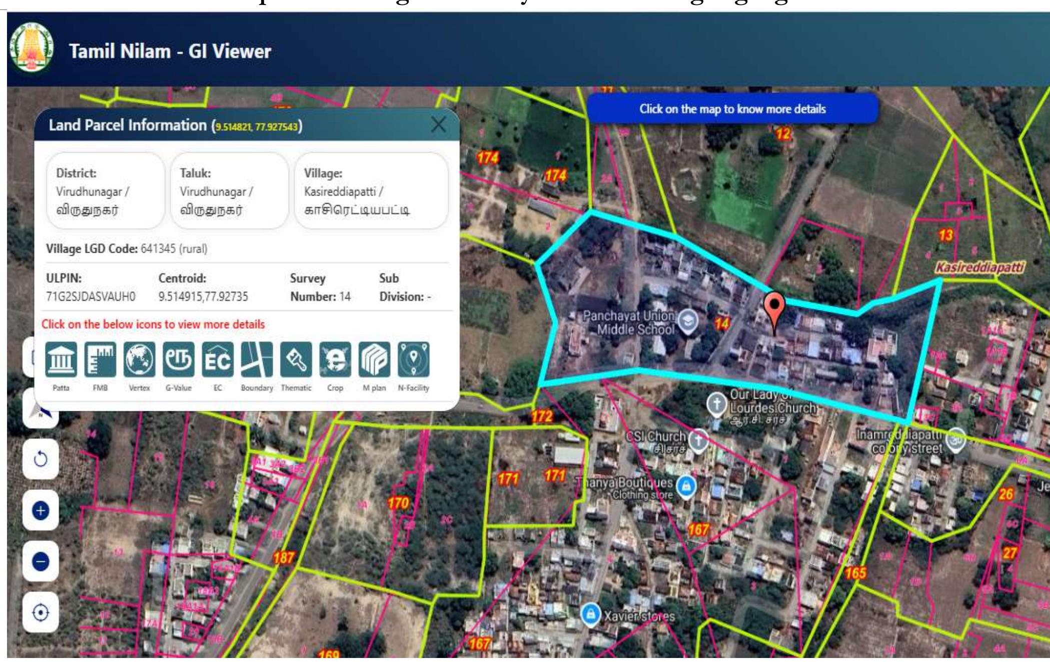
Professional & Chartered Engineer | Registered Valuer | Certified Arbitrator | Consultant

Registered Valuer, Department of Income Tax, Under Section 34AB of The Wealth Tax Act, 1957
Registered Valuer, Insolvency and Bankruptcy Board of India, Panel Valuer For Banks, Financial Institutions & Companies.





Site plan showing the Survey Number using tngis.gov.in



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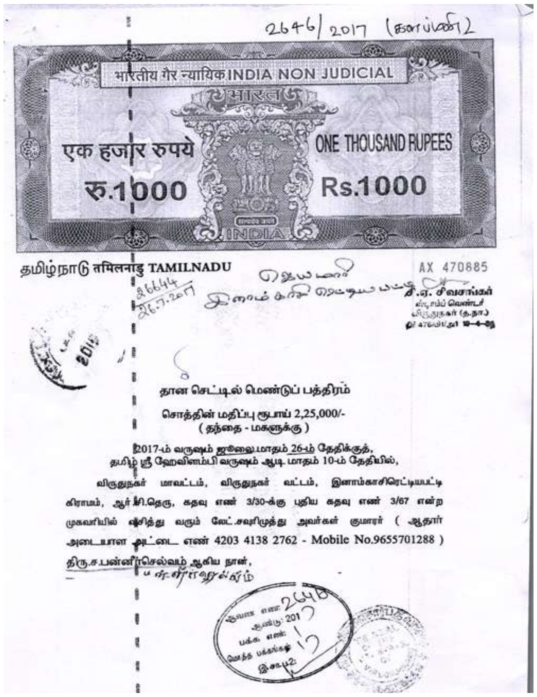
Document


2646/2017

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

INDIA

தமிழ்நாடு तमिलनाडु TAMILNADU

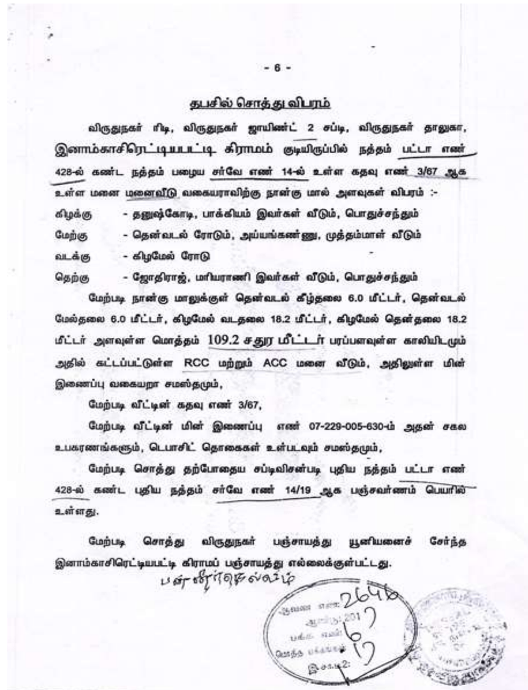
AX 470885

தான செட்டில் மெண்டுப் பத்திரம்

சொத்தின் மதிப்பு ரூபாய் 2,25,000/-
(தந்தை - மகளுக்கு)

2017-ம் வருஷம் ஜூலை மாதம் 26-ம் தேதிக்குத்,
தமிழ் ஸ்ரீ ஹேவிளம்பி வருஷம் ஆடி மாதம் 10-ம் தேதியில்,

விருதுநகர் மாவட்டம், விருதுநகர் வட்டம், இனாம்காசிரெட்டியபட்டி கிராமம், ஆர்.சி.தெரு, கதவு எண் 3/30-க்கு புதிய கதவு எண் 3/67 என்ற முகவரியில் வசித்து வரும் லேட்.சவரிமுத்து அவர்கள் குமாரர் (ஆதார் அடையாள அட்டை எண் 4203 4138 2762 - Mobile No.9655701288) திரு.ச.பன்னீர்செல்வம் ஆகிய நான்,


- 6 -

தபசில் சொத்து விபரம்

விருதுநகர் ரிடி, விருதுநகர் ஜாயிண்ட் 2 சப்டி, விருதுநகர் தாலுகா, இனாம்காசிரெட்டியபட்டி கிராமம் குடியிருப்பில் நத்தம் பட்டா எண் 428-ல் கண்ட நத்தம் பழைய சர்வே எண் 14-ல் உள்ள கதவு எண் 3/67 ஆக உள்ள மனை மனைவீடு வகையறாவிற்கு நான்கு மால் அளவுகள் விபரம் :-

கிழக்கு - தனுஷ்கோடி, பாக்கியம் இவர்கள் வீடும், பொதுச்சந்தும்
மேற்கு - தென்வடல் ரோடும், அய்யங்கண்ணு, முத்தம்மாள் வீடும்
வடக்கு - கிழமேல் ரோடு
தெற்கு - ஜோதிராஜ், மரியராணி இவர்கள் வீடும், பொதுச்சந்தும்

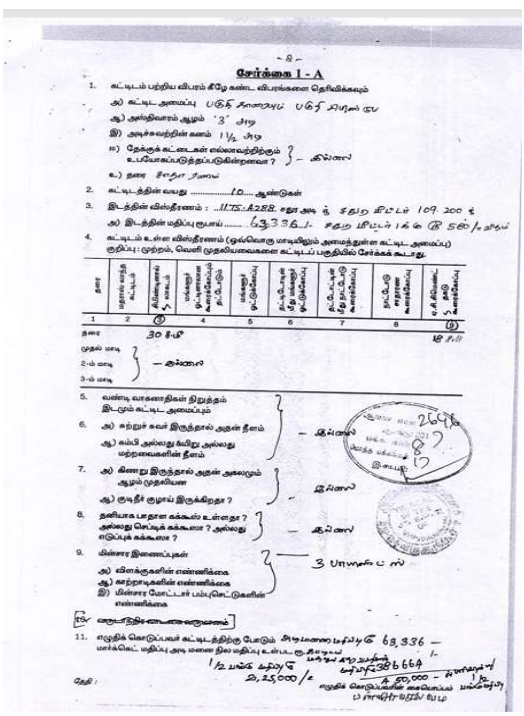
மேற்படி நான்கு மாலுக்குள் தென்வடல் கீழ்தலை 6.0 மீட்டர், தென்வடல் மேல்தலை 6.0 மீட்டர், கிழமேல் வடதலை 18.2 மீட்டர், கிழமேல் தென்தலை 18.2 மீட்டர் அளவுள்ள மொத்தம் 109.2 சதுர மீட்டர் பரப்பளவுள்ள காலியிடமும் அதில் கட்டப்பட்டுள்ள RCC மற்றும் ACC மனை வீடும், அதிலுள்ள மின் இணைப்பு வகையறா சமஸ்தமும்,

மேற்படி வீட்டின் கதவு எண் 3/67,

மேற்படி வீட்டின் மின் இணைப்பு எண் 07-229-005-630-ம் அதன் சகல உபகரணங்களும், டெபாசிட் தொகைகள் உள்படவும் சமஸ்தமும்,

மேற்படி சொத்து தற்போதைய சப்டிவிசன்படி புதிய நத்தம் பட்டா எண் 428-ல் கண்ட புதிய நத்தம் சர்வே எண் 14/19 ஆக பஞ்சவர்ணம் பெயரில் உள்ளது.

மேற்படி சொத்து விருதுநகர் பஞ்சாயத்து யூனியனைச் சேர்ந்த இனாம்காசிரெட்டியபட்டி கிராமப் பஞ்சாயத்து எல்லைக்குள்பட்டது.


சேர்க்கை 1 - A

1. கட்டிடம் பற்றிய விபரம் கீழே கண்ட விபரங்களை தெரிவிக்கவும்
   அ) கட்டிட அமைப்பு
   ஆ) அஸ்திவாரம் ஆழம் '3' அடி
   இ) அடிச்சுவற்றின் கனம் 1½ அடி
   ஈ) தேக்குக் கட்டைகள் எல்லாவற்றிற்கும் உபயோகப்படுத்தப்படுகின்றனவா ? – இல்லை
   உ) தரை
2. கட்டிடத்தின் வயது ......10.... ஆண்டுகள்
3. இடத்தின் விஸ்தீரணம் : ...1175.4288 சதுர அடி
   அ) இடத்தின் மதிப்பு ரூபாய் 63336/-
4. கட்டிடம் உள்ள விஸ்தீரணம் (ஒவ்வொரு மாடியிலும் அமைந்துள்ள கட்டிட அமைப்பு)
   குறிப்பு : முற்றம், வெளி முதலியவைகளை கட்டிடப் பகுதியில் சேர்க்கக் கூடாது.

1	2	3	4	5	6	7	8	9
தரை		30 ச.மீ						18 ச.மீ
முதல் மாடி	— இல்லை							
2-ம் மாடி								
3-ம் மாடி								

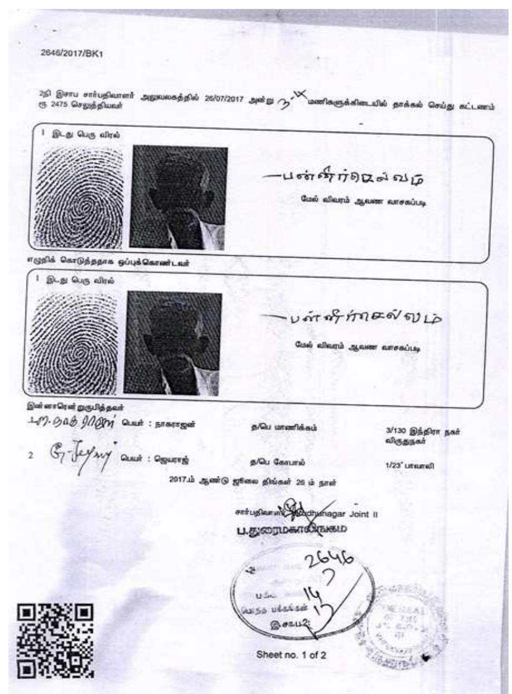
5. வண்டி வாகனாதிகள் நிறுத்தும் இடமும் கட்டிட அமைப்பும்
6. அ) சுற்றுச் சுவர் இருந்தால் அதன் நீளம்
   ஆ) கம்பி அல்லது கிளுவை அல்லது மற்றவைகளின் நீளம் — இல்லை
7. அ) கிணறு இருந்தால் அதன் அகலமும் ஆழமும் முதலியன
   ஆ) குடிநீர் குழாய் இருக்கிறதா ? — இல்லை
8. தனியாக பாதாள கக்கூஸ் உள்ளதா ? அல்லது செப்டிக் கக்கூஸா ? அல்லது எடுப்புக் கக்கூஸா ? — இல்லை
9. மின்சார இணைப்புகள் — 3
   அ) விளக்குகளின் எண்ணிக்கை
   ஆ) காற்றாடிகளின் எண்ணிக்கை
   இ) மின்சார மோட்டார் பம்புசெட்டுகளின் எண்ணிக்கை
11. எழுதிக் கொடுப்பவர் கட்டிடத்திற்கு போடும் மார்க்கெட் மதிப்பு அடி மனை நில மதிப்பு உள்பட ரூ. 63,336/-

2,25,000/-

4,50,000/-

தேதி :

எழுதிக் கொடுப்பவரின் கையொப்பம்


2646/2017/BK1

2நி இணை சார்பதிவாளர் அலுவலகத்தில் 26/07/2017 அன்று மணிகளுக்கிடையில் தாக்கல் செய்து கட்டணம் ரூ 2475 செலுத்தியவர்

1 இடது பெரு விரல்

பன்னீர்செல்வம்

மேல் விலாசம் ஆவண வாசகப்படி

எழுதிக் கொடுத்ததாக ஒப்புக்கொண்டவர்

1 இடது பெரு விரல்

பன்னீர்செல்வம்

மேல் விலாசம் ஆவண வாசகப்படி

இன்னாரென் றுருபித்தவர்

பெயர் : நாகராஜன் த/பெ மாணிக்கம் 3/130 இந்திரா நகர் விருதுநகர்

2 பெயர் : ஜெயராஜ் த/பெ கோபால் 1/23' பாவாலி

2017-ம் ஆண்டு ஜூலை திங்கள் 26 ம் நாள்

சார்பதிவாளர் Virudhunagar Joint II

ப.துரைமகாலிங்கம்

Sheet no. 1 of 2

VIGNESH MADHAVAN B.E., PGDQSV., FIIV, MIE.,

Professional & Chartered Engineer | Registered Valuer | Certified Arbitrator | Consultant

Registered Valuer, Department of Income Tax, Under Section 34AB of The Wealth Tax Act, 1957
Registered Valuer, Insolvency and Bankruptcy Board of India, Panel Valuer For Banks, Financial Institutions & Companies.

Keyplan showing the Location of the property

GMap showing the D.No.3/67, New Natham SF No.14/19, Old Natham SF No.14, Inam Kasi Reddiyapatti Village and Panchayat, Virudhunagar Panchayat Union, Virudhunagar Taluk & District.

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