

V.MURUGADAS & ASSOCIATES

V.MURUGADAS B.E., M.Sc., (Real Estate Valuation) MIE. FIV.
Valuer – Land & Building & Plant & Machinery

Ref No: 28/2025-2026

Date: 26.05.2025

To,
The Debenture Trustee.

VALUATION REPORT On Immovable Properties (In respect of flats)

Pursuant to the request from **Ms. The Debenture Trustee**, the property is located at T.S.No.15, Block No.03, Module No.38 & 40, Third Floor, Block No.I, SIDCO Electronic Complex, Thiru Vi-Ka Industrial Estate, Guindy, Adyar Village, Guindy Taluk, Alandur Town, Adyar SRO, Chennai District-600 032, which is said to be owned by **Ms. Power Finance Corporation Limited**, Rep by its General Manager, **Mr.Jayakumar**, S/o.Mr.Vaithiyananthan, and the said property have been inspected on **23.05.2025** for the purpose of assessing the present market value.

The following documents were produced before me for scrutiny.

1. Registered Sale Deed Document, No.194/2012, Dated 31.01.2012, to and in favour of **Ms.Power Finance Corporation Limited**, Rep by its General Manager, **Mr.Jayakumar**, S/o.Mr.Vaithiyananthan.
2. Property Tax Receipt No. 2024-25/N170/1653838, dated 17.12.2024 (Tax No. Property Tax New Bill Number:13-168-002353 / Property Tax Bill Number: 13-170-05758-000/09-140-0666-065). Module No.38.
3. Property Tax Receipt No. 2024-25/N170/1653896, dated 17.12.2024 (Tax No. Property Tax New Bill Number:13-168-006500/ Property Tax Bill Number: 13-170-09001-000). Module No.40.
4. TNEB Service Connection No.09-211-017-402, in the name of Ms.Power Finance Corporation Limited,

Based upon the actual observations and also the particulars provided to me, detailed valuation report has been prepared and furnished in the following Annexure I & II After giving careful consideration to the various important factors like the specification, present condition, age, future life, replacement cost, depreciation, potential for marketability, etc.,

I am of opinion that:

1	The Open market value of the property is	Rs.1,78,00,000/-
2	The Guide Line value of the property is	Rs.1,32,56,272/-
3	The Forced sale value of the property is	Rs.1,42,40,000/-
4	The Realizable sale value of the property is	Rs.1,60,20,000/-

It is declared that,

- 1) I have inspected the property on 23.05.2025.
- 2) I have no direct or indirect interest in the property valued.
- 3) Further the information and other details given above in the annexure are true to the best of my knowledge and belief.
- 4) Value varies with the purpose and date. This report is not to be referred if the purpose is different other than mentioned in the above purpose.

Station : Chennai-600 082

Date : 26.05.2025.

(V.Murugadas)

Govt. Regd. Valuer & Panel Valuer

12A, Amirthammal Colony, Agaram, Chennai – 600 082
Cell: 94449 23202, E-mail: vmurugadas@yahoo.com



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Appendix FORMAT OF VALUATION REPORT IN RESPECT OF FLATS

S.No.	Particulars	Content
I.	GENERAL	
1.	Name & address of the Valuer	V.MURUGADAS & ASSOCIATES V.MURUGADAS B.E., M.Sc., (Real Estate Valuation) MIE. FIV. Valuer – Land & Building & Plant & Machinery 12A, Amirthammal Colony, Agaram, Chennai – 600 082 Cell: 94449 23202, E-mail: vmurugadas@yahoo.com
2.	Purpose for which the valuation is made	
3.	a) Date of inspection	23.05.2025
	b) Date on which the valuation is made	26.05.2025
4.	List of documents produced for perusal	1. Registered Sale Deed Document, No.194/2012, Dated 31.01.2012, to and in favour of Ms.Power Finance Corporation Limited, Rep by its General Manager, Mr.Jayakumar, S/o.Mr.Vaithiyananthan. 2. Property Tax Receipt No. 2024-25/N170/1653838, dated 17.12.2024 (Tax No. Property Tax New Bill Number:13-168-002353 / Property Tax Bill Number: 13-170-05758-000/09-140-0666-065). Module No.38. 3. Property Tax Receipt No. 2024-25/N170/1653896, dated 17.12.2024 (Tax No. Property Tax New Bill Number:13-168-006500/ Property Tax Bill Number: 13-170-09001-000). Module No.40. 4. TNEB Service Connection No.09-211-017-402, in the name of Ms.Power Finance Corporation Limited,
5.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	Ms. Power Finance Corporation Limited, Rep by its General Manager, Mr.Jayakumar, S/o.Mr.Vaithiyananthan,
6.	Brief description of the property	T.S.No.15, Block No.03, Module No.38 & 40, Third Floor, Block No.I, SIDCO Electronic Complex, Thiru Vi-Ka Industrial Estate, Guindy, Adyar Village, Guindy Taluk, Alandur Town, Adyar SRO, Chennai District-600 032,
7.	Location of property	
	a) Plot No. / Survey No.	-- / T.S.No.15
	b) Door No.	Module No.38 & 40
	c) T. S. No. / Village	Adyar Village
	d) Ward / Taluka	Guindy Taluk
	e) Mandal / District	Chennai District
	f) Date of issue and validity of layout of approved map / plan	Details not furnished (Building Constructed by TNSIDCO)
	g) Approved map / plan issuing authority	Not known
	h) Whether genuineness or authenticity of approved map / plan is verified	Not verified
	i) Any other comments on authentic of approved plan	Nil
8.	Postal address of the property	Module No.38 & 40, Third Floor, Block No.I, SIDCO Electronic Complex, Thiru Vi-Ka Industrial Estate, Guindy, Adyar Village, Guindy Taluk, Alandur Town, Adyar SRO, Chennai District-600 032,
9.	City / Town	City



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	Residential Area	No	
	Commercial Area	Commercial Area	
	Industrial Area	Industrial Area	
10.	Classification of the area		
	i) High / Middle / Poor	Middle	
	ii) Urban / Semi Urban / Rural	Urban	
11.	Coming under Corporation limit / Village Panchayat / Municipality	GCC & CMDA	
12.	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	No	
13.	Boundaries of the property	As per sale deed	As Per Actual
	North	Open to Sky	Open to Sky
	South	Corridor	Corridor
	East	Open to Sky	Open to Sky
	West	Open to Sky	Open to Sky
14.	Dimensions of the site/flat	As per sale deed	As Per Actual
	North	Not mentioned	Refer building plan
	South		
	East		
	West		
15.	Extent of the site	1,409.30 Sq. ft (UDS) out of 28,186.00 Sq. ft	
15.1	Latitude, Longitude & Co-ordinates of flat	13°01'03.1"N 80°12'43.6"E 13.017528, 80.212111	
16.	Extent of the site considered for valuation	1,409.30 Sq. ft (UDS) out of 28,186.00 Sq. ft	
17.	Whether occupied by the owner / tenant? If Occupied by tenant, since how long?	Owner Occupied	
II.	APARTMENT BUILDING		
1.	Name of the Apartment	Commercial	
2.	Description of the locality Residential / Commercial / Mixed	GLV- Industrial Special Type - II Master Plan – Institutional	
3.	Year of Construction	2012 (As per customer given document)	
4.	Number of Floors	Ground Floor + First Floor + Second Floor + Third Floor	
5.	Type of Structure	RCC Framed Structure	
6.	Number of Dwelling units in the building	Ground Floor = 10 Units First Floor = 10 Units Second Floor = 10 Units Third Floor = 10 Units 40 Units	
7.	Quality of Construction	Good	
8.	Appearance of the Building	Good	
9.	Maintenance of the Building	Good	
10.	Facilities Available		
11.	Lift	Available	
	Protected Water Supply	Available	
	Underground Sewerage	Available	
	Car Parking - Open/ Covered	Not Available	
	Is Compound wall existing?	Available	
	Is pavement laid around the Building	Available	



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II	FLAT	
1	The floor on which the flat is situated	3 rd Floor
2	Door No. of the flat	Module No.38 & 40
3	Specifications of the flat	
	Roof	RCC Framed Structure
	Flooring	Tile Flooring
	Doors	Country Wood Doors
	Windows	Country wood with Glazed shutters
	Fittings	Standard
	Finishing	Standard
4	House Tax	
	Assessment No.	New Assessment number - 13-168-002353/ Old assessment No.13-170-05758-000/09-140-0666-065
	Tax paid in the name of	Ms. Power Finance Corporation Limited
	Tax amount	Rs -8885/-
5	Electricity Service Connection no.	09-211-017-402
	Meter Card is in the name of	Ms. Power Finance Corporation Limited
6	How is the maintenance of the flat?	Normal
7	Sale Deed executed in the name of	Details not furnished
8	What is the undivided area of land as per Sale Deed?	1,409.30 Sq. ft (UDS) out of 28,186.00 Sq. ft
9	What is the plinth area of the flat?	1,545.00 Sq. ft
10	What is the floor space index (app.)	1,545.00 / 1,409.30 = 1.10
11	What is the Carpet Area of the flat?	1322.00 Sq. ft
12	Is it Posh / I class / Medium / Ordinary?	Medium
13	Is it being used for Residential or Commercial purpose?	Commercial purpose
14	Is it Owner-occupied or let out?	Owner Occupied
15	If rented, what is the monthly rent?	NA
IV	MARKETABILITY	
1	How is the marketability?	Good
2	What are the factors favoring for an extra Potential Value?	Nil
3	Any negative factors are observed which affect the market value in general?	Nil
V	Rate	
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	Rs.11,000/Sq. ft to Rs.12,000/Sq. ft for built up area



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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 of the factors with the flat under comparison (give details)	Rs.11,100.00/Sq. ft
3	Break - up for the rate	
	i) Building + Services	= Rs.2,500.00/Sq. ft
	Depreciation Value (13/60 x 0.9 = 0.195)	= 0.195 x Rs.2,500.00 /Sq. ft = Rs.487.50 /Sq. ft = Rs.2,500.00 /Sq. ft - Rs.487.50 /Sq. ft = Rs.2,012.50 /Sq. ft
	ii) Land + Others	= Rs.10,000.00 /Sq. ft / 1.10 = Rs.9,090.90 / Sq. ft
	iii) Composite rate	= Rs.9,090.90 / Sq. ft + Rs.2,012.50 /Sq. ft = Rs.11,103.40 /Sq. ft Say Rs.11,100.00 /Sq. ft
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	Rs.7,200.00 /Sq. ft 1,409.30 x Rs.7,200.00 /Sq. ft = Rs.1,01,46,960.00 1,545.00 x Rs.2,012.50 /Sq. ft = Rs. 31,09,312.50 Rs.1,32,56,272.50
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a.	Depreciated building rate	Rs.2,012.50 /Sq. ft
	Replacement cost of flat with Services(v (3)i)	Rs.2,500.00/Sq. ft
	Age of the building	13 Years Old
	Life of the building estimated	60 Years (Proper Maintenance)
	Depreciation percentage assuming the salvage value as 10% (13/60 x 0.9 = 0.45)	19.5 %
	Depreciated Ratio of the building	(13/60 x 0.9 = 0.195)
b.	Total composite rate arrived for valuation	
	Depreciated building rate VI (a)	Rs.2,012.50 /Sq. ft
	Rate for Land & other V (3)ii	Rs.9,090.90 / Sq. ft
	Total Composite Rate	= Rs.9,090.90 / Sq. ft + Rs.2,012.50 /Sq. ft = Rs.11,103.40 /Sq. ft Say Rs.11,100.00 /Sq. ft

Details of Valuation:

S. No	Description	Qty	Rate per unit Rs.	Estimated value Rs.
1.	Present value of the flat	1,545.00	Rs.11,100.00 / Sq. ft	Rs.1,71,49,500.00
2.	Share of common amenities, if any Water Supply & Drainage Arrangement			Included
3.	Covered Car Parking	-		Rs.5,00,000/-
4	Interiors			Rs.1,50,000/-
	Total			Rs.1,77,99,500/- Say Rs.1,78,00,000/-



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(Valuation: Here, the approved valuer should discuss in details his approach to valuation of property and indicate how the value has been arrived at, supported by necessary calculation. Also, such aspects as impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-coast / tidal level must be incorporated) and their effect on

- i) Salability - Normal
- ii) Likely rental value in future and - Yes
- iii) Any likely income it may generate may be discussed - No

As a result of my appraisal and analysis, it is my considered opinion that the present market value of the above property in prevailing condition with aforesaid specifications is
Rs.1,78,00,000/- (Rupees One Crore and Seventy Eight Lakhs Only).

(Prevailing market rate along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas. The reference should be of properties/plots of similar size/area and same use as the land being valued).

The other details are as under: Nil

Date of purchase of immovable property : Refer Legal

Purchase Price of immovable property : Refer Legal

Present Market value of the property is: **Rs.1,78,00,000/-** (Rupees One Crore and Seventy Eight Lakhs Only).

Realizable Value of immovable property: **Rs. 1,60,20,000/-** (Rupees One Crore Sixty Lakhs and Twenty Thousand Only).

Distress Sale Value of immovable property: **Rs. 1,42,40,000/-** (Rupees One Crore Forty Two Lakhs and Forty Thousand Only).

Guideline Value (value as per Circle Rates), if applicable, in the area where Immovable property is situated
Rs.1,32,56,272.50 (Rupees One Crore Thirty Two Lakhs Fifty Six Thousand Two Hundred and Seventy Two and Fifty Paise Only)



(V.Murugadas)

Govt. Regd. Valuer & Panel Valuer

Station : Chennai-600 082

Date : 26.05.2025.

Enclosures:

- Guideline Value
- EC
- FMB
- Master Plan
- Google Map
- Photograph



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Guideline Value:

Guideline Search

Search Criteria :

Zone: CHENNAI Sub Registrar Office: ADAYAR
Guideline Village: ADAYAR
Revenue District:
Street/Survey Number: T

List All Street

7 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	THANDAYUDAPANI NAGAR	9400/ Square Feet	101185/ Square Metre	Residential Special Type - II	01-Jul-2024	-
2	THIRUVALLUVAR NAGAR 1ST STREET	6100/ Square Feet	65665/ Square Metre	Residential Class II Type - I	01-Jul-2024	-
3	THIRUVALLUVAR NAGAR 2ND STREET	6100/ Square Feet	65665/ Square Metre	Residential Class II Type - I	01-Jul-2024	-
4	THIRUVALLUVAR NAGAR 3RD STREET	6100/ Square Feet	65665/ Square Metre	Residential Class II Type - I	01-Jul-2024	-
5	THIRUVALLUVAR NAGAR 4TH STREET	6100/ Square Feet	65665/ Square Metre	Residential Class II Type - I	01-Jul-2024	-
6	THIRU.VI.KA. INDUSTRIAL ESTATE	7200/ Square Feet	77505/ Square Metre	Industries Special Type - I	01-Jul-2024	-
7	THULUKKANATHAMMAN KOVIL STREET	6600/ Square Feet	71045/ Square Metre	Residential Class I Type - I	01-Jul-2024	-

Back



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EC:

GOVERNMENT OF TAMILNADU REGISTRATION DEPARTMENT தமிழ்நாடு அரசு பதிவுத்துறை				
Certificate of Encumbrance on Property சொத்து தொடர்பான வில்லங்கச் சான்று				
S.R.O /சா.ப.அ. Adyar		Date / நாள்: 22-May-2025		
Village /கிராமம்: Adyar		Survey Details /சர்வே விவரம்: 15		
Search Period /தேடுதல் காலம்: 01-Jan-2012 - 21-May-2025				
194/2012	31-Jan-2012 01-Feb-2012 01-Feb-2012	Conveyance Metro/UA	1. M/s தமிழ்நாடு ஸ்மால் இண்டஸ்ட்ரிஸ் டெவலப்மெண்ட் கார்போரேஷன் லிட்.	1. M/s பவர் பைனான்ஸ் கார்போரேஷன் லிட்.
Consideration Value/கைமாற்றுத் தொகை:		Market Value/சந்தை மதிப்பு:		PR Number/முந்தைய ஆவண எண்:
ரூ. 1,27,80,000/-		ரூ. 1,27,80,000/-		.
Document Remarks/ ஆவணக் குறிப்புகள் :				
Schedule 1 Details:				
Property Type/சொத்தின் வகைப்பாடு: LAND WITH BUILDING		Property Extent/சொத்தின் விஸ்தீர்ணம்: 2/40 பிரிபடாத பாகம்		
Village & Street/கிராமம் மற்றும் தெரு: Adyar, Thiru Vi Ka Industrial Estate		Survey No./புல எண் : 15		
Block No./பிளாக் எண்: 3		Flat No./அடுக்குமாடிக் குடியிருப்பு எண்: Block No.1		
எல்லை விபரங்கள்:		Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: 2/40 பிரிபடாத பாகம்		
வடக்கில்- Open to sky, தெற்கில்- Corridor, கிழக்கில்- Open to sky, மேற்கில்- Open to sky		28186 சதுரடியில், Super built up area 1545 sqft, made up of 1026 sqft in Module No.38, and 519 sqft in Module No.40, 3rd floor,		



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207/2012	03-Feb-2012	Mortgage without	1. பவர் பைனான்ஸ் கார்பொரேஷன் லிட்.	1. PNB INVESTMENT SERVICES LTD
	03-Feb-2012	possession If it		
	03-Feb-2012	exceeds Rs.1000		
Consideration Value/கைமாற்றுத் தொகை:		Market Value/சந்தை மதிப்பு:		PR Number/முந்தைய ஆவண எண்:
ரூ. 2,00,00,000/-		ரூ. 2,00,00,000/-		194/2012
Document Remarks/ ஆவணக் குறிப்புகள் :				
Schedule 1 Details:			Property Extent/சொத்தின் விஸ்தீர்ணம்: 2/40 பிரிபடாத பாகம்	
Property Type/சொத்தின் வகைப்பாடு: LAND WITH BUILDING			28186 சதுரடியில்	
Village & Street/கிராமம் மற்றும் தெரு: Adyar, Thiru Vi Ka Industrial Estate			Survey No./புல எண் : 15	
Block No./பிளாக் எண்: 3			Plot No./மனை எண் : M.No.38, 40	
எல்லை விபரங்கள்:			Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: 2/40 பிரிபடாத பாகம்	
வடக்கில்- Open to sky, தெற்கில்- Corridor, கிழக்கில்- Open to sky, மேற்கில்- Open to sky			28186 சதுரடியில், Super built up area 1545 sqft. made up of 1026 sqft in Module No.38 and 519 sqft in Module No.40, 3rd floor.	
276/2012	10-Feb-2012	Mortgage without	1. பவர் பைனான்ஸ் கார்பொரேஷன் லிட்.	1. GDA TRUSTEE & CONSULTANCY LTD
	10-Feb-2012	possession If it		
	10-Feb-2012	exceeds Rs.1000		
Consideration Value/கைமாற்றுத் தொகை:		Market Value/சந்தை மதிப்பு:		PR Number/முந்தைய ஆவண எண்:
ரூ. 4,03,30,00,000/-		ரூ. 4,03,30,00,000/-		194/2012
Document Remarks/ ஆவணக் குறிப்புகள் :				
Schedule 1 Details:			Property Extent/சொத்தின் விஸ்தீர்ணம்: 2/40 பிரிபடாத பாகம்	
Property Type/சொத்தின் வகைப்பாடு: LAND WITH BUILDING			28186 சதுரடியில்	
Village & Street/கிராமம் மற்றும் தெரு: Adyar, Thiru Vi Ka Industrial Estate			Survey No./புல எண் : 15	
Block No./பிளாக் எண்: 3			Plot No./மனை எண் : M.No.38, 40	
எல்லை விபரங்கள்:			Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: 2/40 பிரிபடாத பாகம்	
வடக்கில்- Open to sky, தெற்கில்- Corridor, கிழக்கில்- Open to sky, மேற்கில்- Open to sky			28186 சதுரடியில், Super built up area 1545 sqft. made up of 1026 sqft in Module No.38 and 519 sqft in Module No.40, 3rd floor.	



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299/2012	14-Feb-2012	Mortgage without possession If it	1. பவர் பைனான்ஸ் கார்போரேஷன் லிட்.	1. PNB INVESTMENTS PRIVATE LTD.
3				
14-Feb-2012		exceeds Rs.1000		
Consideration Value/கைமாற்றுத் தொகை:		Market Value/சந்தை மதிப்பு:		PR Number/முந்தைய ஆவண எண்:
ரூ. 4,03,22,00,000/-		ரூ. 4,03,22,00,000/-		194/2012
Document Remarks/ ஆவணக் குறிப்புகள் :				
Schedule 1 Details:		Property Extent/சொத்தின் விஸ்தீரணம்: 2/40 பிரிபடாத பாகம்		
Property Type/சொத்தின் வகைப்பாடு: LAND WITH BUILDING		28186 சதுரயில்		
Village & Street/கிராமம் மற்றும் தெரு: Adyar, Thiru Vi Ka Industrial Estate		Survey No./புல எண் : 15		
Block No./பிளாக் எண்: 3		Plot No./மனை எண் : M.No.38, 40		
எல்லை விபரங்கள்:		Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: 2/40 பிரிபடாத பாகம்		
வடக்கில்- Open to sky, தெற்கில்- Corridor, கிழக்கில்- Open to sky, மேற்கில்- Open to sky		28186 சதுரடியில், Super built up area 1545 sqft. made up of 1026 sqft in Module No.38, and 519 sqft in Module No.40, 3rd floor.		
300/2012	14-Feb-2012	Mortgage without possession If it	1. பவர் பைனான்ஸ் கார்போரேஷன் லிட்.	1. PNB INVESTMENTS PRIVATE LTD.
14-Feb-2012		exceeds Rs.1000		
Consideration Value/கைமாற்றுத் தொகை:		Market Value/சந்தை மதிப்பு:		PR Number/முந்தைய ஆவண எண்:
ரூ. 5,43,65,00,000/-		ரூ. 5,43,65,00,000/-		194/2012
Document Remarks/ ஆவணக் குறிப்புகள் :				
Schedule 1 Details:		Property Extent/சொத்தின் விஸ்தீரணம்: 2/40 பிரிபடாத பாகம்		
Property Type/சொத்தின் வகைப்பாடு: LAND WITH BUILDING		28186 சதுரயில்		
Village & Street/கிராமம் மற்றும் தெரு: Adyar, Thiru Vi Ka Industrial Estate		Survey No./புல எண் : 15		
Block No./பிளாக் எண்: 3		Plot No./மனை எண் : M.No.38, 40		
எல்லை விபரங்கள்:		Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: 2/40 பிரிபடாத பாகம்		
வடக்கில்- Open to sky, தெற்கில்- Corridor, கிழக்கில்- Open to sky, மேற்கில்- Open to sky		28186 சதுரடியில், Super built up area 1545 sqft. made up of 1026 sqft in Module No.38, and 519 sqft in Module No.40, 3rd floor.		
1333/2012	20-Jun-2012	Mortgage without possession for every Rs.100 or part thereof upto Rs.1	1. பவர் பைனான்ஸ் கார்ப்போரேஷன் லிமிடெட்	1. PNB இன்வெஸ்ட்மென்ட் சர்வீஸ் லிமிடெட்
20-Jun-2012				
20-Jun-2012				
Consideration Value/கைமாற்றுத் தொகை:		Market Value/சந்தை மதிப்பு:		PR Number/முந்தைய ஆவண எண்:
ரூ. 50,00,00,000/-		ரூ. 50,00,00,000/-		194/2012
Document Remarks/ ஆவணக் குறிப்புகள் : ரூ 50, 00, 00, 000/-, வட்டி ரூ.15% p.a.				
Schedule A Details:		Property Extent/சொத்தின் விஸ்தீரணம்: 2/40 UDS in 28186 சதுரடி		
Property Type/சொத்தின் வகைப்பாடு: LAND WITH BUILDING				
Village & Street/கிராமம் மற்றும் தெரு: Adyar, Thiru Vi Ka Indl Estate		Survey No./புல எண் : 15		
Old Door No./பழைய கதவு எண்: -		Plot No./மனை எண் : -		
Block No./பிளாக் எண்: 3		Flat No./அடுக்குமாடிக் குடியிருப்பு எண்: 3வது தளம்		
எல்லை விபரங்கள்:		Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: நான்கு எல்லைகள் காணப்படவில்லை) built up area 1545 sqft. made up of 1026 sqft. மற்றும் 2/40 பிரிபடாத பாகம் மனை விஸ்தீரணம் 28186 சதுரடி		

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18/2013	03-Jan-2013 03-Jan-2013 03-Jan-2013	Debenture 10	1. Mrs பவர் பைனான்ஸ் கார்போரேஷன் லிமி	1. IL & FS Trust Company Limited
Consideration Value/கைமாற்றுத் தொகை:		Market Value/சந்தை மதிப்பு:		PR Number/முந்தைய ஆவண எண்:
ரூ. 7,25,00,00,000/-		ரூ. 7,25,00,00,000/-		
Document Remarks/ ஆவணக் குறிப்புகள் :		Debenture Trust Deed		
Schedule A Details:				
Property Type/சொத்தின் வகைப்பாடு: LAND WITH BUILDING		Property Extent/சொத்தின் விஸ்தீர்ணம்: 2/40 (1410 சதுரடி) UDS		
Village & Street/கிராமம் மற்றும் தெரு: Adyar, Thiru Vi Ka Industrial Estate		Survey No./புல எண் : 15		
Block No./பிளாக் எண்: 3		Flat No./அடுக்குமாடிக் குடியிருப்பு எண்: Block No.1		
எல்லை விபரங்கள்:		Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: 2/40 (1410 சதுரடி)		
வடக்கில் Open to sky, தெற்கில் Corridor, கிழக்கில் Open to sky, மேற்கில் Open to sky		பிரிபடாத பாகம், Super built up area 1545 sqft, made up of 1026 sqft in Module No.38, and 519 sqft in Module No.40 3rd floor.		
391/2013	15-Feb-2013 15-Feb-2013 15-Feb-2013	Debenture 10	1. Mrs பவர் பைனான்ஸ் கார்போரேஷன் லிமி	1. GDA Trusteeship Ltd
Consideration Value/கைமாற்றுத் தொகை:		Market Value/சந்தை மதிப்பு:		PR Number/முந்தைய ஆவண எண்:
ரூ. 2,80,00,00,000/-		ரூ. 2,80,00,00,000/-		
Document Remarks/ ஆவணக் குறிப்புகள் :		Debenture Trust Deed		
Schedule A Details:				
Property Type/சொத்தின் வகைப்பாடு: LAND WITH BUILDING		Property Extent/சொத்தின் விஸ்தீர்ணம்: 2/40 (1410 சதுரடி) UDS		
Village & Street/கிராமம் மற்றும் தெரு: Adyar, Thiru Vi Ka Industrial Estate		Survey No./புல எண் : 15		
Block No./பிளாக் எண்: 3		Flat No./அடுக்குமாடிக் குடியிருப்பு எண்: Block No.1		
எல்லை விபரங்கள்:		Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: 2/40 (1410 சதுரடி)		
வடக்கில் Open to sky, தெற்கில் Corridor, கிழக்கில் Open to sky, மேற்கில் Open to sky		பிரிபடாத பாகம், Super built up area 1545 sqft, made up of 1026 sqft in Module No.38, and 519 sqft in Module No.40 3rd floor.		
392/2013	15-Feb-2013 15-Feb-2013 15-Feb-2013	Debenture 10	1. Mrs பவர் பைனான்ஸ் கார்போரேஷன் லிமி	1. GDA Trusteeship Ltd
Consideration Value/கைமாற்றுத் தொகை:		Market Value/சந்தை மதிப்பு:		PR Number/முந்தைய ஆவண எண்:
ரூ. 1,30,00,00,000/-		ரூ. 1,30,00,00,000/-		
Document Remarks/ ஆவணக் குறிப்புகள் :		Debenture Trust Deed		
Schedule A Details:				
Property Type/சொத்தின் வகைப்பாடு: LAND WITH BUILDING		Property Extent/சொத்தின் விஸ்தீர்ணம்: 2/40 (1410 சதுரடி) UDS		
Village & Street/கிராமம் மற்றும் தெரு: Adyar, Thiru Vi Ka Industrial Estate		Survey No./புல எண் : 15		
Block No./பிளாக் எண்: 3		Flat No./அடுக்குமாடிக் குடியிருப்பு எண்: Block No.1		
எல்லை விபரங்கள்:		Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: 2/40 (1410 சதுரடி)		
வடக்கில் Open to sky, தெற்கில் Corridor, கிழக்கில் Open to sky, மேற்கில் Open to sky		பிரிபடாத பாகம், Super built up area 1545 sqft, made up of 1026 sqft in Module No.38, and 519 sqft in Module No.40 3rd floor.		



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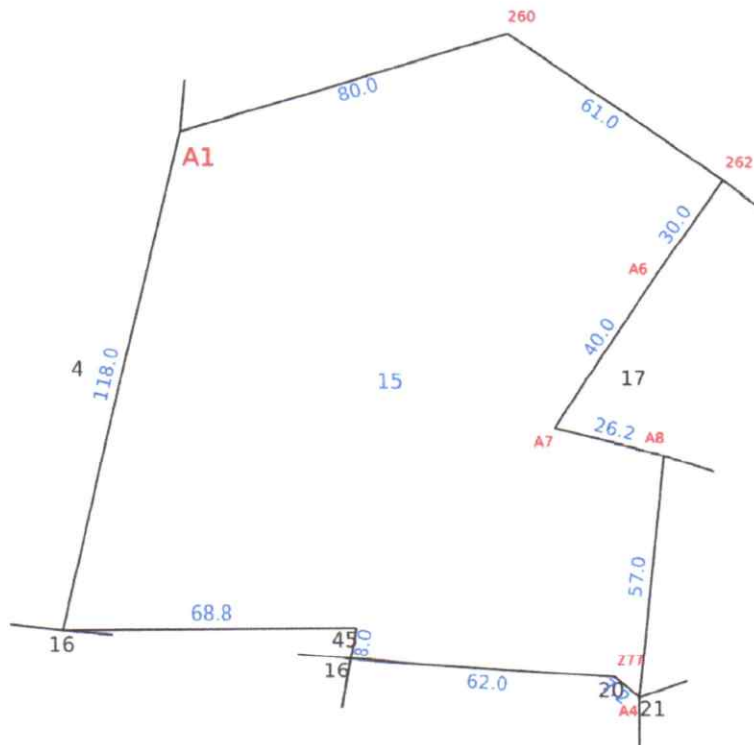
FMB:

District : Chennai
Taluk : Guindy
Town : Alandur(U)
Ward : -



Block : 3
Area : Hect 01 Ares 61 Sqm 01
T.S. No : 15
Scale : 1 : 1391 mm

TSLR Sketch



Date of Issue: 22-05-2025 18:09:00

Survey and Settlement Department, Government of TamilNadu

Approved By Tahsildar
taguindy

Date of Approved : 06-10-2023

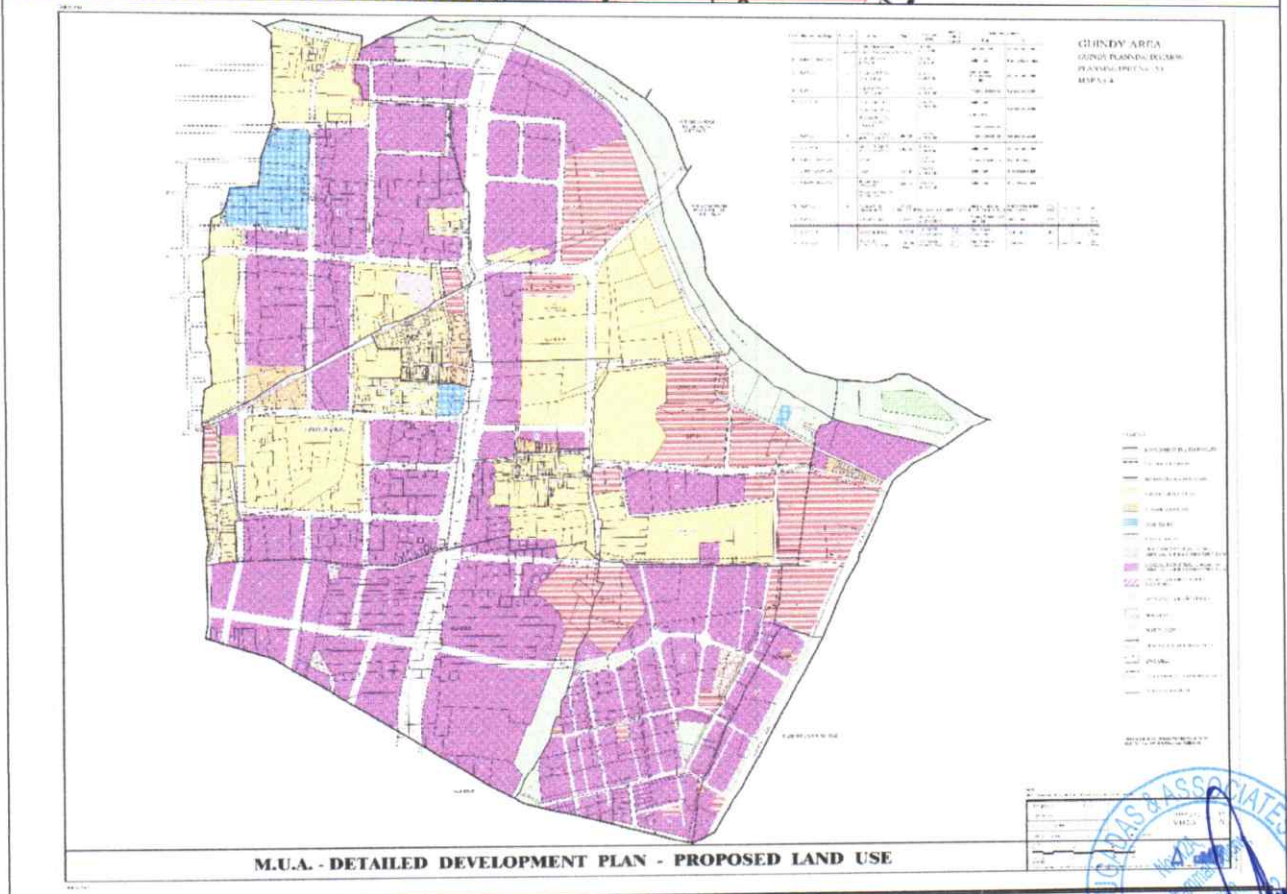
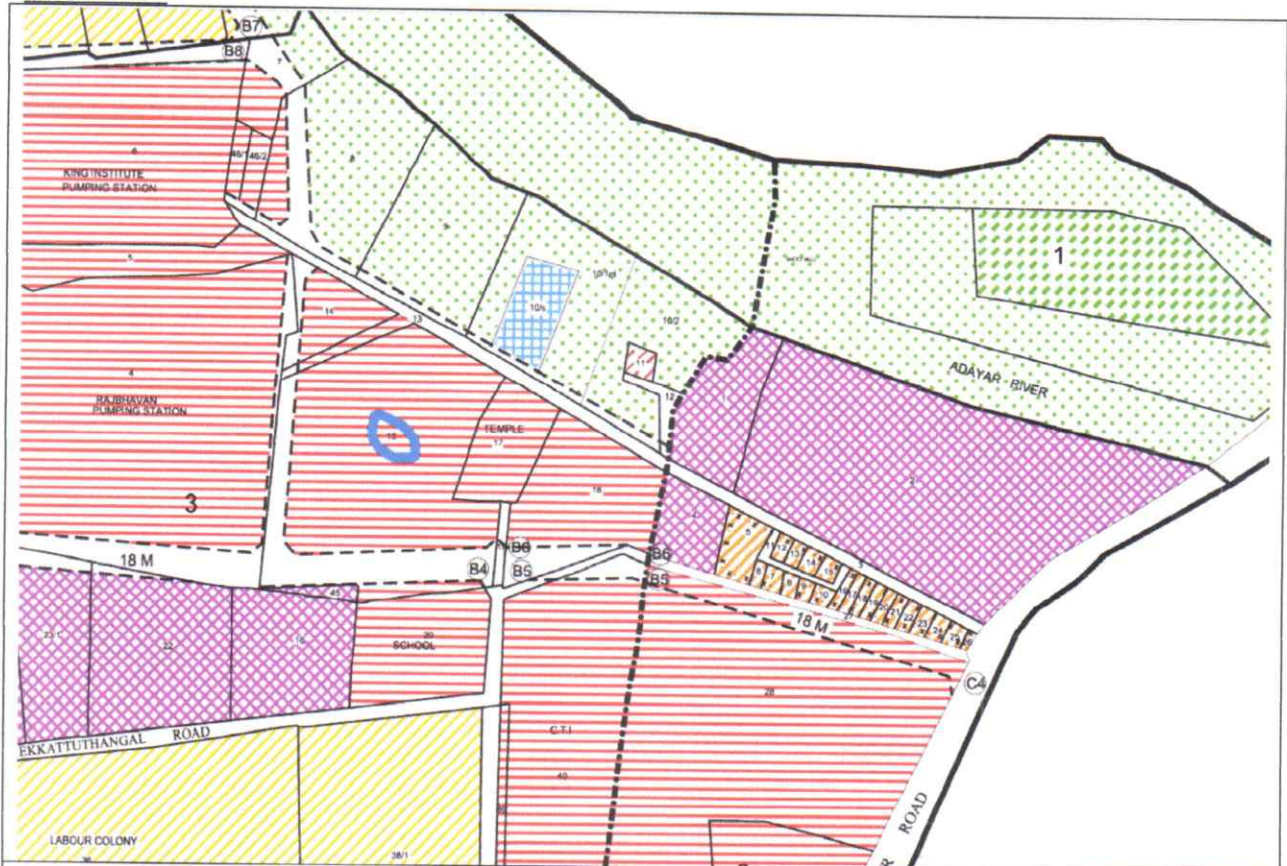
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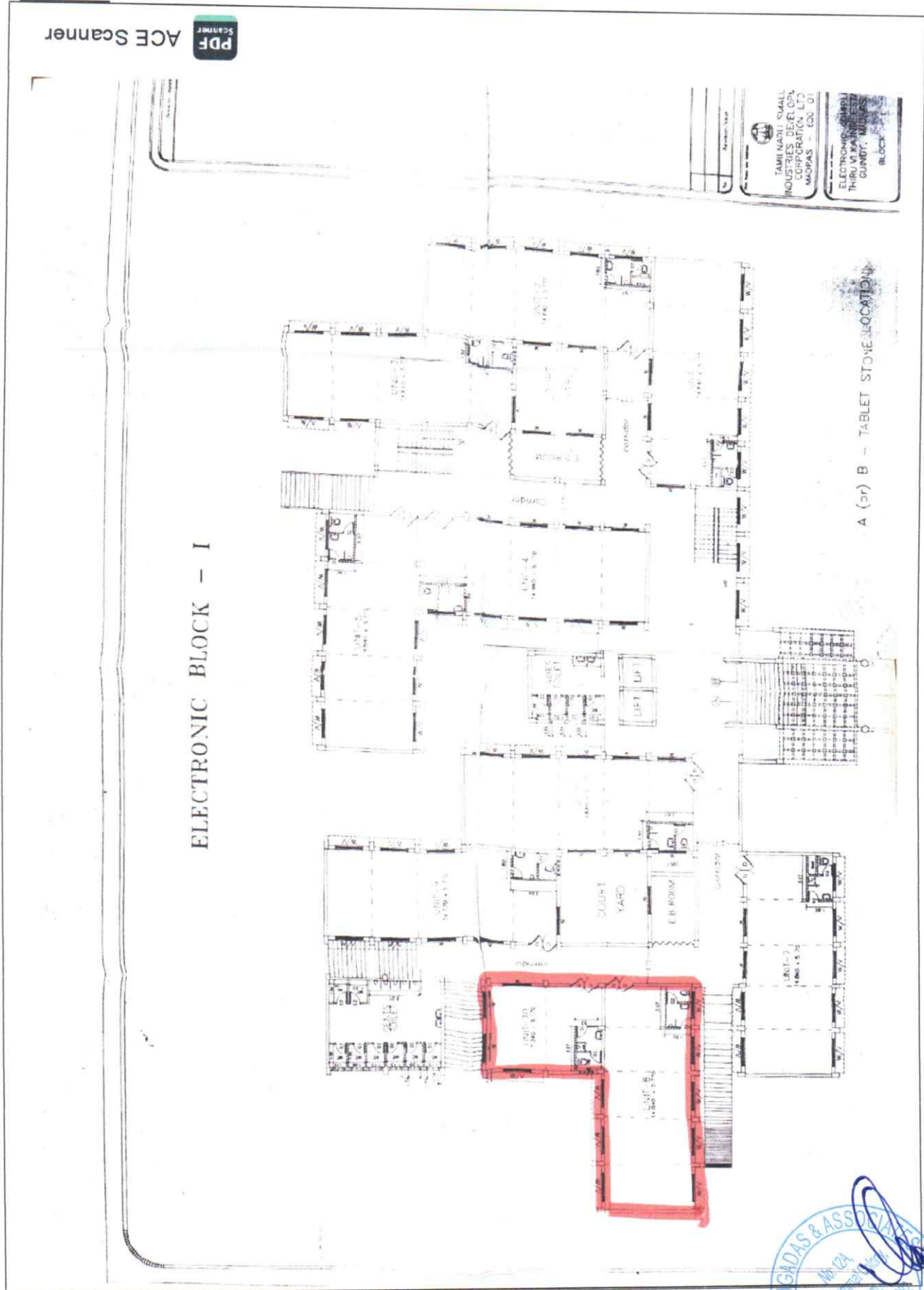
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Master Plan:



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PDF
Scanner
ACE Scanner

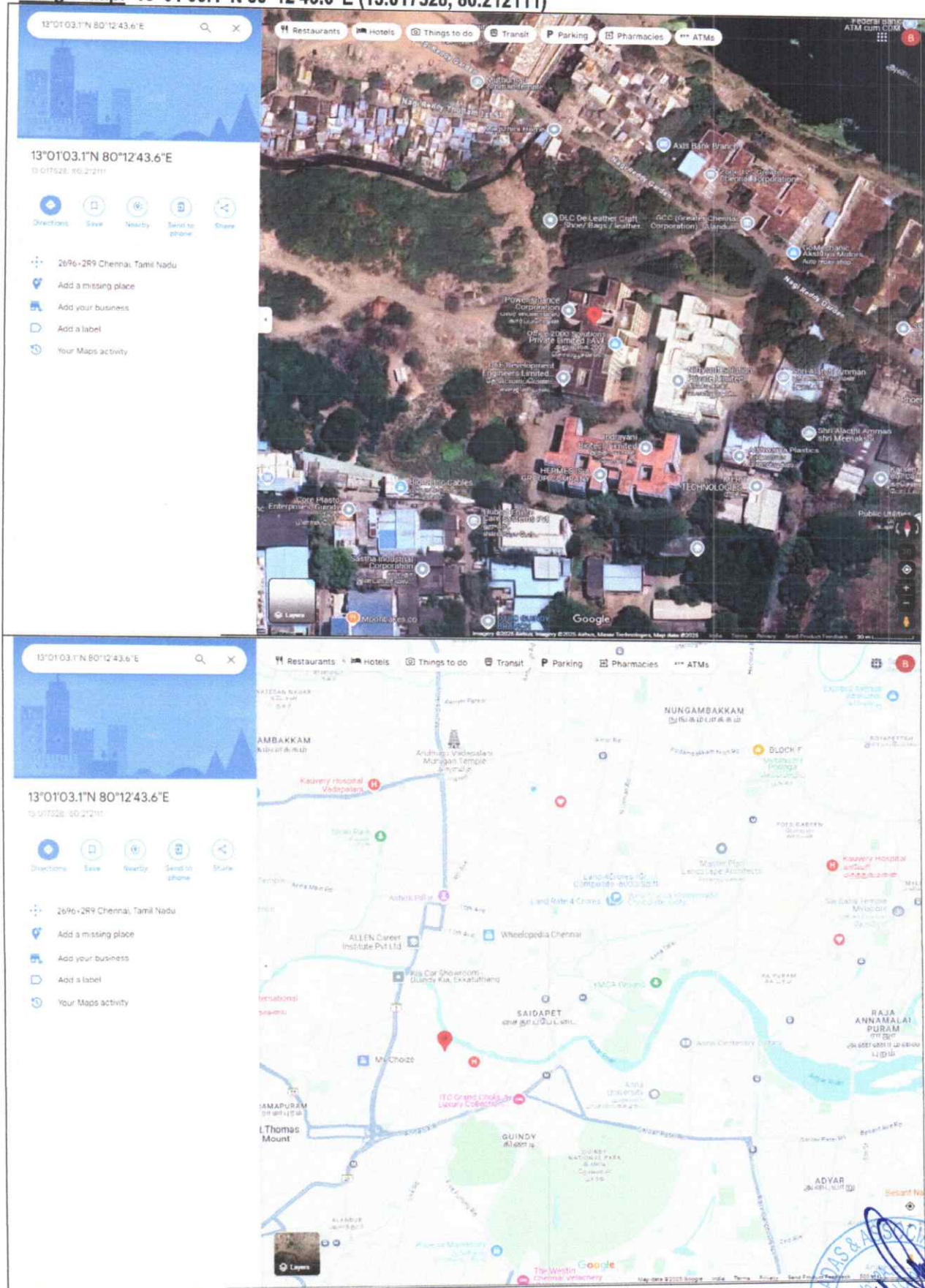


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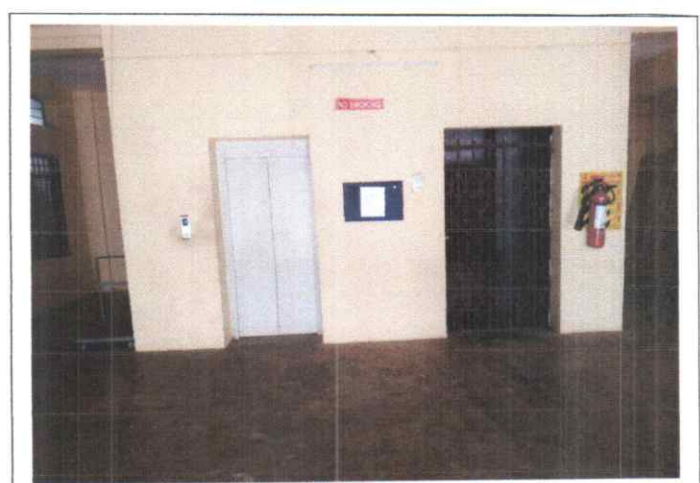
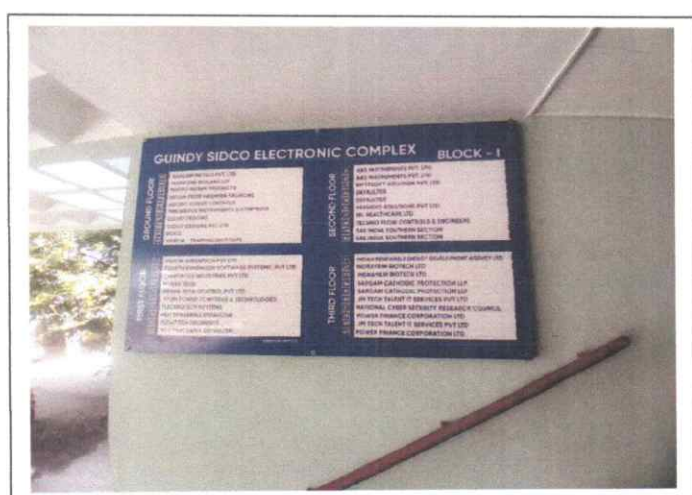
Google Map: 13°01'03.1"N 80°12'43.6"E (13.017528, 80.212111)



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16

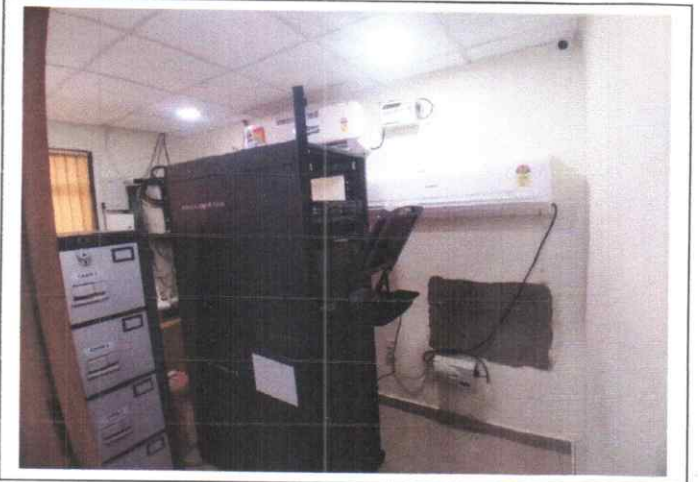


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Photos:



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Photos:

