

Er. K.A.MANIKANDAN

B.E., PG. Dip. in Val., M.Sc. Val., FIV., MIE.,

CHARTERED ENGINEER & REGISTERED VALUER

ERODE DISTRICT PANEL ENGINEER

Off : 0424 4020368 Er. : 94432 95651

Request From : The Honorable High Court, Chennai.

Document Owner : 1. Mr. R. Ravi S/O Mr. Rajaram,
2. Mr. V. Kannan S/O Mr. N. Velu,
3. Mr. R. Natesh Babu
S/O Mr. C. S. Rathinam Pillai,
4. Mr. R. M. Arun
S/O Mr. D. R. Manoharan.

Company : NEO Max Property Private Limited

Property : Galaxy Avenue, Resurvey No. 108/3B
Kampuliyampatti Village,
Perundurai Taluk,
Erode District - 638056.

Purpose of Valuation : To assess present market value

Date : 30 .07.2025

Fair Market Value : Rs. 10,69,00,000.00

Force Sale Value : Rs. 7,50,00,000.00

Guide Line value : Rs 3,78,65,000.00

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B.E., P.G.Dip. in Valuation, M.Sc.Valuation, F.I.V., M.I.E.,

— Registered Valuer, Chartered Engineer —
97/116, Penna Tower, Near Oxford Hotel,
ERODE - 638 003

Phone : (O) 0424 - 4020368
Mobile : 94432 95651
Email : kamanikandanvaluer@gmail.com

Registered Valuer
No. 5/2002-2003/CBE
Under Wealth Tax Act

No IBBI/RV/02/2018/10111
Under Companies Act

Approved Valuer
No.F6597

Chartered Engineer
No. M122180-3

Erode District Panel
Engineer Class - IA

Panel Valuer for :
Union Bank of India
State Bank of India
Canara Bank
Bank of India
Dhanlaxmi Bank
Karnataka Bank
Karur Vysya Bank
DBS
IDBI Bank
Axis Bank
HUDCO
HDFC Bank
DCB
TIIC
EDCCB
BPCL
UCO Bank
PNB
IOCL
BOB
FEDERAL Bank
and a Nationalised Bank

V - 297/Court

30.07.2025

VALUATION REPORT ON IMMOVABLE PROPERTIES

Pursuant to the request from **The Honorable Judge, High Court**, the Unsold Vacant sites in Galaxy Avenue at Resurvey No. 108/3B, Kampuliyampatt Village, Perundurai Taluk, Erode District - 638056., which is said to be owned by 1. Mr. R. Ravi S/O Mr. Rajaram, 2. Mr. V. Kannan S/O Mr. N. Velu, 3. Mr. R. Natesh Babu S/O Mr. C. S. Rathinam Pillai, 4. Mr. R. M. Arun S/O Mr. D. R. Manoharan was inspected on **17.07.2025 & 18.07.2025** for the purpose of assessing the present market value.

The property is a 187 Nos of Unsold **Vacant sites** in a land of total area **10.695 Acre**

Valuation is done by **recent sale method**

1. The Xerox copy of sale deed Document vide register No. i) 5217/2012 05.12.2012 ii) 3116/2013 dt 19.06.2013
2. The Xerox copy of EC for Sold site vide No. 537/2025 were produced before me for scrutiny.

Based upon the actual observations and also the particulars provided to me detailed valuation report has been prepared and furnished in the following annexure.

After giving careful consideration to the various important factors like the potential for marketability etc.,

I am of the opinion that

1. **The Fair Market value** : **Rs. 10,69,00,000.00**
2. **The Force Sale Value** : **Rs. 7,50,00,000.00**
3. **The Guide Line value** : **Rs. 3,78,65,000.00**

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Chartered Engineer : M.122180-3
Registered Value : 5/2002-03/CBE
Penna Tower, 116, Veerapathira St,
Near Oxford Hotel, Erode - 638 003.





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Continuation Sheet

Annexure-5 (A) Format - A

GENERAL

1. Purpose for which Valuation made : To assess the present market value
2. a. Date of Inspection : 18.07.2025
- b. Date on which the valuation is made : 30.07.2025
3. List of documents produced for perusal
 1. The Xerox copy of sale deed Document vide register No. i) 5217/2012 05.12.2012
ii) 3116/2013 dt 19.06.2013
 2. The Xerox copy of EC for Sold vide site No. 537/2025
4. Name of the Owner/s and his/their : 1. Mr. R. Ravi
address with Phone No details of share S/O Mr. Rajaram,
of each owner in case of joint 2. Mr. V. Kannan
ownership) S/O Mr. N. Velu,
3. Mr. R. Natesh Babu
S/O Mr. C. S. Rathinam Pillai,
4. Mr. R. M. Arun
S/O Mr. D. R. Manoharan.
- Property tax paid details : Not produced
5. Brief description of the property

This Properties were purchased as Agri land by Mr. R. Ravi, Mr. V. Kannan, Mr. R. Natesh Babu and Mr. R. M. Arun in two documents totally 10.695 Acres and framed Residential layout and numbered by dividing 4 blocks as Block A, B, C & D and giving numbers for sites from 1 for each block. ✓

Maximum roads are having 7M width one main road having 9.15 M width. This layout butting in Panchayat road.

This layout is not approved by DTCP and it is proposed first sale, hence it should be handed over the road, park, etc., to local body as per GO and regularize the unsold plots.

This Scale will be done by Honorable High Court hence court / Government take this proceedings hence valuer not consider for this expenses.





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Continuation Sheet

Site Details

BLOCK

	A	B	C	D	Total
Total Number of Sites	: 62+2*	51+2*	56+1*	63+1*	232+6*
Total Sold Sites	: 21	5	10	0	36
Park & Well Sites	: 2	4	1	8	15
Balance Sites for Sale	: 41	44	46	56	187

Note: * is suffix number sites

6. Location of the property

Unsold Plots No.

Block A : 4, 8 to 14, 16, 16A, 17 to 20, 24, 25, 28, 29, 34 to 56, 59A, 61.

Block B : 1 to 24, 30 to 41, 41A, 41B, 42 to 54, 56

Block C : 1 to 8, 11 to 22, 24 to 32, 32A, 33 to 43, 49 to 54, 56

Block D : 1 to 5, 6A, 7 to 64

Resurvey No. : 108/3B

Nagar : Galaxy Avenue

Land Mark : Near SIPCOT, Kasipilampalayam

Village & Village Panchayat : Kampuliyampatti Village

Taluk & SRO : Perundurai

District : Erode

Post Office & Pin code : Kampuliyampatti - 638056

7. Postal address of the property

: Galaxy Avenue,
Resurvey No. 108/3B
Kampuliyampatti Village,
Perundurai Taluk,
Erode District - 638056.

8. City / Town

: Kampuliyampatti Village

a. Residential Area : Layout developed no house available

b. Commercial Area : No

c. Industrial Area : No

d. Agricultural Area : Yes





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Continuation Sheet

9. Classification of the area
 - a. High/ Middle/ Poor : Middle Class
 - b. As per RBI Govt. Urban/Semi : Rural Population 2465 < 10000
Urban/Rural.
 - As per Tamil Nadu Govt. Urban/ Rural. : Rural
10. Coming under Corporation Limit : Village Panchayat limit
Municipality / Village Panchayat
11. Whether covered under any State/ : No
Central Govt. enactments (i.e. Urban
Land Ceiling Act) or notified under
Agency area/ Scheduled area/
Cantonment area
12. In case it is an agricultural land, any : Already converted and sold some sites
conversion to house site plots is
contemplated
13. Boundaries of the property : Separate sheet attached (Annexure 1)
14. Site Dimensions : Separate sheet attached (Annexure 2)
16. Extent of the land : 10.695 Acre.
After sold total area of all sites
2,52,429.50 Sq. Ft
17. Latitude and Longitude of the site : 11.2363° & 77.5306°
18. Whether occupied by the owner / : 187 Vacant Sites ✓
tenant? If occupied by tenant since how
long? Rent received per month.

II CHARATERSTICS OF THE SITE

1. Classification of Locality

In document	: Agricultural land ✓
In site	: Land was converted as residential Vacant Sites
In Website	: Residential Class I Type - I
2. Development of surrounding areas : Residential area
3. Possibility of frequent Flooding/Sub - : Nil
merging





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Continuation Sheet

4. Feasibility to the Civic amenities like : For away ✓
School, Hospital, Bus stop, Market etc.
5. Level of land with topographical conditions : Level ✓
6. Shape of land : Rectangle, Trapezoidal, Quadrilateral & Irregular etc.
7. Type of use to which it can be put : Residential
8. Any usage restriction : No
9. Is plot in town planning approved layout? : Unapproved layout
10. Corner Plot or Intermittent Plot? : All shapes in a layout
11. Road facilities : Available
12. Type of Road available at present : Panchayat road Tar road
Layout road Mud Road
13. Width of Road – is it below 20' or more than 20' : 30'0" & 23'0"
14. Is it a Land – Locked Land? : No
15. Water Potentiality in the locality : Available, Open well available in the
layout & water polluted river water
connection should be get
16. Underground sewerage system in the locality : No
17. Is Power supply available at the Site : Available
18. Advantages of the site : River water connection may get
Disadvantage : 1. No nearby residential development
2. It is nearer to Perundurai SIPCOT
industrial area, this area water fully
polluted hence both open well & Bore
well is not Advisable.
19. Special remarks, If any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provision etc. : ----





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Continuation Sheet

- a. Erection of High Tension Wire : Nil
- b. Land locked, water logged : No
- c. Railway siding : Nil
- d. Cemetery : Nil
- e. Nearby dumping yard : Nil
- f. Four wheeler approach : About 30'0" Tar Road
- g. Distance from sea coast/ tidal level : No Sea nearby
must be incorporated
- h. Rent / month : Rs. ----
- i. Marketability : Fair
20. Building Plan approved Reference No. : No Building

Part - A (Valuation of Land)

1. **Size of the plot** : Separate Sheet attached (Annexure 2)
2. Total extent of the Plot : 2,52,429.5 Sq. Ft
3. Prevailing market rate : Separate sheet attached
4. Guideline rate obtained from Registrar's : Rs. 150.00/Sq. Ft
: 2,52,429.50 x 150.00

Value : Rs. 3,78,64,425.00

Say : Rs. 3,78,65,000.00

5. Value by adopting PMR (Prevailing Market Rate)

As part of the valuation process, local market enquiries were conducted with nearby land owners, real-estate agents and residents familiar with recent property transactions in the area to assess the prevailing market trend. The details of the enquiries are as follows:

S.No.	Name of Person Contacted	Nature of Role	Mobile Number
1	Mr. Samynathan, Vijayamangalam	Local Land Broker	9443895570
2	Mr. Soundrarajan, Vijayamangalam	Local Land Broker	9443680620
3	Mr. Mani, Vijayamangalam	Local Land Lord	9442637155

Based on the above enquiries, in conjunction with the prevailing guide line values and other corroborative data, a fair market value has been reasonably estimated. **Note:** The above enquiries are intended for indicative purposes only and do not constitute legally binding offers or quotations.





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Continuation Sheet

Observed Prevailing Market Rate : Rs. 3,00,000.00/Cent

Nearby layout with regularized, road formed, street light arrangements, Road drainage facility.

Assessed / adopted rate of valuation by : Separate Sheet Enclosed (Annexure 2)
consider rates are different with village road, 7M, 9.15M and facing deduction size, shape etc., for each and every site

Total Market Value by selling independent site : Rs. 10,69,52,212.00

Say Rs. 10,69,00,000.00

If sell by Auction or any other mode : Rs. 7,50,00,000.00

JUSTIFICATION:

1. Value varies with purpose. Guideline value and market value are totally different and they cannot be compared with each other.
2. Guideline rate remains same irrespective of supply and demand whereas the market value changes according to the demand. (More the demand, More the market value).
3. In a few places, market rate may be more than the guideline rate whereas in a few places, market rate may be less than the guideline rate. In valuation, the market value of any two properties on a same location need not be same due to so many practical site conditions.
4. Guideline value does not speak about potential value whereas potential values can be considered while certifying the market value.

There are many Court Judgments with regards to Guideline Value and Market Value. Some of them are:

1. In the case of Ramesh Chand Bansal vs. District Magistrate, Collector, Ghaziabad, ANU/SC/0369/1999:1999(5) SCC 62, Wherein the Supreme Court has held: "The circle rate fixed by the Collector is not final but is only a prima facie determination of rate of an area concerned, only to give guidance to the Registering Authority to test Primafacie whether the instrument has





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Continuation Sheet

properly described the value of the Property. The circle rate under this Rule is neither final for the authority nor to one subjected to pay the stamp duty.

It is very limited in its application as it only directs the Registering Authority to refer to the Collector for determination in case property is undervalued in such instrument. The circle rate does not take away the right of such person to show that the property in question is correctly valued as he gets an opportunity in case of under-valuation to prove it before the Collector after reference is made".

2. In the case of R.Sai Bharathi vs. J.Jayalalitha, MANU/SC/0956/2003:2004(2) SCC 9, While examine the issue in the context of a case relating to disproportionate assets, the Supreme Court has held: ROMEX/OTHERS/163/2025 Page 19 "The guideline value is a rate fixed by authorities under the Stamp Act for purpose of determining the true market value of the property disclosed in an instrument requiring payment of stamp duty. Thus, the guideline value fixed is not final but only a prima-facie rate prevailing in an area".

3. In the case of Hindustan Motors vs. Appropriate Authority, the Madras High Court on 20.10.2000 "held that the rates for purpose of registration of immovable property are limited only for payment of stamp duty and have no application determining the market value".

4. The Supreme Court of India in Thakur Kuldeep Singh (D) Thr.Lr. & Ors.vs. Union of india and others, on 8th March, 2010, observed: "We accept that in view of the purpose for which the 'circle rates' have been notified by the Ministry of Urban Affairs and Employment, market value of a plot cannot be determined solely on the basis of the circle rates".

5. In chimanlal Hargovind das vs. Special Land Acquisition Officer, Poona, AIR 1988 SC 1652, the Supreme Court indicated what are the plus and minus factors which are required to be followed.



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Continuation Sheet

ANNEXURE - IV : VALUATION OPINION**1. VALUE ESTIMATION:**

- a) **Guideline Value** of the property as on date: **Rs. 3,78,65,000.00/-** (Rupees Three Crore Seventy Eight Lakhs Sixty Five Thousand Only)
- b) **Estimated Market Value** (Unsold plots) by adopting prevailing market rate: **Rs. 10,69,00,000.00** (Rupees Ten Crore Sixty Nine Lakhs Only)

2. DECLARATION: The particulars furnished in this valuation report are true and correct to the best of my knowledge and belief. I hereby declare that I have no direct or indirect interest in the property being valued.

3. PURPOSE OF VALUATION: This valuation has been carried out pursuant to the instructions received in accordance with the Hon'ble High Court of Madras (Madurai Branch) Order dated 29.04.2025 in Crl.O.P.(MD).No.15498 of 2024 and connected matters.

4. LIMITATION OF SCOPE: This report certifies only the value of the property

5. INSPECTION DETAILS: The property was inspected by me on 17th July 2025 in the presence of District Registrar, Erode, & Perundurai Taluk Surveyor (Mobile: 98943 71829) Depositor's Representatives 3 persons and Company Representative one number. On 18th we took measurements,

6. LOCATION COORDINATES: Near to Kasipullam palayam, SIPCOT.

Latitude: 11.2363° & Longitude: 77.5306°

7. ASSUMPTIONS & LIMITATIONS: Title verification has not been independently carried out. Valuation assumes that the property will eventually be sold with a clear title, post judicial clearance. Market risk discount of 15% applied due to attachment and sale constraints.

8. MARKET CONDITIONS DISCLAIMER: Valuation is time-sensitive and purpose-specific, and is based on market conditions prevailing as of the date of inspection. Given the volatility in micro and macroeconomic parameters, property prices may undergo variations in future, both positive and negative.



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Continuation Sheet

9. TITLE AND LEGAL ASPECTS: This valuer has not undertaken verification of title documents, ownership, or encumbrances and no responsibility is accepted for the same. Property value may also be affected by type of sale, maintenance, legal disputes, neighborhood developments, infrastructural changes, or Government policies. This report represents a professional and independent assessment of the fair market value based on conditions prevailing as of the date of inspection.

10. DISCLAMIMER / CAUTION NOTE: The valuation presented in this report is based on the documents and physical inspection as made available to the undersigned at the time of valuation. The valuer has not conducted a legal title verification or survey measurement and no responsibility is accepted for legal defects or discrepancies in title or boundaries. This report is submitted in good faith based on available information and site conditions.

11. CONCLUSION: Estimated Market Value (as on date): **Rs. 10,69,00,000.00**

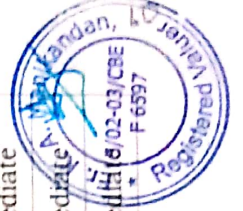
This valuation is subject to approval of sale by the Honorable High Court and assumes that a buyer is aware of the legal circumstances.

12. REPORT DETAILS: This report comprises 36 (Thirty Six Pages) including all annexure & Photos

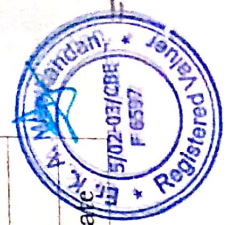
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Chartered Engineer : M 122180-3
Registered Value : 5/2002-03/CBE
Penna Tower, 116, Veerapathira St,
Near Oxford Hotel, Erode - 638 003.

Annexure I

Annexure I							
S.NO	PLOT NO/S	Boundary				Shape	Location
		North	South	East	West		
A BLOCK							
1	4	Survey No. 108/3A	30'0" Road	Site No. 3	23'0" Road	Rectangular	Correr
2	8	Survey No. 108/3A	30'0" Road	Site No. 7	Site No. 9	Rectangular	Intermediate
3	9	Survey No. 108/3A	30'0" Road	Site No. 8	Site No. 10	Rectangular	Intermediate
4	10	Survey No. 108/3A	30'0" Road	Site No. 9	Site No. 11	Rectangular	Intermediate
5	11	Survey No. 108/3A	30'0" Road	Site No. 10	Site No. 12	Rectangular	Intermediate
6	12	Survey No. 108/3A	30'0" Road	Site No. 11	Site No. 13	Rectangular	Intermediate
7	13	Site No. 16A & Site No. 108/34	30'0" Road	Site No. 12	Site No. 14	Rectangular	Intermediate
8	14	Site No. 16A & 16	30'0" Road	Site No. 13	Site No. 15	Rectangular	Intermediate
9	16	Site No. 16A	Site No. 15 & 14	Site No. 16A	23'0" road	Rectangular	End site
10	16A	Survey No. 108/3A	Site No. 16, 14 & 13	Survey No. 108/3A	23'0" road & Site No. 16	Irregular	Park
11	17	30'0" Road	Site No. 48	Site No. 18	23'0" road	Rectangular	Correr
12	18	30'0" Road	Site No. 47	Site No. 19	Site No. 17	Rectangular	Intermediate
13	19	30'0" Road	Site No. 46	Site No. 20	Site No. 18	Rectangular	Intermediate
14	20	30'0" Road	Site No. 45	Site No. 21	Site No. 19	Rectangular	Intermediate
15	24	30'0" Road	Site No. 41	Site No. 25	Site No. 23	Rectangular	Intermediate
16	25	30'0" Road	Site No. 40	Site No. 26	Site No. 24	Rectangular	Intermediate
17	28	30'0" Road	Site No. 37	Site No. 29	23'0" road	Rectangular	Correr
18	29	30'0" Road	Site No. 36	Site No. 30	Site No. 28	Rectangular	Intermediate
19	34	Site No. 31	23'0" road	Site No. 33	Site No. 35	Rectangular	Intermediate
20	35	Site No. 30	23'0" road	Site No. 34	Site No. 36	Rectangular	Intermediate
21	36	Site No. 29	23'0" road	Site No. 35	Site No. 37	Rectangular	Intermediate



S.NO	PLOT NO/S	Boundary				Shape	Location
		North	South	East	West		
22	37	Site No. 28	23'0" road	Site No. 36	23'0" road	Rectangular	Corner
23	38	Site No. 27	23'0" road	23'0" road	Site No. 39	Rectangular	Corner
24	39	Site No. 26	23'0" road	Site No. 38	Site No. 40	Rectangular	Intermediate
25	40	Site No. 25	23'0" road	Site No. 39	Site No. 41	Rectangular	Intermediate
26	41	Site No. 24	23'0" road	Site No. 40	Site No. 42	Rectangular	Intermediate
27	42	Site No. 23	23'0" road	Site No. 41	Site No. 43	Rectangular	Intermediate
28	43	Site No. 22	23'0" road	Site No. 42	Site No. 44	Rectangular	Intermediate
29	44	Site No. 21	23'0" road	Site No. 43	Site No. 45	Rectangular	Intermediate
30	45	Site No. 20	23'0" road	Site No. 44	Site No. 46	Rectangular	Intermediate
31	46	Site No. 19	23'0" road	Site No. 45	Site No. 47	Rectangular	Intermediate
32	47	Site No. 18	23'0" road	Site No. 46	Site No. 48	Rectangular	Intermediate
33	48	Site No. 17	23'0" road	Site No. 47	23'0" road	Rectangular	Corner
34	49	23'0" road	Site No. 15	Site No. 50	23'0" road	Rectangular	Corner
35	50	23'0" road	Site No. 14	Site No. 51	Site No. 49	Rectangular	Intermediate
36	51	23'0" road	Site No. 13	Site No. 52	Site No. 50	Rectangular	Intermediate
37	52	23'0" road	Site No. 12	Site No. 53	Site No. 51	Rectangular	Intermediate
38	53	23'0" road	Site No. 11	Site No. 54	Site No. 52	Rectangular	Intermediate
39	54	23'0" road	Site No. 10	Site No. 55	Site No. 53	Rectangular	Intermediate
40	55	23'0" road	Site No. 9	Site No. 56	Site No. 54	Rectangular	Intermediate
41	56	23'0" road	Site No. 8	Site No. 57	Site No. 55	Rectangular	Intermediate
42	59A	23'0" road	Site No. 4 & 3	Site No. 60	23'0" road	Rectangular	well
43	61	23'0" road	Site No. 1	Site No. 62	Site No. 60	Rectangular	Intermediate



S.NO	PLOT NOS	Boundary					Shape	Location
		North	South	East	West			
	B BLOCK							
44	1	Site No. 61 & 62	23'0" road	North South Panchayat Road	Site No. 2		Trapezoidal	Main road
45	2	Site No. 60	23'0" road	Site No. 1	Site No. 3		Rectangular	Intermediate
46	3	Site No. 59A	23'0" road	Site No. 2	Site No. 4		Rectangular	Intermediate
47	4	Site No. 58A	23'0" road	Site No. 3	23'0" road		Rectangular	Corner
48	5	Site No. 59	23'0" road	23'0" road	Site No. 6		Rectangular	Corner
49	6	Site No. 58	23'0" road	Site No. 5	Site No. 7		Rectangular	Intermediate
50	7	Site No. 57	23'0" road	Site No. 6	Site No. 8		Rectangular	Intermediate
51	8	Site No. 56	23'0" road	Site No. 7	Site No. 9		Rectangular	Intermediate
52	9	Site No. 55	23'0" road	Site No. 8	Site No. 10		Rectangular	Intermediate
53	10	Site No. 54	23'0" road	Site No. 9	Site No. 11		Rectangular	Intermediate
54	11	Site No. 53	23'0" road	Site No. 10	Site No. 12		Rectangular	Intermediate
55	12	Site No. 52	23'0" road	Site No. 11	Site No. 13		Rectangular	Intermediate
56	13	Site No. 51	23'0" road	Site No. 12	Site No. 14		Rectangular	Intermediate
57	14	Site No. 50	23'0" road	Site No. 13	Site No. 15		Rectangular	Intermediate
58	15	Site No. 49	23'0" road	Site No. 14	23'0" road		Rectangular	Corner
59	16	23'0" road	Site No. 41A	Site No. 17	23'0" road		Rectangular	Corner
60	17	23'0" road	Site No. 41A	Site No. 18	Site No. 16		Rectangular	Intermediate
61	18	23'0" road	Site No. 41A	Site No. 19	Site No. 17		Rectangular	Intermediate
62	19	23'0" road	Site No. 41A	Site No. 20 & 41	Site No. 18		Rectangular	Intermediate
63	20	23'0" road	Site No. 41	Site No. 21	Site No. 19		Rectangular	Intermediate
64	21	23'0" road	Site No. 40	Site No. 22	Site No. 20		Rectangular	Intermediate



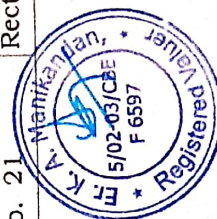
S.NO	PLOT NO'S	Boundary				Shape	Location
		North	South	East	West		
65	22	23'0" road	Site No. 39	Site No. 23	Site No. 21	Rectangular	Intermediate
66	23	23'0" road	Site No. 38	Site No. 24	Site No. 22	Rectangular	Intermediate
67	24	23'0" road	Site No. 37	Site No. 25	Site No. 23	Rectangular	Intermediate
68	30	23'0" road	Site No. 31	North South Panchayat Road	Site No. 29	Trapezoidal	Main road
69	31	Site No. 30	23'0" road	North South Panchayat Road	Site No. 32	Trapezoidal	Main road
70	32	Site No. 29	23'0" road	Site No. 31	Site No. 33	Rectangular	Intermediate
71	33	Site No. 28	23'0" road	Site No. 32	Site No. 34	Rectangular	Intermediate
72	34	Site No. 27	23'0" road	Site No. 33	23'0" road	Rectangular	Corner
73	35	Site No. 26	23'0" road	23'0" road	Site No. 36	Rectangular	Corner
74	36	Site No. 25	23'0" road	Site No. 35	Site No. 37	Rectangular	Intermediate
75	37	Site No. 24	23'0" road	Site No. 36	Site No. 38	Rectangular	Intermediate
76	38	Site No. 23	23'0" road	Site No. 37	Site No. 39	Rectangular	Intermediate
77	39	Site No. 22	23'0" road	Site No. 38	Site No. 40	Rectangular	Intermediate
78	40	Site No. 21	23'0" road	Site No. 39	Site No. 41	Rectangular	Intermediate
79	41	Site No. 20	23'0" road	Site No. 40	Site No. 41A & 19	Rectangular	End site
80	41A	Site No. 16, 17, 18 & 19	Survey No. 111	Site No. 41 & 23'0" road	Survey No. 111 & 23'0" road	Quadrilateral	Park
81	41B	23'0" road	Survey No. 111	Site No. 42	—	Triangle	Park
82	42	23'0" road	Survey No. 111	Site No. 43	Site No. 41B	Trapezoidal	Park
83	43	23'0" road	Survey No. 111	Site No. 44	Site No. 42	Trapezoidal	Park
84	44	23'0" road	Survey No. 111	Site No. 45	Site No. 43	Trapezoidal	Intermediate
85	45	23'0" road	Survey No. 111	23'0" Road	Site No. 44	Irregular	Corner



S.NO	PLOT NO'S	Boundary				Shape	Location
		North	South	East	West		
86	46	23'0" road	Site No. 51	Site No. 47	23'0" Road	Rectangular	Corner
87	47	23'0" road	Site No. 50	Site No. 48	Site No. 46	Rectangular	Intermediate
88	48	23'0" road	Site No. 49	North South Panchayat Road	Site No. 47	Trapezoidal	Corner
89	49	Site No. 48	North South Panchayat Road	North South Panchayat Road	Site No. 50	Quadrilateral	Corner
90	50	Site No. 47	North South Panchayat Road	Site No. 49	Site No. 51	Trapezoidal	Intermediate
91	51	Site No. 46	North South Panchayat Road	Site No. 50	23'0" Road	Trapezoidal	Corner


E.R. K.A. MANIKANDAN,
 B.E., P.G.Dip. in Val., M.Sc., Val., E.V., M.I.E.,
 Chartered Engineer : M 122180-3
 Registered Value : 5/2002-03/CBE
 Penna Tower, 116, Veerapathira St,
 Near Oxford Hotel, Erode - 638 003.

S.NO	PLOT NO'S	Boundary				West	Shape	Location
		North	South	East				
		C BLOCK						
92	1	Survey No. 108/3A	Site No. 11	Site No. 108/3A	23'0" Road	Quadrilateral	End site	
93	2	Survey No. 108/3A	23'0" road	23'0" road	Site No. 3	Trapezoidal	Corner	
94	3	Survey No. 108/3A	23'0" road	Site No. 2	Site No. 4	Trapezoidal	Intermediate	
95	4	Survey No. 108/3A	23'0" road	Site No. 3	Site No. 5	Trapezoidal	Intermediate	
96	5	Survey No. 108/3A	23'0" road	Site No. 4	Survey No. 112	Quadrilateral	End site	
97	6	23'0" road	Site No. 18	Site No. 7	Survey No. 112 & S	Trapezoidal	End site	
98	8	23'0" road	Site No. 16	Site No. 9	Site No. 7	Rectangular	Intermediate	
99	11	Site No. 1	Site No. 12	Survey No. 108/3A	23'0" road	Trapezoidal	Intermediate	
100	12	Site No. 11	Site No. 13	Survey No. 108/3A	23'0" road	Trapezoidal	Intermediate	
101	13	Site No. 12	Site No. 24	Survey No. 108/3A	23'0" road	Trapezoidal	Intermediate	
102	14	Site No. 10	23'0" road	23'0" road	Site No. 15	Rectangular	Corner	
103	15	Site No. 9	23'0" road	Site No. 14	Site No. 16	Rectangular	Intermediate	
104	16	Site No. 8	23'0" road	Site No. 15	Site No. 17	Rectangular	Intermediate	
105	17	Site No. 7	23'0" road	Site No. 16	Site No. 18	Rectangular	Intermediate	
106	18	Site No. 6	23'0" road	Site No. 17	Survey No. 112	Trapezoidal	End site	
107	19	23'0" road	Site No. 32	Site No. 20	Survey No. 112	Trapezoidal	End site	
108	20	23'0" road	Site No. 31	Site No. 21	Site No. 19	Rectangular	Intermediate	
109	21	23'0" road	Site No. 30	Site No. 22	Site No. 20	Rectangular	Intermediate	
110	22	23'0" road	Site No. 29	Site No. 23	Site No. 21	Rectangular	Intermediate	



S.NO	PLOT NO'S	Boundary				Shape	Location
		North	South	East	West		
111	24	Site No. 13	Site No. 25	Survey No. 108/3A	23'0" road	Trapezoidal	Intermediate
112	25	Site No. 24	Site No. 26	Survey No. 108/3A	23'0" road	Trapezoidal	Intermediate
113	26	Site No. 25	Site No. 27	Survey No. 108/3A	23'0" road	Irregular	Intermediate
114	27	Site No. 26	23'0" road	Survey No. 108/3A	23'0" road	Quadrilateral	Corner
115	28	Site No. 23	23'0" road	23'0" road	Site No. 29	Rectangular	Corner
116	29	Site No. 22	23'0" road	Site No. 28	Site No. 30	Rectangular	Intermediate
117	30	Site No. 21	23'0" road	Site No. 29	Site No. 31	Rectangular	Intermediate
118	31	Site No. 20	23'0" road	Site No. 30	Site No. 32	Rectangular	Intermediate
119	32	Site No. 19	23'0" road	Site No. 31	Survey No. 112	Trapezoidal	End site
120	32A	23'0" road	Survey No. 112	23'0" road	_____	Triangle	park
121	33	About 30'0" road	Site No. 56	30'0" road	Survey No. 112	Trapezoidal	Corner
122	34	Site No. 35	30'0" road	Site No. 36	30'0" road	Rectangular	Corner
123	35	Survey No. 108/3A	Site No. 34	Site No. 36	32'0" road	Trapezoidal	End site
124	36	Survey No. 108/3A	30'0" road	Site No. 37	Site No. 34 & 35	Trapezoidal	Intermediate
125	37	Survey No. 108/3A	30'0" road	Site No. 38	Site No. 36	Trapezoidal	Intermediate
126	38	Survey No. 108/3A	30'0" road	Site No. 39 & 40	Site No. 37	Trapezoidal	Intermediate
127	39	Survey No. 108/3A	Site No. 40	23'0" road	Site No. 38	Irregular	End site
128	40	Site No. 39	30'0" road	23'0" road	Site No. 38	Rectangular	Corner
129	41	Site No. 42	30'0" road	Site No. 44 & 45	23'0" road	Rectangular	Corner
130	42	Survey No. 108/3A	Site No. 41	Site No. 43 & 44	23'0" road	Irregular	End site
131	43	Survey No. 108/3A	Site No. 44	23'0" road	Site No. 42	Trapezoidal	End site
132	49	30'0" road	Site No. 4	Site No. 48	Site No. 50	Rectangular	Intermediate



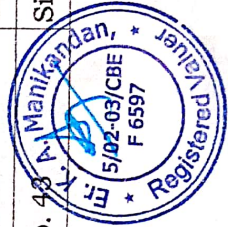
S.NO	PLOT NO'S	Boundary				Shape	Location
		North	South	East	West		
133	50	30'0" road	Site No. 5	Site No. 49	Site No. 51	Rectangular	Intermediate
134	51	30'0" road	Site No. 6	Site No. 50	Site No. 52	Rectangular	Intermediate
135	52	30'0" road	Site No. 6A	Site No. 51	Site No. 53	Rectangular	Intermediate
136	53	30'0" road	Site No. 6A	Site No. 52	Site No. 54	Rectangular	Intermediate
137	54	30'0" road	Site No. 6A	Site No. 53	Site No. 55	Rectangular	Intermediate
138	56	Site No. 33	Site No. 9 & 8	23'0" road	Survey No. 112	Trapezoidal	Intermediate


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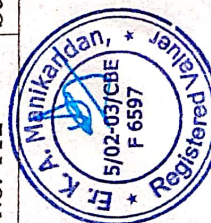
S.NO	PLOT NOS	Boundary				Shape	Location
		North	South	East	West		
	D BLOCK						
139	1	Site No. 46	23'0" road	Site No. 2	23'0" road	Rectangular	Corner
140	2	Site No. 47	23'0" road	Site No. 3	Site No. 1	Rectangular	Intermediate
141	3	Site No. 48	23'0" road	Site No. 4	Site No. 2	Rectangular	Intermediate
142	4	Site No. 49	23'0" road	Site No. 5	Site No. 3	Rectangular	Intermediate
143	5	Site No. 50	23'0" road	Site No. 6	Site No. 4	Rectangular	Intermediate
144	6	Site No. 51	23'0" road	Site No. 6A	Site No. 5	Rectangular	End site
145	6A	Site No. 54, 53 & 52	Site No. 28, 27 & 26	Site No. 6, 14 & 23'0" road	Site No. 7 & 13	Square	well
146	7	Site No. 55	Site No. 13	Site No. 6A	23'0" road	Rectangular	Intermediate
147	8	Site No. 56	23'0" road	Site No. 9	23'0" road	Rectangular	Corner
148	9	Site No. 56	23'0" road	Site No. 8	Survey No. 112	Trapezoidal	End site
149	10	23'0" road	Site No. 33 & 32	Site No. 11	Survey No. 112	Trapezoidal	End site
150	11	23'0" road	Site No. 31	Site No. 12	Site No. 10	Rectangular	Intermediate
151	12	23'0" road	Site No. 30	23'0" road	Site No. 11	Rectangular	Corner
152	13	Site No. 7	Site No. 29	Site No. 6A	23'0" road	Rectangular	Intermediate
153	14	23'0" road	Site No. 25	Site No. 15	6A & 26	Rectangular	End site
154	15	23'0" road	Site No. 24	Site No. 16	Site No. 14	Rectangular	Intermediate
155	16	23'0" road	Site No. 23	Site No. 17	Site No. 15	Rectangular	Intermediate
156	17	23'0" road	Site No. 22	Site No. 18	Site No. 16	Rectangular	Intermediate
157	18	23'0" road	Site No. 21	Site No. 19	Site No. 17	Rectangular	Intermediate
158	19	23'0" road	Site No. 20	23'0" road	Site No. 18	Rectangular	Corner
159	20	Site No. 19	23'0" road	23'0" road	Site No. 21	Rectangular	Corner



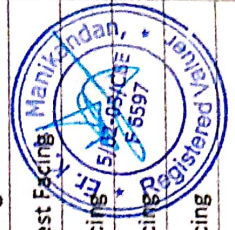
S.NO	PLOT NO'S	Boundary				Shape	Location
		North	South	East	West		
160	21	Site No. 18	23'0" road	Site No. 20	Site No. 22	Rectangular	Intermediate
161	22	Site No. 17	23'0" road	Site No. 21	Site No. 23	Rectangular	Intermediate
162	23	Site No. 16	23'0" road	Site No. 22	Site No. 24	Rectangular	Intermediate
163	24	Site No. 15	23'0" road	Site No. 23	Site No. 25	Rectangular	Intermediate
164	25	Site No. 14	23'0" road	Site No. 24	Site No. 26	Rectangular	Intermediate
165	26	Site No. 6A	23'0" road	Site No. 25 & 14	Site No. 27	Rectangular	Intermediate
166	27	Site No. 6A	23'0" road	Site No. 26	Site No. 28	Rectangular	Intermediate
167	28	Site No. 6A	23'0" road	Site No. 27	Site No. 29	Rectangular	Intermediate
168	29	Site No. 13	23'0" road	Site No. 28	23'0" road	Rectangular	Corner
169	30	Site No. 12	23'0" road	23'0" road	Site No. 31	Rectangular	Corner
170	31	Site No. 11	23'0" road	Site No. 30	Site No. 32	Rectangular	Intermediate
171	32	Site No. 10	23'0" road	Site No. 31	Site No. 33	Rectangular	Intermediate
172	33	Site No. 10	23'0" road	Site No. 32	Survey No. 112	Trapezoidal	End site
173	34	23'0" road	Resurvey No. 112	Site No. 35	Survey No. 112	Trapezoidal	park
174	35	23'0" road	Resurvey No. 112	Site No. 36	Site No. 34	Trapezoidal	Intermediate
175	36	23'0" road	Resurvey No. 112	Site No. 38 & 37	Site No. 35	Trapezoidal	Intermediate
176	37	Site No. 38	Resurvey No. 112	23'0" road	Site No. 36	Trapezoidal	End site
177	38	23'0" road	Site No. 37	23'0" road	Site No. 36	Rectangular	Corner
178	39	23'0" road	Site No. 56	Site No. 40	23'0" road	Rectangular	Corner
179	40	23'0" road	Site No. 55	Site No. 41	Site No. 39	Rectangular	Intermediate
180	41	23'0" road	Site No. 54	Site No. 42	Site No. 40	Rectangular	Intermediate
181	42	23'0" road	Site No. 53	Site No. 43	Site No. 41	Rectangular	Intermediate



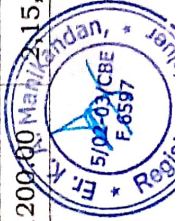
S.NO	PLOT NO'S	Boundary				Shape	Location
		North	South	East	West		
182	43	23'0" road	Site No. 52	Site No. 44	Site No. 42	Rectangular	Intermediate
183	44	23'0" road	Site No. 51	Site No. 45	Site No. 43	Rectangular	Intermediate
184	45	23'0" road	Site No. 50	Site No. 46	Site No. 44	Rectangular	Intermediate
185	46	23'0" road	Site No. 49	Site No. 47	Site No. 45	Rectangular	Intermediate
186	47	23'0" road	Site No. 49 & Resurvey No. 111	Site No. 48	Site No. 46	irregular	park
187	48	23'0" road	Survey No. 111	23'0" road	Site No. 47	Trapezoidal	park
188	49	Site No. 46 & 47	23'0" road	Survey No. 111	Site No. 50	Trapezoidal	park
189	50	Site No. 45	23'0" road	Site No. 49	Site No. 51	Rectangular	Intermediate
190	51	Site No. 44	23'0" road	Site No. 50	Site No. 52	Rectangular	Intermediate
191	52	Site No. 43	23'0" road	Site No. 51	Site No. 53	Rectangular	Intermediate
192	53	Site No. 42	23'0" road	Site No. 52	Site No. 54	Rectangular	Intermediate
193	54	Site No. 41	23'0" road	Site No. 53	Site No. 55	Rectangular	Intermediate
194	55	Site No. 40	23'0" road	Site No. 54	Site No. 56	Rectangular	Intermediate
195	56	Site No. 39	23'0" road	Site No. 55	23'0" road	Rectangular	Corner
196	57	23'0" road	Survey No. 111	Site No. 58	23'0" road & Survey	Trapezoidal	park
197	58	23'0" road	Survey No. 111	Site No. 60 & 59	Site No. 57	Trapezoidal	Intermediate
198	59	Site No. 60	Site No. 63	23'0" road	Site No. 58	Rectangular	End site
199	60	23'0" road	Site No. 59	23'0" road	Site No. 58	Rectangular	Corner
200	61	23'0" road	Site No. 62	Survey No. 111	23'0" road	Trapezoidal	Corner
201	62	Site No. 61	Site No. 63	Survey No. 111	23'0" road	Trapezoidal	End site
202	63	59, 62 & 23'0" road	_____	Survey No. 112	Survey No. 111	Triangle	park



Measurment , Rate, Area, Value Caluculation - Annexure II									
S.NO	PLOT NO'S	DIMENSION (SIZE) in Ft				Area in SQ.Ft (Rounded to 3")	Rate/ Cent Rs.	Amount	Remarks
		North	South	East	West				
A BLOCK									
1	4	30	30	40	40	1200.00	2,25,000.00	6,19,835.00	South Facing
2	8	30	30	40	40	1200.00	2,10,000.00	5,78,512.00	South Facing
3	9	30	30	40	40	1200.00	2,10,000.00	5,78,512.00	South Facing
4	10	30	30	40	40	1200.00	2,10,000.00	5,78,512.00	South Facing
5	11	30	30	40	40	1200.00	2,10,000.00	5,78,512.00	South Facing
6	12	30	30	40	40	1200.00	2,10,000.00	5,78,512.00	South Facing
7	13	30	30	40	40	1200.00	2,10,000.00	5,78,512.00	South Facing
8	14	30	30	40	40	1200.00	2,10,000.00	5,78,512.00	South Facing
9	16	40	40	40	40	1600.00	1,80,000.00	6,61,157.00	West Facing
10	16A	0	0	0	0			-	Park
11	17	30	30	40	40	1200.00	2,25,000.00	6,19,835.00	North West Facing
12	18	30	30	40	40	1200.00	2,20,000.00	6,06,061.00	North Facing
13	19	30	30	40	40	1200.00	2,20,000.00	6,06,061.00	North Facing
14	20	30	30	40	40	1200.00	2,20,000.00	6,06,061.00	North Facing
15	24	30	30	40	40	1200.00	2,20,000.00	6,06,061.00	North Facing
16	25	30	30	40	40	1200.00	2,20,000.00	6,06,061.00	North Facing
17	28	30	30	40	40	1200.00	2,25,000.00	6,19,835.00	North West Facing
18	29	30	30	40	40	1200.00	2,20,000.00	6,06,061.00	North Facing
19	34	30	30	40	40	1200.00	2,10,000.00	5,78,512.00	South Facing
20	35	30	30	40	40	1200.00	2,10,000.00	5,78,512.00	South Facing
21	36	30	30	40	40	1200.00	2,10,000.00	5,78,512.00	South Facing



S.NO	PLOT NOS	DIMENSION (SIZE) in Ft				Area SQ.Ft	Rate/ Cent Rs.		Amount	Remarks
		North	South	East	West					
22	37	30	30	40	40	1200.00	2,15,000.00		5,92,287.00	South West Facing
23	38	30	30	40	40	1200.00	2,15,000.00		5,92,287.00	South East Facing
24	39	30	30	40	40	1200.00	2,00,000.00		5,50,964.00	South Facing
25	40	30	30	40	40	1200.00	2,00,000.00		5,50,964.00	South Facing
26	41	30	30	40	40	1200.00	2,00,000.00		5,50,964.00	South Facing
27	42	30	30	40	40	1200.00	2,00,000.00		5,50,964.00	South Facing
28	43	30	30	40	40	1200.00	2,00,000.00		5,50,964.00	South Facing
29	44	30	30	40	40	1200.00	2,00,000.00		5,50,964.00	South Facing
30	45	30	30	40	40	1200.00	2,00,000.00		5,50,964.00	South Facing
31	46	30	30	40	40	1200.00	2,00,000.00		5,50,964.00	South Facing
32	47	30	30	40	40	1200.00	2,00,000.00		5,50,964.00	South Facing
33	48	30	30	40	40	1200.00	2,10,000.00		5,78,512.00	South West Facing
34	49	30	30	40	40	1200.00	2,10,000.00		5,78,512.00	North West Facing
35	50	30	30	40	40	1200.00	2,10,000.00		5,78,512.00	North Facing
36	51	30	30	40	40	1200.00	2,10,000.00		5,78,512.00	North Facing
37	52	30	30	40	40	1200.00	2,10,000.00		5,78,512.00	North Facing
38	53	30	30	40	40	1200.00	2,10,000.00		5,78,512.00	North Facing
39	54	30	30	40	40	1200.00	2,10,000.00		5,78,512.00	North Facing
40	55	30	30	40	40	1200.00	2,10,000.00		5,78,512.00	North Facing
41	56	30	30	40	40	1200.00	2,10,000.00		5,78,512.00	North Facing
42	59A	0	0	0	0				-	Well
43	61	30	30	40	40	1200.00	2,15,000.00		5,92,287.00	North Facing



S.NO	PLOT NO'S	DIMENSION (SIZE) in Ft				Area SQ.Ft	Rate/ Cent Rs.	Amount	Remarks
		North	South	East	West				
	B BLOCK								
44	1	56.25	49.5	40.5	40	2115.00	2,50,000.00	12,13,843.00	South East Facing
45	2	30	30	40	40	1200.00	2,10,000.00	5,78,512.00	South Facing
46	3	30	30	40	40	1200.00	2,10,000.00	5,78,512.00	South Facing
47	4	30	30	40	40	1200.00	2,15,000.00	5,92,287.00	South West Facing
48	5	30	30	40	40	1200.00	2,15,000.00	5,92,287.00	South East Facing
49	6	30	30	40	40	1200.00	2,00,000.00	5,50,964.00	South Facing
50	7	30	30	40	40	1200.00	2,00,000.00	5,50,964.00	South Facing
51	8	30	30	40	40	1200.00	2,00,000.00	5,50,964.00	South Facing
52	9	30	30	40	40	1200.00	2,00,000.00	5,50,964.00	South Facing
53	10	30	30	40	40	1200.00	2,00,000.00	5,50,964.00	South Facing
54	11	30	30	40	40	1200.00	2,00,000.00	5,50,964.00	South Facing
55	12	30	30	40	40	1200.00	2,00,000.00	5,50,964.00	South Facing
56	13	30	30	40	40	1200.00	2,00,000.00	5,50,964.00	South Facing
57	14	30	30	40	40	1200.00	2,00,000.00	5,50,964.00	South Facing
58	15	30	30	40	40	1200.00	2,10,000.00	5,78,512.00	South West Facing
59	16	30	30	50	50	1500.00	2,10,000.00	7,23,140.00	North West Facing
60	17	30	30	50	50	1500.00	2,00,000.00	6,88,705.00	North Facing
61	18	30	30	50	50	1500.00	2,00,000.00	6,88,705.00	North Facing
62	19	30	30	50	50	1500.00	2,00,000.00	6,88,705.00	North Facing
63	20	30	30	40	40	1200.00	2,10,000.00	5,78,512.00	North Facing
64	21	30	30	40	40	1200.00	2,10,000.00	5,78,512.00	North Facing



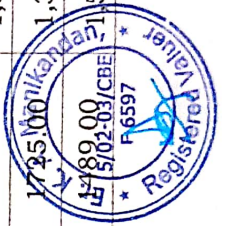
S.NO	PLOT NO'S	DIMENSION (SIZE) in Ft				Area SQ.Ft	Rate/ Cent Rs.	Amount	Remarks
		North	South	East	West				
65	22	30	30	40	40	1200.00	2,10,000.00	5,78,512.00	North Facing
66	23	30	30	40	40	1200.00	2,10,000.00	5,78,512.00	North Facing
67	24	30	30	40	40	1200.00	2,10,000.00	5,78,512.00	North Facing
68	30	45.5	38	40.75	40	1670.00	2,50,000.00	9,58,448.00	North East Facing
69	31	37.75	30	40.75	40	1355.00	2,50,000.00	7,77,663.00	South East Facing
70	32	30	30	40	40	1200.00	2,10,000.00	5,78,512.00	South Facing
71	33	30	30	40	40	1200.00	2,10,000.00	5,78,512.00	South Facing
72	34	30	30	40	40	1200.00	2,15,000.00	5,92,287.00	South Wast Facing
73	35	30	30	40	40	1200.00	2,15,000.00	5,92,287.00	South East Facing
74	36	30	30	40	40	1200.00	1,90,000.00	5,23,416.00	South Facing
75	37	30	30	40	40	1200.00	1,90,000.00	5,23,416.00	South Facing
76	38	30	30	40	40	1200.00	1,90,000.00	5,23,416.00	South Facing
77	39	30	30	40	40	1200.00	1,90,000.00	5,23,416.00	South Facing
78	40	30	30	40	40	1200.00	1,90,000.00	5,23,416.00	South Facing
79	41	30	30	40	40	1200.00	1,90,000.00	5,23,416.00	South Facing
80	41A	0	0	0	0			-	Park
81	41B	0	0	0	0			-	Park
82	42	0	0	0	0			-	Park
83	43	0	0	0	0			-	Park
84	44	30	34.25	66	49.75	1786.00	1,80,000.00	7,17,355.00	North Facing
85	45	30	31	83	66	2212.50	2,00,000.00	10,15,840.00	North East Facing



S.NO	PLOT NOS	DIMENSION (SIZE) in Ft				Area SQ.Ft	Rate/ Cent Rs.	Amount	Remarks
		North	South	East	West				
86	46	30	30	40	40	1200.00	2,15,000.00	5,92,287.00	North West Facing
87	47	30	30	40	40	1200.00	2,15,000.00	5,92,287.00	North Facing
88	48	55.5	48	40.75	40	2070.00	2,50,000.00	11,88,017.00	North East Facing
89	49	48	39.75	44.5	40	1840.00	2,50,000.00	10,56,015.00	South East Facing
90	50	30	30	40	37	1155.00	2,25,000.00	5,96,591.00	South Facing
91	51	30	30	37	34	1065.00	2,25,000.00	5,50,103.00	South West facing


Er. K.A. MANIKANDAN,
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 Registered Value : 5/2002-03/CBE
 Penna Tower, 116, Veerapathira St,
 Near Oxford Hotel, Erode - 638 003.

S.NO	PLOT NO'S	DIMENSION (SIZE) in Ft				Area SQ.Ft	Rate/ Cent Rs.	Amount	Remarks
		North	South	East	West				
	C BLOCK								
92	1	53	51	26	35	1602.00	1,35,000.00	4,96,488.00	West Facing
93	2	50.5	50	32	40	1800.00	1,60,000.00	6,61,157.00	South East Facing
94	3	40.5	40	40	46.75	1735.00	1,40,000.00	5,57,622.00	South Facing
95	4	30'4.5"	30	46.75	51.75	1477.50	1,40,000.00	4,74,862.00	South Facing
96	5	20	26	52	55	1233.50	1,40,000.00	3,96,442.00	South Facing
97	6	29	34	40	40	1260.00	1,50,000.00	4,33,884.00	North Facing
98	8	30	30	40	40	1200.00	1,50,000.00	4,13,223.00	North Facing
99	11	51.5	50.25	30	30	1526.00	1,35,000.00	4,72,934.00	West Facing
100	12	50.25	48.75	33	33	1633.50	1,50,000.00	5,62,500.00	West Facing
101	13	48.75	47.5	33	33	1588.00	1,50,000.00	5,46,832.00	West Facing
102	14	30	30	40	40	1200.00	1,60,000.00	4,40,771.00	South East Facing
103	15	30	30	40	40	1200.00	1,40,000.00	3,85,675.00	South Facing
104	16	30	30	40	40	1200.00	1,40,000.00	3,85,675.00	South Facing
105	17	30	30	40	40	1200.00	1,40,000.00	3,85,675.00	South Facing
106	18	34	38.5	40	40	1450.00	1,40,000.00	4,66,024.00	South Facing
107	19	41.5	46	40	40	1750.00	1,50,000.00	6,02,617.00	North Facing
108	20	30	30	40	40	1200.00	1,50,000.00	4,13,223.00	North Facing
109	21	30	30	40	40	1200.00	1,50,000.00	4,13,223.00	North Facing
110	22	30	30	40	40	1200.00	1,50,000.00	4,13,223.00	North Facing
111	24	47.5	45.75	37	37	1725.00	1,35,000.00	5,34,607.00	West Facing
112	25	45.75	44.5	33	33	1489.00	1,50,000.00	5,12,741.00	West Facing



S.NO	PLOT NO'S	DIMENSION (SIZE) in Ft				Area SQ.Ft	Rate/ Cent Rs.	Amount	Remarks
		North	South	East	West				
113	26	45	51	34	34	1514.00	1,50,000.00	5,21,350.00	West Facing
114	27	51	73	58	71	2694.00	1,40,000.00	8,65,840.00	South West Facing
115	28	30	30	40	40	1200.00	1,60,000.00	4,40,771.00	South East Facing
116	29	30	30	40	40	1200.00	1,40,000.00	3,85,675.00	South Facing
117	30	30	30	40	40	1200.00	1,40,000.00	3,85,675.00	South Facing
118	31	30	30	40	40	1200.00	1,40,000.00	3,85,675.00	South Facing
119	32	46	40.75	40	40	1735.00	1,40,000.00	5,57,622.00	South Facing
120	32A	0	0	0	0			-	Park
121	33	34	55	47.5	52	2113.75	1,70,000.00	8,24,925.00	North East Facing
122	34	53	53	30	30	1590.00	1,80,000.00	6,57,025.00	West Facing
123	35	53	53	29.5	26	1470.75	1,50,000.00	5,06,457.00	West Facing
124	36	30	30	61.75	59.5	1818.75	1,70,000.00	7,09,797.00	South Facing
125	37	30	30	63.75	61.5	1878.75	1,70,000.00	7,33,213.00	South Facing
126	38	30	30	65.75	63.75	1942.50	1,70,000.00	7,58,092.00	South Facing
127	39	48	47	35	29	1446.00	1,95,000.00	6,47,314.00	East Facing
128	40	47	47	37	37	1739.00	2,00,000.00	7,98,439.00	South East Facing
129	41	40	40	45	45	1800.00	2,00,000.00	8,26,446.00	South West Facing
130	42	41	42	42	33	1513.00	1,80,000.00	6,25,207.00	West Facing
131	43	40.5	40	33	26.5	1190.00	1,90,000.00	5,19,054.00	East Facing
132	49	30	30	40	40	1200.00	1,90,000.00	5,23,416.00	North Facing
133	50	30	30	40	40	1200.00	1,90,000.00	5,23,416.00	North Facing
134	51	30	30	40	40	1200.00	1,90,000.00	5,23,416.00	North Facing

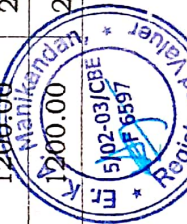


S.NO	PLOT NO'S	DIMENSION (SIZE) in Ft				Area SQ.Ft	Rate/ Cent Rs.	Amount	Remarks
		North	South	East	West				
135	52	30	30	40	40	1200.00	1,90,000.00	5,23,416.00	North Facing
136	53	30	30	40	40	1200.00	1,90,000.00	5,23,416.00	North Facing
137	54	30	30	40	40	1200.00	1,90,000.00	5,23,416.00	North Facing
138	56	55	72.5	40	43.75	2550.00	1,90,000.00	11,12,259.00	East Facing

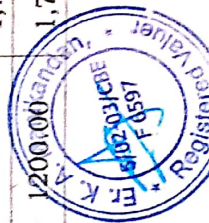

E.R. K.A. MANIVANDAN,
 B.E., PG.Dip. in Val., M.Sc., Val., F.I.V., M.I.E.,
 Chartered Engineer : M 122180-3
 Registered Value : 5/2002-03/CBE
 Penna Tower, 116, Veerapathira St,
 Near Oxford Hotel, Erode - 638 003.

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S.NO	PLOT NO'S	DIMENSION (SIZE) in Ft				Area SQ.Ft	Rate/ Cent Rs.	Amount	Remarks
		North	South	East	West				
	D BLOCK								
139	1	30	30	40	40	1200.00	2,10,000.00	5,78,512.00	South East Facing
140	2	30	30	40	40	1200.00	1,75,000.00	4,82,094.00	South Facing
141	3	30	30	40	40	1200.00	1,75,000.00	4,82,094.00	South Facing
142	4	30	30	40	40	1200.00	1,75,000.00	4,82,094.00	South Facing
143	5	30	30	40	40	1200.00	1,75,000.00	4,82,094.00	South Facing
144	6	30	30	40	40	1200.00	1,75,000.00	4,82,094.00	South Facing
145	6A	0	0	0	0			-	well
146	7	30	30	42	42	1260.00	1,65,000.00	4,77,273.00	West Facing
147	8	30	30	40	40	1200.00	1,90,000.00	5,23,416.00	South East Facing
148	9	42.5	60.25	40	43.75	2055.00	1,70,000.00	8,01,997.00	South Facing
149	10	40.5	58.25	40	43.75	1975.00	1,70,000.00	7,70,776.00	North Facing
150	11	30	30	40	40	1200.00	1,70,000.00	4,68,320.00	North Facing
151	12	30	30	40	40	1200.00	1,90,000.00	5,23,416.00	North East Facing
152	13	30	30	42	42	1260.00	1,50,000.00	4,33,884.00	West Facing
153	14	30	30	40	40	1200.00	1,75,000.00	4,82,094.00	North Facing
154	15	30	30	40	40	1200.00	1,75,000.00	4,82,094.00	North Facing
155	16	30	30	40	40	1200.00	1,75,000.00	4,82,094.00	North Facing
156	17	30	30	40	40	1200.00	1,75,000.00	4,82,094.00	North Facing
157	18	30	30	40	40	1200.00	1,75,000.00	4,82,094.00	North Facing
158	19	30	30	40	40	1200.00	2,10,000.00	5,78,512.00	North East Facing
159	20	30	30	40	40	1200.00	2,10,000.00	5,78,512.00	South East Facing



S.NO	PLOT NO'S	DIMENSION (SIZE) in Ft				Area SQ.Ft	Rate/ Cent Rs.	Amount	Remarks
		North	South	East	West				
160	21	30	30	40	40	1200.00	1,75,000.00	4,82,094.00	South Facing
161	22	30	30	40	40	1200.00	1,75,000.00	4,82,094.00	South Facing
162	23	30	30	40	40	1200.00	1,75,000.00	4,82,094.00	South Facing
163	24	30	30	40	40	1200.00	1,75,000.00	4,82,094.00	South Facing
164	25	30	30	40	40	1200.00	1,75,000.00	4,82,094.00	South Facing
165	26	30	30	60	60	1800.00	1,60,000.00	6,61,157.00	South Facing
166	27	30	30	60	60	1800.00	1,60,000.00	6,61,157.00	South Facing
167	28	30	30	60	60	1800.00	1,60,000.00	6,61,157.00	South Facing
168	29	30	30	60	60	1800.00	1,75,000.00	7,23,140.00	South West Facing
169	30	30	30	40	40	1200.00	1,90,000.00	5,23,416.00	South East Facing
170	31	30	30	40	40	1200.00	1,60,000.00	4,40,771.00	South Facing
171	32	30	30	40	40	1200.00	1,60,000.00	4,40,771.00	South Facing
172	33	28	45.75	40	43.75	1475.00	1,60,000.00	5,41,781.00	South Facing
173	34	0	0	0	0			-	Park
174	35	38.5	42.25	51.5	34	1646.00	1,65,000.00	6,23,485.00	North Facing
175	36	40	44	69.75	51.5	2425.00	1,65,000.00	9,18,561.00	North Facing
176	37	40	48.75	40	69.75	2195.00	1,70,000.00	8,56,635.00	East Facing
177	38	40	40	40	40	1600.00	1,75,000.00	6,42,792.00	North East Facing
178	39	30	30	40	40	1200.00	1,75,000.00	4,82,094.00	North West Facing
179	40	30	30	40	40	1200.00	1,75,000.00	4,82,094.00	North Facing
180	41	30	30	40	40	1200.00	1,75,000.00	4,82,094.00	North Facing
181	42	30	30	40	40	1200.00	1,75,000.00	4,82,094.00	North Facing



S.NO	PLOT NOS	DIMENSION (SIZE) in Ft				Area SQ.Ft	Rate/ Cent Rs.	Amount	Remarks
		North	South	East	West				
182	43	30	30	40	40	1200.00	1,75,000.00	4,82,094.00	North Facing
183	44	30	30	40	40	1200.00	1,75,000.00	4,82,094.00	North Facing
184	45	30	30	40	40	1200.00	1,75,000.00	4,82,094.00	North Facing
185	46	30	30	40	40			-	Park
186	47	0	0	0	0			-	Park
187	48	0	0	0	0			-	Park
188	49	0	0	0	0			-	Park
189	50	30	30	40	40	1200.00	1,50,000.00	4,13,223.00	South Facing
190	51	30	30	40	40	1200.00	1,50,000.00	4,13,223.00	South Facing
191	52	30	30	40	40	1200.00	1,50,000.00	4,13,223.00	South Facing
192	53	30	30	40	40	1200.00	1,50,000.00	4,13,223.00	South Facing
193	54	30	30	40	40	1200.00	1,50,000.00	4,13,223.00	South Facing
194	55	30	30	40	40	1200.00	1,50,000.00	4,13,223.00	South Facing
195	56	30	30	40	40	1200.00	1,75,000.00	4,82,094.00	South West Facing
196	57	0	0	0	0			-	Park
197	58	30	35.25	61	42	1545.00	1,50,000.00	5,32,025.00	North Facing
198	59	37	37	30	30	1110.00	1,50,000.00	3,82,231.00	East Facing
199	60	37	37	30	30	1110.00	1,60,000.00	4,07,713.00	North East Facing
200	61	70.5	51.5	35.5	30	1830.00	1,60,000.00	6,72,176.00	North West Facing
201	62	51.5	32.5	35.5	30	1260.00	1,40,000.00	4,04,959.00	West Facing
202	63							-	Park
Total								10,69,52,212.00	

Er. K. A. MANIKANDAN,

B.E., P.G.Dip. in Val., M.Sc., Val., F.I.V. 2552429.50

Chartered Engineer : M122180-3

Registered Value : 5/2002-03/CBE

Penna Tower, 116, Veerapathira St,

Near Oxford Hotel, Erode - 638 003.



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REGISTRATION DEPARTMENT

Zone: COIMBATORE
 Guideline Village: KAMPULIAMPATTI
 Revenue District: ERODE
 Sub Registrar Office: PERUNDURAI
 Revenue Village: KAMPULIYAMPATTI
 Revenue Taluka: PERUNDURAI

Below Search results are as on 23-Jul-2025 09:07 AM

Survey/ Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date
<u>108/1</u>	1500000/ Acre	3706500/ Hectare	Dry Abutting State highways Type or other roads - II	01-Jul-2024
<u>108/2</u>	1500000/ Acre	3706500/ Hectare	Dry Abutting State highways Type or other roads - II	01-Jul-2024
<u>108/3A</u>	1500000/ Acre	3706500/ Hectare	Dry Abutting State highways Type or other roads - II	01-Jul-2024
<u>108/3B</u>	150/ Square Feet	1615/ Square Metre	Residential Class I Type - I	01-Jul- 2024



Ref No. 297





Er. K.A. MANIKANDAN,
B.E., P.G.Dip. in Val., M.Sc., Val., F.I.V., M.I.E.,
Chartered Engineer : M 122180-3
Registered Value : 5/2002-03/CBE
Penna Tower, 116, Veerapathira St,
Near Oxford Hotel, Erode - 638 003.

Ref No. 297



Er. K.A. MAANKANDAN,
B.E., P.G.Dip in Val. M.Sc Val., F.I.V., M.I.E.,
Chartered Engineer : M 122180-3
Registered Value : 5/2002-03/CBE
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