

**M/S.NEOMAX PROPERTIES PVT. LTD. &
M/S.EXPLORA RETAIL PVT. LTD.**
**REPORT ON ESTIMATION OF
VALUATION OF IMMOVABLE PROPERTIES**

LOCATION : **INBHAVANAM, VALLAM PUDUR SETHI
PANCHAYAT, THANJAVUR TALUK & DISTRICT**

PURPOSE : **TO ESTIMATE THE PRESENT MARKET VALUE OF
THE PROPERTY**

DATE OF REPORT: 30.07.2025



THIS REPORT CONTAINS 32 PAGES

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Ref. No. : 4/Individual-Tnj/2025

Date : 30.07.2025

REPORT ON ESTIMATION OF VALUATION OF IMMOVABLE PROPERTIES

1.0 Introduction

Pursuant to the written request received from District Registrar, Thanjavur, the undersigned valuer conducted an on-site inspection of the subject property on 24.07.2025. The property is located within Inbhavanam, Vallam Pudur Sethi Panchayat, Thanjavur Taluk & District and is reportedly owned by M/s. Neomax Properties Pvt. Ltd. and it's allies companies.

The purpose of this valuation exercise is to determine the present market value of the said property as on the date of inspection, in accordance with professional valuation standards.

This valuation report has been prepared based on:

- The request and reference documents provided by the Registration Department;
- Relevant property documents and ownership details furnished by the concerned companies;
- A physical inspection and assessment of the property by the undersigned valuer; and
- Market data gathered through field enquiries and digital real estate platforms.

In adherence to standard valuation procedures and methodologies, and in line with the applicable guidelines, a comprehensive and detailed report has been prepared and is furnished below for the consideration of the competent authorities.

- It's a vast Layout. I have divided into three zones for the total 340 unsold residential plots.
Different market rate is adopted for each zone respectively.
- There are two commercial zones in the layout. Different market rate is adopted for each zone respectively

2.0 Documents produced for perusal for verification

- (i) Xerox copy of layout sketch
- (ii) copy of list of Neomax case-identified properties furnished by D.R.O.

No other documents were produced for verification.

3.0 Description of the property

It consists of 340 Vacant Plots & 2 Commercial Vacant Lands

4.0 Property details

Nagar : Inbhavanam
Village : Vallampudur Sethi
Taluk : Thanjavur
District : Thanjavur

Sl.nos.	Plot nos.	Total extent in Sq.ft.	S.F.No.	GPA No.	Power Holder	Name of owner
Inbhavanam Zone - I						
1	1	1,250	222/10B & 222/4B2	2819/2020	B.Balamurugan	Michael
2	2	1,490	222/10B	2819/2020	B.Balamurugan	Michael
3	3	1,550	222/10B	2819/2020	B.Balamurugan	Michael
4	4	1,600	222/10B	2819/2020	B.Balamurugan	Michael
5	5	1,650	222/10B	2819/2020	B.Balamurugan	Michael

6	6	1,700	222/10B & 222/16B	2819/2020	B.Balamurugan	Michael & V. Padmanabhan
7	7	1,740	222/16B	4486/2020	B.Balamurugan	V. Padmanabhan
8	8	1,800	222/16B	4486/2020	B.Balamurugan	V. Padmanabhan
9	9	1,850	222/16B	4486/2020	B.Balamurugan	V. Padmanabhan
10	10	1,900	222/16B	4486/2020	B.Balamurugan	V. Padmanabhan
11	11	1,950	222/16B & 221/5A2	4486/2020	B.Balamurugan	V. Padmanabhan
12	15	2,860	221/5A2			Amaze Properties India Limited
13	16	2,720	221/5A2			Amaze Properties India Limited
14	17	2,580	221/5A2 & 221/4B			Amaze Properties India Limited
15	18	2,430	221/4B	2818/2020	B.Balamurugan	K. Selvakumar
16	19	2,290	221/4B	2818/2020	B.Balamurugan	K. Selvakumar
17	20	3,190	221/4B	2818/2020	B.Balamurugan	K. Selvakumar
18	21	3,210	221/4C	2818/2020	B.Balamurugan	K. Selvakumar
19	24	2,400	221/4C & 221/5A3	2818/2020	B.Balamurugan	K. Selvakumar
20	28	2,400	221/5A3			Amaze Properties India Limited

21	30	2,400	221/5A3 & 221/8B			Amaze Properties India Limited
22	31	2,400	221/5A3 & 221/8B			Amaze Properties India Limited
23	32	2,400	221/5A3 & 221/8B			Amaze Properties India Limited
24	33	2,400	221/5A3 & 221/8B			Amaze Properties India Limited
25	34	2,400	221/5A3 & 221/4C			Amaze Properties India Limited
26	35	2,400	221/4C & 221/7B	2818/2020	B.Balamurugan	K. Selvakumar
27	36	2,400	221/4C & 221/7B	2818/2020	B.Balamurugan	K. Selvakumar
28	37	2,400	221/4C & 221/7B	2818/2020	B.Balamurugan	K. Selvakumar
Inbhavanam Zone - II						
Sl.nos.	Plot nos.	Total extent in Sq.ft.	S.F.No.	GPA No.	Power Holder	Name of owner
29	38	2,115	221/3E3	4525/2020	K. Muthukumar	S. Balasubramaniyan

30	39	2,400	221/3E3	4525/2020	K. Muthukumar	S. Balasubramaniyan
31	40	2,400	221/3E3	4525/2020	K. Muthukumar	S. Balasubramaniyan
32	41	2,400	221/3E3	4525/2020	K. Muthukumar	S. Balasubramaniyan
33	50	700	221/7C	4525/2020	K. Muthukumar	S. Balasubramaniyan
34	51	700	221/7C	4525/2020	K. Muthukumar	S. Balasubramaniyan
35	52	700	221/7C	4525/2020	K. Muthukumar	S. Balasubramaniyan
36	53	700	221/7C	4525/2020	K. Muthukumar	S. Balasubramaniyan
37	54	700	221/7C	4525/2020	K. Muthukumar	S. Balasubramaniyan
38	55	700	221/7C & 221/3E3	4525/2020	K. Muthukumar	S. Balasubramaniyan
39	56	700	221/3E3	4525/2020	K. Muthukumar	S. Balasubramaniyan
40	57	700	221/3E3	4525/2020	K. Muthukumar	S. Balasubramaniyan

41	58	700	221/3E3	4525/2020	K. Muthukumar	S. Balasubramaniyan
42	59	700	221/3E3	4525/2020	K. Muthukumar	S. Balasubramaniyan
43	60	700	221/3E3	4525/2020	K. Muthukumar	S. Balasubramaniyan
44	61	700	221/3E3	4525/2020	K. Muthukumar	S. Balasubramaniyan
45	62	574	221/3E3	4525/2020	K. Muthukumar	S. Balasubramaniyan
46	63	648	221/3E3	4525/2020	K. Muthukumar	S. Balasubramaniyan
47	64	2,166	221/9A2			Transco Properties Private Limited
48	65	2,280	221/9A2			Transco Properties Private Limited
49	66	2,280	221/9A2			Transco Properties Private Limited
50	67	2,280	221/9A2			Transco Properties Private Limited
51	68	2,280	221/9A2 & 221/9B2			Transco Properties Private Limited

52	73	2,270	221/9A2 & 221/8E	4488/2020	B.Balamurugan	S. Singaravelan
53	75	2,270	221/9B2	4488/2020	B.Balamurugan	S. Singaravelan
54	76	2,270	221/9B2	4488/2020	B.Balamurugan	S. Singaravelan
55	77	2,270	221/9B2 & 221/9A2	4488/2020	B.Balamurugan	S. Singaravelan
56	78	2,270	221/9A2			Transco Properties Private Limited
57	79	2,270	221/9A2			Transco Properties Private Limited
58	80	2,270	221/9A2			Transco Properties Private Limited
59	81	2,298	221/9A2			Transco Properties Private Limited
60	82	2,000	221/8F	4525/2020	K. Muthukumar	S. Balasubramanian
61	83	2,000	221/8F	4525/2020	K. Muthukumar	S. Balasubramanian
62	84	2,000	221/8F	4525/2020	K. Muthukumar	S. Balasubramanian

63	85	2,000	221/8F	4525/2020	K. Muthukumar	S. Balasubramaniyan
64	92	2,400	221/8F	4525/2020	K. Muthukumar	S. Balasubramaniyan
65	95	2,730	221/8G	4525/2020	K. Muthukumar	S. Balasubramaniyan
66	96	2,750	221/8G	4525/2020	K. Muthukumar	S. Balasubramaniyan
67	97	2,760	221/8G	4525/2020	K. Muthukumar	S. Balasubramaniyan
68	98	2,790	221/8G	4525/2020	K. Muthukumar	S. Balasubramaniyan
69	99	2,800	221/8G	4525/2020	K. Muthukumar	S. Balasubramaniyan
70	100	2,799	221/8G & 220/4C	4525/2020	K. Muthukumar	S. Balasubramaniyan
71	102	2,610	220/4C	4488/2020	B.Balamurugan	S. Singaravelan
72	103	2,490	220/4C	4488/2020	B.Balamurugan	S. Singaravelan
73	104	2,355	220/4C	4488/2020	B.Balamurugan	S. Singaravelan

74	106	2,331	220/1A			Transco Properties Private Limited
75	107	2,220	220/1A			Transco Properties Private Limited
76	108	2,220	220/1A & 221/9B4			Transco Properties Private Limited
77	109	2,220	220/1A & 221/9B4			Transco Properties Private Limited
78	110	2,220	220/1A & 221/9B4			Transco Properties Private Limited
79	111	2,220	221/9B4 & 220/3A1	4488/2020	B.Balamurugan	S. Singaravelan
80	112	2,220	220/3A1 & 221/8H			Transco Properties Private Limited
81	113	2,220	220/3A1 & 221/8H			Transco Properties Private Limited
82	117	2,000	220/3A1			Transco Properties Private Limited
83	118	2,000	220/3A1			Transco Properties Private Limited
84	119	2,000	220/3A1			Transco Properties Private Limited

85	120	2,000	220/3A1 & 220/1A			Transco Properties Private Limited
86	121	2,000	220/1A			Transco Properties Private Limited
87	122	2,000	220/1A			Transco Properties Private Limited
88	123	2,000	220/1A			Transco Properties Private Limited
89	124	1,975	220/1A			Transco Properties Private Limited
90	125	1,764	220/1C			Transco Properties Private Limited
91	126	1,960	220/1C			Transco Properties Private Limited
92	127	1,960	220/1C			Transco Properties Private Limited
93	128	1,960	220/1C			Transco Properties Private Limited
94	129	1,960	220/1C & 220/3A3			Transco Properties Private Limited
95	130	1,960	220/3A3			Transco Properties Private Limited

96	131	1,960	220/3A3			Transco Properties Private Limited
97	132	1,960	220/3A3			Transco Properties Private Limited
98	133	2,940	220/3A3 & 220/4D			Transco Properties Private Limited
99	134	3,900	220/4D & 220/3A3	4488/2020	B.Balamurugan	S. Singaravelan
100	135	2,600	220/3A3 & 220/3B1			Transco Properties Private Limited
101	136	2,600	220/3A3 & 220/3B1			Transco Properties Private Limited
102	137	2,600	220/3A3 & 220/3B1			Transco Properties Private Limited
103	138	2,600	220/3A3 & 220/3B1			Transco Properties Private Limited
104	139	2,600	220/1C & 220/2B			Transco Properties Private Limited
105	140	2,600	220/1C & 220/2B			Transco Properties Private Limited
106	141	2,600	220/1C & 220/2B			Transco Properties Private Limited

107	142	2,210	220/1C & 220/2B			Transco Properties Private Limited
108	415	673	219/10A3	4486/2020	B.Balamurugan	V. Padmanabhan
109	416	770	219/10A2	4486/2020	B.Balamurugan	V. Padmanabhan
110	433	1,600	219/2A2E	2817/2020	B.Balamurugan	V. Kannan
111	434	1,620	219/2A2E	2817/2020	B.Balamurugan	V. Kannan
112	437	1,670	219/2A2E	2817/2020	B.Balamurugan	V. Kannan
113	438	1,690	219/2A2E & 217/11A5	2817/2020	B.Balamurugan	V. Kannan
114	439	1,710	217/11A5	6709/2020	K. Muthukumar	Thirusendhuran
115	440	1,505	217/11A5	6709/2020	K. Muthukumar	Thirusendhuran
116	441	1,294	217/11A5	6709/2020	K. Muthukumar	Thirusendhuran
117	442	2,700	219/9A2	6709/2020	K. Muthukumar	Thirusendhuran

118	444	2,210	219/9A2	6709/2020	K. Muthukumar	Thirusendhuran
119	447	2,218	219/9A2 & 219/2A2D	6709/2020	K. Muthukumar	Thirusendhuran
120	448	3,000	219/2A2D	2817/2020	B.Balamurugan	V. Kannan
121	449	3,860	219/2A2D	2817/2020	B.Balamurugan	V. Kannan
122	450	490	219/2A2C	2817/2020	B.Balamurugan	V. Kannan
123	451	630	219/2A2C	2817/2020	B.Balamurugan	V. Kannan
124	456	630	219/2A2C	2817/2020	B.Balamurugan	V. Kannan
125	457	630	219/2A2C	2817/2020	B.Balamurugan	V. Kannan
126	460	560	219/2A2B	2817/2020	B.Balamurugan	V. Kannan
127	461	569	219/2A2B	2817/2020	B.Balamurugan	V. Kannan
128	462	700	219/2A2B	2817/2020	B.Balamurugan	V. Kannan

129	465	1,750	219/2A2B & 217/11A4	2817/2020	B.Balamurugan	V. Kannan
130	466	1,500	217/11A4	6709/2020	K. Muthukumar	Thirusendhuran
131	467	2,100	219/2A2B & 217/11A4	2817/2020	B.Balamurugan	V. Kannan
132	468	2,325	219/2A2B & 217/11A4	2817/2020	B.Balamurugan	V. Kannan
133	469	780	217/11A3	6709/2020	K. Muthukumar	Thirusendhuran
134	470	680	217/11A3	6709/2020	K. Muthukumar	Thirusendhuran
135	471	670	217/11A3	6709/2020	K. Muthukumar	Thirusendhuran
136	472	660	217/11A3	6709/2020	K. Muthukumar	Thirusendhuran
137	473	1,290	217/11A3	6709/2020	K. Muthukumar	Thirusendhuran

5.0 Plot nos., latitude and longitude, boundaries, dimensions of the property & Details of valuation.

Sl. Nos.	Plot nos.	Boundaries (as per layout sketch)	Dimensions (as per layout sketch)	Total extent in Sft. (as per list & Actual)	Value by adopting prevailing guide line rate of land in Rs. 600/ Sq.ft	Value by adopting prevailing market value of land in Rs. 1000/Sq.ft
Inbhavanam Zone – I			Latitude & Longitude : 10.727457, 79.028350 Coordinates : 10°43'38.8"N 79°01'42.1"E			
1.	1	N : Commercial - II	N : 36'3"	1,250	Rs. 7,50,000/-	Rs. 12,50,000/-
		S : Plot No. 2	S : 36'3"			
		E : 12.0 M Wide Road	E : 34'6"			
		W : R. S. No. 222/9A	W : 34'6"			
2.	2	N : Plot No.1	N : 37'3"	1,490	Rs. 8,94,000/-	Rs. 14,90,000/-
		S : Plot No.3	S : 37'3"			
		E : 12.0 M Wide Road	E : 40'0"			
		W : R. S. No. 222/9A	W : 40'0"			
3.	3	N : Plot No.2	N : 38'9"	1,550	Rs. 9,30,000/-	Rs. 15,50,000/-
		S : Plot No.4	S : 38'9"			
		E : 12.0 M Wide Road	E : 40'0"			
		W : R. S. No. 222/9A & 222/9B	W : 40'0"			
4.	4	N : Plot No.3	N : 40'0"	1,600	Rs. 9,60,000/-	Rs. 16,00,000/-
		S : Plot No.5	S : 40'0"			
		E : 12.0 M Wide Road	E : 40'0"			
		W : R. S. No. 222/9B	W : 40'0"			
5.	5	N : Plot No.4	N : 41'3"	1,650	Rs. 9,90,000/-	Rs. 16,50,000/-
		S : Plot No.6	S : 41'3"			
		E : 12.0 M Wide Road	E : 40'0"			
		W : R. S. No. 222/14	W : 40'0"			
6.	6	N : Plot No.5	N : 42'6"	1,700	Rs.10,20,000/-	Rs. 17,00,000/-
		S : Plot No.7	S : 42'6"			
		E : 12.0 M Wide Road	E : 40'0"			
		W : R. S. No. 222/14	W : 40'0"			
7.	7	N : Plot No.6	N : 43'6"	1,740	Rs. 10,44,000/-	Rs. 17,40,000/-
		S : Plot No.8	S : 43'6"			
		E : 12.0 M Wide Road	E : 40'0"			
		W : R. S. No. 222/14	W : 40'0"			
8.	8	N : Plot No.7	N : 45'0"	1,800	Rs. 10,80,000/-	Rs. 18,00,000/-
		S : Plot No.9	S : 45'0"			
		E : 12.0 M Wide Road	E : 40'0"			
		W : R. S. No. 222/14	W : 40'0"			
9.	9	N : Plot No.8	N : 46'3"	1,850	Rs. 11,10,000/-	Rs. 18,50,000/-
		S : Plot No.10	S : 46'3"			
		E : 12.0 M Wide Road	E : 40'0"			
		W : R. S. No. 222/14	W : 40'0"			
10.	10	N : Plot No.9	N : 47'6"	1,900	Rs. 11,40,000/-	Rs. 19,00,000/-
		S : Plot No.11	S : 47'6"			
		E : 12.0 M Wide Road	E : 40'0"			

		W : R. S. No. 222/14	W : 40'0"			
11.	11	N : Plot No.10	N : 48'9"	1,950	Rs. 11,70,000/-	Rs. 19,50,000/-
		S : Plot No.12	S : 48'9"			
		E : 12.0 M Wide Road	E : 40'0"			
		W : R. S. No. 222/14	W : 40'0"			
12.	15	N : R. S. No. 221/1B	N : 71'6"	2,860	Rs. 17,16,000/-	Rs. 28,60,000/-
		S : 9.0 M Wide Road	S : 71'6"			
		E : Plot No.14	E : 40'0"			
		W : Plot No.16	W : 40'0"			
13.	16	N : R. S. No. 221/1B	N : 68'0"	2,720	Rs. 16,32,000/-	Rs. 27,20,000/-
		S : 9.0 M Wide Road	S : 68'0"			
		E : Plot No.15	E : 40'0"			
		W : Plot No.17	W : 40'0"			
14.	17	N : R. S. No. 221/1B	N : 64'6"	2,580	Rs. 15,48,000/-	Rs. 25,80,000/-
		S : 9.0 M Wide Road	S : 64'6"			
		E : Plot No.16	E : 40'0"			
		W : Plot No.18	W : 40'0"			
15.	18	N : R. S. No. 221/1B	N : 60'9"	2,430	Rs. 14,58,000/-	Rs. 24,30,000/-
		S : 9.0 M Wide Road	S : 60'9"			
		E : Plot No.17	E : 40'0"			
		W : Plot No.19	W : 40'0"			
16.	19	N : R. S. No. 221/1B	N : 57'3"	2,290	Rs. 13,74,000/-	Rs. 22,90,000/-
		S : 9.0 M Wide Road	S : 57'3"			
		E : Plot No.17	E : 40'0"			
		W : Plot No.19	W : 40'0"			
17.	20	N : R. S. No. 221/1B	N : 57'6"	3,190	Rs. 19,14,000/-	Rs. 31,90,000/-
		S : 9.0 M Wide Road	S : 57'6"			
		E : Plot No.19	E : 55'6"			
		W : R. S. No. 221/3C	W : 55'6"			
18.	21	N : 9.0 M Wide Road	N : 57'4"	3,210	Rs. 19,26,000/-	Rs. 32,10,000/-
		S : Plot No. 37	S : 57'4"			
		E : Plot No.22	E : 56'0"			
		W : R. S. No. 221/3C	W : 56'0"			
19.	24	N : 9.0 M Wide Road	N : 40'0"	2,400	Rs. 14,40,000/-	Rs. 24,00,000/-
		S : Plot No. 34	S : 40'0"			
		E : Plot No.25	E : 60'0"			
		W : Plot No.23	W : 60'0"			
20.	28	N : 9.0 M Wide Road	N : 60'0"	2,400	Rs. 14,40,000/-	Rs. 24,00,000/-
		S : Plot No. 34	S : 60'0"			
		E : Plot No.25	E : 40'0"			
		W : Plot No.23	W : 40'0"			
21.	30	N : Plot No.29	N : 60'0"	2,400	Rs. 14,40,000/-	Rs. 24,00,000/-
		S : 9.0 M Wide Road	S : 60'0"			
		E : 12.0 M Wide Road	E : 40'0"			
		W : Plot No.31	W : 40'0"			
22.	31	N : Plot No.27	N : 40'0"	2,400	Rs. 14,40,000/-	Rs. 24,00,000/-
		S : 9.0 M Wide Road	S : 40'0"			
		E : Plot No.29 & 30	E : 60'0"			
		W : Plot No.32	W : 60'0"			

23.	32	N : Plot No.26	N : 40'0"	2,400	Rs. 14,40,000/-	Rs. 24,00,000/-
		S : 9.0 M Wide Road	S : 40'0"			
		E : Plot No.31	E : 60'0"			
		W : Plot No.33	W : 60'0"			
24.	33	N : Plot No.25	N : 40'0"	2,400	Rs. 14,40,000/-	Rs. 24,00,000/-
		S : 9.0 M Wide Road	S : 40'0"			
		E : Plot No.32	E : 60'0"			
		W : Plot No.34	W : 60'0"			
25.	34	N : Plot No.24	N : 40'0"	2,400	Rs. 14,40,000/-	Rs. 24,00,000/-
		S : 9.0 M Wide Road	S : 40'0"			
		E : Plot No.33	E : 60'0"			
		W : Plot No.35	W : 60'0"			
26.	35	N : Plot No.23	N : 40'0"	2,400	Rs. 14,40,000/-	Rs. 24,00,000/-
		S : 9.0 M Wide Road	S : 40'0"			
		E : Plot No.34	E : 60'0"			
		W : Plot No.36	W : 60'0"			
27.	36	N : Plot No.22	N : 40'0"	2,400	Rs. 14,40,000/-	Rs. 24,00,000/-
		S : 9.0 M Wide Road	S : 40'0"			
		E : Plot No.35	E : 60'0"			
		W : Plot No.37	W : 60'0"			
28.	37	N : Plot No.22	N : 49'0"	2,940	Rs. 17,64,000/-	Rs. 29,40,000/-
		S : 9.0 M Wide Road	S : 49'0"			
		E : Plot No.35	E : 60'0"			
		W : Plot No.37	W : 60'0"			

Inbhavanam Zone – II

Latitude & Longitude : 10.726497, 79.027762

Coordinates : 10°43'35.4"N 79°01'39.9"E

Sl. nos.	Plot nos.	Boundaries (as per layout sketch)	Dimensions (as per layout sketch)	Total extent in Sft. (as per list & Actual)	Value by adopting prevailing guide line rate of land in Rs. 600/ Sq.ft	Value by adopting prevailing market value of land in Rs. 800/Sq.ft
29.	38	N : 9.0 M Wide Road	N : 35'3"	2,115	Rs. 12,69,000/-	Rs. 16,92,000/-
		S : Plot No. 62 & 63	S : 35'3"			
		E : Plot No.39	E : 60'0"			
		W : R. S. No.221/6B & 219/2B	W : 60'0"			
30.	39	N : 9.0 M Wide Road	N : 40'0"	2,400	Rs. 14,40,000/-	Rs. 19,20,000/-
		S : Plot No. 61 & 60	S : 40'0"			
		E : Plot No.40	E : 60'0"			
		W : Plot No.38	W : 60'0"			
31.	40	N : 9.0 M Wide Road	N : 40'0"	2,400	Rs. 14,40,000/-	Rs. 19,20,000/-
		S : Plot No. 59 & 58	S : 40'0"			
		E : Plot No.41	E : 60'0"			
		W : Plot No.39	W : 60'0"			
32.	41	N : 9.0 M Wide Road	N : 40'0"	2,400	Rs. 14,40,000/-	Rs. 19,20,000/-
		S : Plot No. 57 & 56	S : 40'0"			
		E : Plot No.42	E : 60'0"			
		W : Plot No.40	W : 60'0"			

33.	50	N : Plot No. 44 P	N : 20'0"	700	Rs. 4,20,000/-	Rs. 5,60,000/-
		S : 9.0 M Wide Road	S : 20'0"			
		E : Plot No.49	E : 35'0"			
		W : Plot No.51	W : 35'0"			
34.	51	N : Plot No. 44 P	N : 20'0"	700	Rs. 4,20,000/-	Rs. 5,60,000/-
		S : 9.0 M Wide Road	S : 20'0"			
		E : Plot No.50	E : 35'0"			
		W : Plot No.52	W : 35'0"			
35.	52	N : Plot No. 43 P	N : 20'0"	700	Rs. 4,20,000/-	Rs. 5,60,000/-
		S : 9.0 M Wide Road	S : 20'0"			
		E : Plot No.51	E : 35'0"			
		W : Plot No.53	W : 35'0"			
36.	53	N : Plot No. 43 P	N : 20'0"	700	Rs. 4,20,000/-	Rs. 5,60,000/-
		S : 9.0 M Wide Road	S : 20'0"			
		E : Plot No.52	E : 35'0"			
		W : Plot No.54	W : 35'0"			
37.	54	N : Plot No. 42 P	N : 20'0"	700	Rs. 4,20,000/-	Rs. 5,60,000/-
		S : 9.0 M Wide Road	S : 20'0"			
		E : Plot No.51	E : 35'0"			
		W : Plot No.55	W : 35'0"			
38.	55	N : Plot No. 42 P	N : 20'0"	700	Rs. 4,20,000/-	Rs. 5,60,000/-
		S : 9.0 M Wide Road	S : 20'0"			
		E : Plot No.54	E : 35'0"			
		W : Plot No.56	W : 35'0"			
39.	56	N : Plot No. 41 P	N : 20'0"	700	Rs. 4,20,000/-	Rs. 5,60,000/-
		S : 9.0 M Wide Road	S : 20'0"			
		E : Plot No.55	E : 35'0"			
		W : Plot No.57	W : 35'0"			
40.	57	N : Plot No. 41 P	N : 20'0"	700	Rs. 4,20,000/-	Rs. 5,60,000/-
		S : 9.0 M Wide Road	S : 20'0"			
		E : Plot No.56	E : 35'0"			
		W : Plot No.58	W : 35'0"			
41.	58	N : Plot No. 40 P	N : 20'0"	700	Rs. 4,20,000/-	Rs. 5,60,000/-
		S : 9.0 M Wide Road	S : 20'0"			
		E : Plot No.57	E : 35'0"			
		W : Plot No.59	W : 35'0"			
42.	59	N : Plot No. 40 P	N : 20'0"	700	Rs. 4,20,000/-	Rs. 5,60,000/-
		S : 9.0 M Wide Road	S : 20'0"			
		E : Plot No.58	E : 35'0"			
		W : Plot No.60	W : 35'0"			
43.	60	N : Plot No. 39 P	N : 20'0"	700	Rs. 4,20,000/-	Rs. 5,60,000/-
		S : 9.0 M Wide Road	S : 20'0"			
		E : Plot No.59	E : 35'0"			
		W : Plot No.61	W : 35'0"			
44.	61	N : Plot No. 39 P	N : 20'0"	700	Rs. 4,20,000/-	Rs. 5,60,000/-
		S : 9.0 M Wide Road	S : 20'0"			
		E : Plot No.60	E : 35'0"			
		W : Plot No.62	W : 35'0"			

45.	62	N : Plot No. 38 P	N : 19'6"	574	Rs. 3,44,400/-	Rs. 4,59,200/-
		S : 9.0 M Wide Road	S : 19'6"			
		E : Plot No.61	E : 29'5"			
		W : Plot No.63	W : 29'5"			
46.	63	N : Plot No. 38 P	N : 18'6"	648	Rs. 3,88,800/-	Rs. 5,18,400/-
		S : 9.0 M Wide Road	S : 18'6"			
		E : Plot No.62	E : 35'0"			
		W : R. S. No. 219/2B	W : 35'0"			
47.	64	N : 9.0 M Wide Road	N : 38'0"	2,166	Rs.12,99,600/-	Rs. 17,32,800/-
		S : Plot No.81	S : 38'0"			
		E : Plot No.65	E : 57'0"			
		W : R. S. No. 219/2B	W : 57'0"			
48.	65	N : 9.0 M Wide Road	N : 40'0"	2,280	Rs.13,68,000/-	Rs. 18,24,000/-
		S : Plot No.80	S : 40'0"			
		E : Plot No.66	E : 57'0"			
		W : Plot No.64	W : 57'0"			
49.	66	N : 9.0 M Wide Road	N : 40'0"	2,280	Rs.13,68,000/-	Rs. 18,24,000/-
		S : Plot No.79	S : 40'0"			
		E : Plot No.67	E : 57'0"			
		W : Plot No.65	W : 57'0"			
50.	67	N : 9.0 M Wide Road	N : 40'0"	2,280	Rs.13,68,000/-	Rs. 18,24,000/-
		S : Plot No.78	S : 40'0"			
		E : Plot No.68	E : 57'0"			
		W : Plot No.66	W : 57'0"			
51.	68	N : 9.0 M Wide Road	N : 40'0"	2,280	Rs.13,68,000/-	Rs. 18,24,000/-
		S : Plot No.77	S : 40'0"			
		E : Plot No.69	E : 57'0"			
		W : Plot No.67	W : 57'0"			
52.	73	N : Plot No. 72	N : 40'0"	2,270	Rs. 13,62,000/-	Rs. 18,16,000/-
		S : 9.0 M Wide Road	S : 40'0"			
		E : 7.20 M Wide Road	E : 56'9"			
		W : Plot No.74	W : 56'9"			
53.	75	N : Plot No.70	N : 40'0"	2,270	Rs. 13,62,000/-	Rs. 18,16,000/-
		S : 9.0 M Wide Road	S : 40'0"			
		E : Plot No.74	E : 56'9"			
		W : Plot No.76	W : 56'9"			
54.	76	N : Plot No.69	N : 40'0"	2,270	Rs. 13,62,000/-	Rs. 18,16,000/-
		S : 9.0 M Wide Road	S : 40'0"			
		E : Plot No.75	E : 56'9"			
		W : Plot No.77	W : 56'9"			
55.	77	N : Plot No.68	N : 40'0"	2,270	Rs. 13,62,000/-	Rs. 18,16,000/-
		S : 9.0 M Wide Road	S : 40'0"			
		E : Plot No.76	E : 56'9"			
		W : Plot No.78	W : 56'9"			
56.	78	N : Plot No.67	N : 40'0"	2,270	Rs. 13,62,000/-	Rs. 18,16,000/-
		S : 9.0 M Wide Road	S : 40'0"			
		E : Plot No.77	E : 56'9"			
		W : Plot No.79	W : 56'9"			

57.	79	N : Plot No.66	N : 40'0"	2,270	Rs. 13,62,000/-	Rs. 18,16,000/-
		S : 9.0 M Wide Road	S : 40'0"			
		E : Plot No.78	E : 56'9"			
		W : Plot No.80	W : 56'9"			
58.	80	N : Plot No.65	N : 40'0"	2,270	Rs. 13,62,000/-	Rs. 18,16,000/-
		S : 9.0 M Wide Road	S : 40'0"			
		E : Plot No.79	E : 56'9"			
		W : Plot No.81	W : 56'9"			
59.	81	N : Plot No.64	N : 40'6"	2,298	Rs. 13,78,800/-	Rs. 18,38,400/-
		S : 9.0 M Wide Road	S : 40'6"			
		E : Plot No.80	E : 56'9"			
		W : R. S.No.219/2B	W : 56'9"			
60.	82	N : 9.0 M Wide Road	N : 50'0"	2,000	Rs. 12,00,000/-	Rs. 16,00,000/-
		S : Plot No. 83	S : 50'0"			
		E : Plot No.93	E : 40'0"			
		W : 7.20 M Wide Road	W : 40'0"			
61.	83	N : Plot No.82	N : 50'0"	2,000	Rs. 12,00,000/-	Rs. 16,00,000/-
		S : Plot No. 84	S : 50'0"			
		E : Plot No.92	E : 40'0"			
		W : 7.20 M Wide Road	W : 40'0"			
62.	84	N : Plot No.83	N : 50'0"	2,000	Rs. 12,00,000/-	Rs. 16,00,000/-
		S : Plot No. 85	S : 50'0"			
		E : Plot No.91	E : 40'0"			
		W : 7.20 M Wide Road	W : 40'0"			
63.	85	N : Plot No.84	N : 50'0"	2,000	Rs. 12,00,000/-	Rs. 16,00,000/-
		S : Plot No. 86	S : 50'0"			
		E : Plot No.90	E : 40'0"			
		W : 7.20 M Wide Road	W : 40'0"			
64.	92	N : Plot No.93	N : 60'0"	2,400	Rs. 14,40,000/-	Rs. 19,20,000/-
		S : Plot No. 91	S : 60'0"			
		E : 12.0 M Wide Road	E : 40'0"			
		W : Plot No. 83	W : 40'0"			
65.	95	N : Plot No.94	N : 68'3"	2,730	Rs. 16,38,000/-	Rs. 21,84,000/-
		S : Plot No. 96	S : 68'3"			
		E : R. S. No. 225	E : 40'0"			
		W : 12.0 M Wide Road	W : 40'0"			
66.	96	N : Plot No.94	N : 68'9"	2,750	Rs. 16,50,000/-	Rs. 22,00,000/-
		S : Plot No. 96	S : 68'9"			
		E : R. S. No. 225	E : 40'0"			
		W : 12.0 M Wide Road	W : 40'0"			
67.	97	N : Plot No.96	N : 69'0"	2,760	Rs. 16,56,000/-	Rs. 22,08,000/-
		S : Plot No. 98	S : 69'0"			
		E : R. S. No. 225	E : 40'0"			
		W : 12.0 M Wide Road	W : 40'0"			
68.	98	N : Plot No.97	N : 69'9"	2,790	Rs. 16,74,000/-	Rs. 22,32,000/-
		S : Plot No. 99	S : 69'9"			
		E : R. S. No. 225	E : 40'0"			
		W : 12.0 M Wide Road	W : 40'0"			

69.	99	N : Plot No.98	N : 70'0"	2,800	Rs. 16,80,000/-	Rs. 22,40,000/-
		S : Plot No. 100	S : 70'0"			
		E : R. S. No. 225	E : 40'0"			
		W : 12.0 M Wide Road	W : 40'0"			
70.	100	N : Plot No.99	N : 69'11"	2,799	Rs. 16,79,400/-	Rs. 22,39,200/-
		S : Plot No. 101	S : 69'11"			
		E : R. S. No. 225	E : 40'0"			
		W: 12.0 M Wide Road	W : 40'0"			
71.	102	N : Plot No.101	N : 65'3"	2,610	Rs. 15,66,000/-	Rs. 20,88,000/-
		S : Plot No. 103	S : 65'3"			
		E : R. S. No. 225	E : 40'0"			
		W: 12.0 M Wide Road	W : 40'0"			
72.	103	N : Plot No.102	N : 62'3"	2,490	Rs. 14,94,000/-	Rs. 19,92,000/-
		S : Plot No. 104	S : 62'3"			
		E : R. S. No. 225	E : 40'0"			
		W: 12.0 M Wide Road	W : 40'0"			
73.	104	N : Plot No.102	N : 58'11"	2,355	Rs. 14,13,000/-	Rs. 18,84,000/-
		S : Plot No. 104	S : 58'11"			
		E : R. S. No. 225	E : 40'0"			
		W: 12.0 M Wide Road	W : 40'0"			
74.	106	N : 9.0 M Wide Road	N : 40'0"	2,331	Rs. 13,98,600/-	Rs. 18,64,800/-
		S : Plot No. 124	S : 40'0"			
		E : Plot No. 107	E : 58'3"			
		W: R. S. No. 219/11	W : 58'3"			
75.	107	N : 9.0 M Wide Road	N : 40'0"	2,220	Rs. 13,32,000/-	Rs. 17,76,000/-
		S : Plot No. 123	S : 40'0"			
		E : Plot No. 108	E : 55'6"			
		W: Plot No. 106	W : 55'6"			
76.	108	N : 9.0 M Wide Road	N : 40'0"	2,220	Rs. 13,32,000/-	Rs. 17,76,000/-
		S : Plot No. 122	S : 40'0"			
		E : Plot No. 109	E : 55'6"			
		W: Plot No. 107	W : 55'6"			
77.	109	N : 9.0 M Wide Road	N : 40'0"	2,220	Rs. 13,32,000/-	Rs. 17,76,000/-
		S : Plot No. 121	S : 40'0"			
		E : Plot No. 110	E : 55'6"			
		W: Plot No. 108	W : 55'6"			
78.	110	N : 9.0 M Wide Road	N : 40'0"	2,220	Rs. 13,32,000/-	Rs. 17,76,000/-
		S : Plot No. 120	S : 40'0"			
		E : Plot No. 111	E : 55'6"			
		W: Plot No. 109	W : 55'6"			
79.	111	N : 9.0 M Wide Road	N : 40'0"	2,220	Rs. 13,32,000/-	Rs. 17,76,000/-
		S : Plot No. 119	S : 40'0"			
		E : Plot No. 112	E : 55'6"			
		W: Plot No. 110	W : 55'6"			
80.	112	N : 9.0 M Wide Road	N : 40'0"	2,220	Rs. 13,32,000/-	Rs. 17,76,000/-
		S : Plot No. 118	S : 40'0"			
		E : Plot No. 113	E : 55'6"			
		W: Plot No. 111	W : 55'6"			

81.	113	N : 9.0 M Wide Road	N : 40'0"	2,220	Rs. 13,32,000/-	Rs. 17,76,000/-
		S : Plot No. 117	S : 40'0"			
		E : Plot No. 114 & 115 P	E : 55'6"			
		W: Plot No. 111	W : 55'6"			
82.	117	N : Plot No. 113	N : 40'0"	2,000	Rs. 12,00,000/-	Rs. 16,00,000/-
		S : 9.0 M Wide Road	S : 40'0"			
		E : Plot No. 115 P & 116	E : 50'0"			
		W: Plot No. 118	W : 50'0"			
83.	118	N : Plot No. 112	N : 40'0"	2,000	Rs. 12,00,000/-	Rs. 16,00,000/-
		S : 9.0 M Wide Road	S : 40'0"			
		E : Plot No. 117	E : 50'0"			
		W: Plot No. 119	W : 50'0"			
84.	119	N : Plot No. 111	N : 40'0"	2,000	Rs. 12,00,000/-	Rs. 16,00,000/-
		S : 9.0 M Wide Road	S : 40'0"			
		E : Plot No. 118	E : 50'0"			
		W: Plot No. 120	W : 50'0"			
85.	120	N : Plot No. 110	N : 40'0"	2,000	Rs. 12,00,000/-	Rs. 16,00,000/-
		S : 9.0 M Wide Road	S : 40'0"			
		E : Plot No. 119	E : 50'0"			
		W: Plot No. 121	W : 50'0"			
86.	121	N : Plot No. 109	N : 40'0"	2,000	Rs. 12,00,000/-	Rs. 16,00,000/-
		S : 9.0 M Wide Road	S : 40'0"			
		E : Plot No. 120	E : 50'0"			
		W: Plot No. 122	W : 50'0"			
87.	122	N : Plot No. 108	N : 40'0"	2,000	Rs. 12,00,000/-	Rs. 16,00,000/-
		S : 9.0 M Wide Road	S : 40'0"			
		E : Plot No. 121	E : 50'0"			
		W: Plot No. 123	W : 50'0"			
88.	123	N : Plot No. 107	N : 40'0"	2,000	Rs. 12,00,000/-	Rs. 16,00,000/-
		S : 9.0 M Wide Road	S : 40'0"			
		E : Plot No. 122	E : 50'0"			
		W: Plot No. 124	W : 50'0"			
89.	124	N : Plot No. 106	N : 39'6"	1,975	Rs. 11,85,000/-	Rs. 15,80,000/-
		S : 9.0 M Wide Road	S : 39'6"			
		E : Plot No. 123	E : 50'0"			
		W: R.S. No.219/11	W : 50'0"			
90.	125	N : 9.0 M Wide Road	N : 36'0"	1,764	Rs. 10,58,400/-	Rs. 14,11,200/-
		S : Plot No. 142	S : 36'0"			
		E : Plot No. 126	E : 49'0"			
		W: R.S. No.219/11	W : 49'0"			
91.	126	N : 9.0 M Wide Road	N : 40'0"	1,960	Rs. 11,76,000/-	Rs. 15,68,000/-
		S : Plot No. 141	S : 40'0"			
		E : Plot No. 127	E : 49'0"			
		W: Plot No. 125	W : 49'0"			
92.	127	N : 9.0 M Wide Road	N : 40'0"	1,960	Rs. 11,76,000/-	Rs. 15,68,000/-
		S : Plot No. 140	S : 40'0"			
		E : Plot No. 128	E : 49'0"			
		W: Plot No. 126	W : 49'0"			
93.	128	N : 9.0 M Wide Road	N : 40'0"	1,960	Rs. 11,76,000/-	Rs. 15,68,000/-
		S : Plot No. 139	S : 40'0"			
		E : Plot No. 129	E : 49'0"			

		W: Plot No. 127	W : 49'0"			
94.	129	N : 9.0 M Wide Road	N : 40'0"	1,960	Rs. 11,76,000/-	Rs. 15,68,000/-
		S : Plot No. 138	S : 40'0"			
		E : Plot No. 130	E : 49'0"			
		W: Plot No. 128	W : 49'0"			
95.	130	N : 9.0 M Wide Road	N : 40'0"	1,960	Rs. 11,76,000/-	Rs. 15,68,000/-
		S : Plot No. 137	S : 40'0"			
		E : Plot No. 131	E : 49'0"			
		W: Plot No. 129	W : 49'0"			
96.	131	N : 9.0 M Wide Road	N : 40'0"	1,960	Rs. 11,76,000/-	Rs. 15,68,000/-
		S : Plot No. 136	S : 40'0"			
		E : Plot No. 132	E : 49'0"			
		W: Plot No. 130	W : 49'0"			
97.	132	N : 9.0 M Wide Road	N : 40'0"	1,960	Rs. 11,76,000/-	Rs. 15,68,000/-
		S : Plot No. 135	S : 40'0"			
		E : Plot No. 133	E : 49'0"			
		W: Plot No. 131	W : 49'0"			
98.	133	N : 9.0 M Wide Road	N : 60'0"	2,940	Rs. 17,64,000/-	Rs. 23,52,000/-
		S : Plot No. 135	S : 60'0"			
		E : Plot No. 134	E : 49'0"			
		W: Plot No. 131	W : 49'0"			
99.	134	N : Plot No. 133	N : 60'0"	3,900	Rs. 23,40,000/-	Rs. 31,20,000/-
		S : 18.0 M Wide Road	S : 60'0"			
		E : 12.0 M Wide Road	E : 65'0"			
		W: Plot No. 135	W : 65'0"			
100.	135	N : Plot No. 132	N : 40'0"	2,600	Rs. 15,60,000/-	Rs. 20,80,000/-
		S : 18.0 M Wide Road	S : 40'0"			
		E : Plot No. 134	E : 65'0"			
		W: Plot No. 136	W : 65'0"			
101.	136	N : Plot No. 131	N : 40'0"	2,600	Rs. 15,60,000/-	Rs. 20,80,000/-
		S : 18.0 M Wide Road	S : 40'0"			
		E : Plot No. 135	E : 65'0"			
		W: Plot No. 137	W : 65'0"			
102.	137	N : Plot No. 130	N : 40'0"	2,600	Rs. 15,60,000/-	Rs. 20,80,000/-
		S : 18.0 M Wide Road	S : 40'0"			
		E : Plot No. 136	E : 65'0"			
		W: Plot No. 138	W : 65'0"			
103.	138	N : Plot No. 129	N : 40'0"	2,600	Rs. 15,60,000/-	Rs. 20,80,000/-
		S : 18.0 M Wide Road	S : 40'0"			
		E : Plot No. 137	E : 65'0"			
		W: Plot No. 139	W : 65'0"			
104.	139	N : Plot No. 128	N : 40'0"	2,600	Rs. 15,60,000/-	Rs. 20,80,000/-
		S : 18.0 M Wide Road	S : 40'0"			
		E : Plot No. 138	E : 65'0"			
		W: Plot No. 140	W : 65'0"			
105.	140	N : Plot No. 127	N : 40'0"	2,600	Rs. 15,60,000/-	Rs. 20,80,000/-
		S : 18.0 M Wide Road	S : 40'0"			
		E : Plot No. 139	E : 65'0"			
		W: Plot No. 141	W : 65'0"			

106.	141	N : Plot No. 126	N : 40'0"	2,600	Rs. 15,60,000/-	Rs. 20,80,000/-
		S : 18.0 M Wide Road	S : 40'0"			
		E : Plot No. 140	E : 65'0"			
		W: Plot No. 142	W : 65'0"			
107.	142	N : Plot No. 126	N : 33'3"	2,210	Rs. 13,26,000/-	Rs. 17,68,000/-
		S : 18.0 M Wide Road	S : 33'3"			
		E : Plot No. 140	E : 66'6"			
		W: Plot No. 142	W : 66'6"			
108.	415	N : R. S. No. 219/2B	N : 33'8"	673	Rs. 4,03,800/-	Rs. 5,38,400/-
		S : Plot No. 414	S : 33'8"			
		E : R. S. No. 219/11	E : 20'0"			
		W: 9.0 M Wide Road	W : 20'0"			
109.	416	N : R. S. No. 219/2B	N : 35'0"	770	Rs. 4,62,000/-	Rs. 6,16,000/-
		S : Plot No. 417	S : 35'0"			
		E : 9.0 M Wide Road	E : 22'0"			
		W: Plot No. 432 P	W : 22'0"			
110.	433	N : Plot No. 434	N : 40'0"	1,600	Rs. 9,60,000/-	Rs. 12,80,000/-
		S : Plot No. 432	S : 40'0"			
		E : R.S. N. 219/2B	E : 40'0"			
		W: 10.0 M Wide Road	W : 40'0"			
111.	434	N : Plot No. 435	N : 40'6"	1,620	Rs. 9,72,000/-	Rs. 12,96,000/-
		S : Plot No. 433	S : 40'6"			
		E : R.S. N. 219/2B	E : 40'0"			
		W: 10.0 M Wide Road	W : 40'0"			
112.	437	N : Plot No. 435	N : 41'9"	1,670	Rs. 10,02,000/-	Rs. 13,36,000/-
		S : Plot No. 433	S : 41'9"			
		E : R.S. N. 219/2B	E : 40'0"			
		W: 10.0 M Wide Road	W : 40'0"			
113.	438	N : Plot No. 439	N : 42'3"	1,690	Rs. 10,14,000/-	Rs. 13,52,000/-
		S : Plot No. 437	S : 42'3"			
		E : R.S. N. 219/2B	E : 40'0"			
		W: 10.0 M Wide Road	W : 40'0"			
114.	439	N : Plot No. 440	N : 42'9"	1,710	Rs. 10,26,000/-	Rs. 13,68,000/-
		S : Plot No. 438	S : 42'9"			
		E : R.S. N. 217/11	E : 40'0"			
		W: 10.0 M Wide Road	W : 40'0"			
115.	440	N : Plot No. 440	N : 43'0"	1,505	Rs. 9,03,000/-	Rs. 12,04,000/-
		S : Plot No. 438	S : 43'0"			
		E : R.S. N. 217/11	E : 35'0"			
		W: 10.0 M Wide Road	W : 35'0"			
116.	441	N : R. S. No. 217/6D1	N : 43'3"	1,294	Rs. 7,76,400/-	Rs. 10,35,200/-
		S : Plot No. 440	S : 43'3"			
		E : R.S. N. 217/11	E : 30'0"			
		W: 10.0 M Wide Road	W : 30'0"			
117.	442	N : Plot No. 443	N : 54'0"	2,700	Rs.16,20,000/-	Rs. 21,60,000/-
		S : 18.0 M Wide Road	S : 54'0"			
		E : 10.0 M Wide Road	E : 50'0"			
		W: R. S. No. 219/6	W : 50'0"			
118.	444	N : Plot No. 445	N : 55'3"	2,210	Rs.13,26,000/-	Rs. 17,68,000/-
		S : Plot No. 443	S : 55'3"			
		E : 10.0 M Wide Road	E : 40'0"			
		W: R. S. No. 219/4	W : 40'0"			

119.	447	N : Plot No. 448	N : 59'11"	2,218	Rs.13,30,800/-	Rs. 17,74,400/-
		S : Plot No. 446	S : 59'11"			
		E : 10.0 M Wide Road	E : 37'0"			
		W: R. S. No. 219/4& Plot No. 449 P	W : 37'0"			
120.	448	N : 9.0 M Wide Road	N : 57'6"	3,000	Rs.18,00,000/-	Rs. 24,00,000/-
		S : Plot No. 447	S : 57'6"			
		E : 10.0 M Wide Road	E : 52'2"			
		W: Plot No. 449	W : 52'2"			
121.	449	N : 9.0 M Wide Road	N : 58'3"	3,860	Rs. 23,16,000/-	Rs. 30,88,000/-
		S : R. S. No. 219/4	S : 58'3"			
		E : Plot No. 448& 447 P	E : 66'3"			
		W: R. S. No. 219/2A	W : 66'3"			
122.	450	N : Plot No. 459	N : 14'0"	490	Rs. 2,94,000/-	Rs. 3,92,000/-
		S : 9.0 M Wide Road	S : 14'0"			
		E : Plot No. 451	E : 35'0"			
		W: R. S. No. 219/2A	W : 35'0"			
123.	451	N : Plot No. 458	N : 18'0"	630	Rs. 3,78,000/-	Rs. 5,04,000/-
		S : 9.0 M Wide Road	S : 18'0"			
		E : Plot No. 452	E : 35'0"			
		W: Plot No. 450	W : 35'0"			
124.	456	N : 9.0 M Wide Road	N : 18'0"	630	Rs. 3,78,000/-	Rs. 5,04,000/-
		S : Plot No.453	S : 18'0"			
		E : Plot No. 455	E : 35'0"			
		W: Plot No. 457	W : 35'0"			
125.	457	N : 9.0 M Wide Road	N : 18'0"	630	Rs. 3,78,000/-	Rs. 5,04,000/-
		S : Plot No.452	S : 18'0"			
		E : Plot No. 456	E : 35'0"			
		W: Plot No. 458	W : 35'0"			
126.	460	N : Plot No. 468 P	N : 16'3"	560	Rs. 3,36,000/-	Rs. 4,48,000/-
		S : 9.0 M Wide Road	S : 16'3"			
		E : Plot No. 461	E : 34'6"			
		W: R. S. No. 219/2A	W : 34'6"			
127.	461	N : Plot No. 468 P	N : 16'3"	569	Rs. 3,41,400/-	Rs. 4,55,200/-
		S : 9.0 M Wide Road	S : 16'3"			
		E : Plot No. 462	E : 35'0"			
		W: Plot No. 460	W : 350"			
128.	462	N : Plot No. 467 P	N : 20'0"	700	Rs. 4,20,000/-	Rs. 5,60,000/-
		S : 9.0 M Wide Road	S : 20'0"			
		E : Plot No. 463	E : 35'0"			
		W: Plot No. 461	W : 350"			
129.	465	N : Plot No. 466	N : 50'0"	1,750	Rs. 10,50,000/-	Rs. 14,00,000/-
		S : Plot No. 464	S : 50'0"			
		E : 10.0 M Wide Road	E : 35'0"			
		W: Plot No. 467 P	W : 350"			
130.	466	N : 9.0 M Wide Road	N : 50'0"	1,500	Rs. 9,00,000/-	Rs. 12,00,000/-
		S : Plot No. 465	S : 50'0"			
		E : 10.0 M Wide Road	E : 30'0"			
		W: Plot No. 467 P	W : 30'0"			

131.	467	N : 9.0 M Wide Road	N : 26'6"	2,100	Rs. 12,60,000/-	Rs. 16,80,000/-
		S : Plot No. 463 & 462 P	S : 26'6"			
		E : Plot No. 466 & 465	E : 79'3"			
		W: Plot No. 468	W : 79'3"			
132.	468	N : 9.0 M Wide Road	N : 29'4"	2,325	Rs. 13,95,000/-	Rs. 18,60,000/-
		S : Plot No. 460,461 & 462 P	S : 29'4"			
		E : Plot No. 467	E : 79'3"			
		W: R. S. No.217/11	W : 79'3"			
133.	469	N : R. S. No. 217/6D1	N : 23'10"	780	Rs. 4,68,000/-	Rs. 6,24,000/-
		S : 9.0 M Wide Road	S : 23'10"			
		E : Plot No. 470	E : 32'9"			
		W: R. S. No.217/11	W : 32'9"			
134.	470	N : R. S. No. 217/6D1	N : 20'0"	680	Rs. 4,08,000/-	Rs. 5,44,000/-
		S : 9.0 M Wide Road	S : 20'0"			
		E : Plot No. 471	E : 34'0"			
		W: Plot No. 469	W : 34'0"			
135.	471	N : R. S. No. 217/6D1	N : 20'0"	670	Rs. 4,02,000/-	Rs. 5,36,000/-
		S : 9.0 M Wide Road	S : 20'0"			
		E : Plot No. 472	E : 33'6"			
		W: Plot No. 470	W : 33'6"			
136.	472	N : R. S. No. 217/6D1	N : 20'0"	660	Rs. 3,96,000/-	Rs. 5,28,000/-
		S : 9.0 M Wide Road	S : 20'0"			
		E : Plot No. 473	E : 33'0"			
		W: Plot No. 471	W : 33'0"			
137.	473	N : R. S. No. 217/6D1	N : 40'0"	1,290	Rs. 7,74,000/-	Rs. 10,32,000/-
		S : 9.0 M Wide Road	S : 40'0"			
		E : 10.0 M Wide Road	E : 32'3"			
		W: Plot No. 472	W : 32'3"			
	Total (Inbhavanam Zone – I + Zone II)				Rs.15,85,55,400/-	Rs. 22,38,67,200/-
	Say				Rs.15,85,55,000/-	Rs. 22,38,67,000/-

6.0 Method of valuation

The valuation has been carried out by adopting the Market Approach, in accordance with the principles and guidelines laid down in the International Valuation Standards (IVS).

The Present Market Rate (PMR) of the property has been determined based on prevailing market trends, which were assessed through multiple methods, including:

- **Local Market Enquiries:** Direct interactions with local real estate agents, property dealers, and other stakeholders in the vicinity of the subject property.
- **Online Real Estate Portals:** Market data and comparable listings were referred from reputed platforms such as 99acres.com, MagicBricks, and similar sources to gain insights on current asking prices and recent transactions in the area.

In addition to the market-based assessment, the valuation also considered the Government Guideline Value of the property, as obtained from the office of the District Registrar. This provides an official benchmark rate for registration purposes and helps corroborate the reasonableness of the estimated market value.

The final opinion of value is derived after a critical analysis and reconciliation of the data obtained from the above sources, ensuring transparency, reliability, and professional integrity in the valuation process.

7.0. Certificate

(i) It is hereby certified that the present market value of the land, assessed by adopting the Prevailing Market Rate (PMR) method, is **Rs. 22,38,67,000/- (Rupees Twenty Two Crores Thirty Eight Lakhs and Sixty Seven Thousand Only).**

(ii) It is further certified that the guideline value of the land, as per the guideline land rate (GLR) obtained from the Registration Department, is **Rs.15,85,55,400/- (Rupees Fifteen Crores Eighty Five Lakhs and Fifty Five Thousand Only).**

(iii) It is to be noted that the value of the property may vary depending on the purpose and the date of valuation. Therefore, this report shall not be referred to or relied upon for any purpose other than that specifically mentioned in the original request.

(iv) Legal aspects, such as verification of ownership, title, or the authenticity of property-related documents, have not been considered in this valuation and are beyond the scope of this report.

(v) The property was inspected on 24.07.2025 in the presence of the following individuals:

- Sri. Chinnaraj, A.I.G., District Registrar, Thanjavur
- Sri. Manikandan, V.A.O, Vallam puthur

Encl. : Site Plan, Copy of guideline rate, Layout sketch, Copy of list of Neomax case-identified properties furnished by D.R.O & copy of request letter

PLACE : Thanjavur

DATE : 30.07.2025

This report contains 32
pages.

S.VENKADESH
REGISTERED VALUER

Guideline Value

Search Criteria :

Zone: Tanjore
Guideline Village: Vallam Pudur Sethi
Revenue District: THANJAVUR
Sub Registrar Office: Vallam_Thanjavur
Revenue Village: VALLAMPUDUR
Revenue Taluka: THANJAVUR

Sr.No.	Street Name	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date
1	<u>INBHAVANAM</u>	600/ Square Feet	6460/ Square Metre	Mixed Type - III	01-Jul-2024

Site Photos



Site Plan

