

NEOMAX VALUATION ABSTRACT

VALUER NAME:VINAYAKI G

DISTRICT VALUED: TENKASI

28.07.2025

VALUATION REPORT (UNSOLD PLOTS)



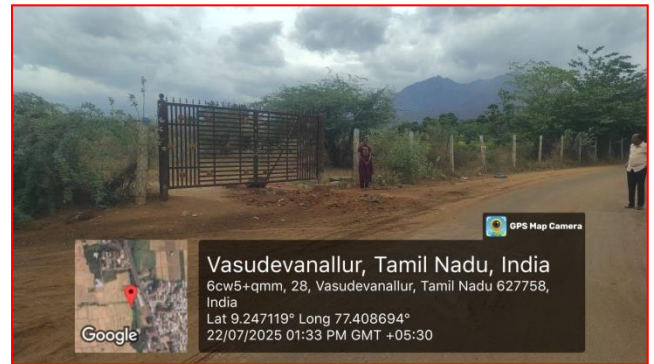
(View of the Property)

Hon'ble High Court Order No.:Crl.O.P.(MD).No.15498 of 2024,Dated:29.04.2025

Owner of the Property	1) Mr. S.Singaravelan 2) Mr.V.Padmanabhan 3) Mr.S.Kamalakannan	
Property Address	D.Nos:2/322,149,156,157,164,165,401& 402,S.Nos:277/1A3, 277/1B2 & 277/1B5, Plot Nos:15,18,19,20,38,95,103, Shop 1 & Shop 2,Old Courtallam Road, Ayerpperi Village, Tenkasi Taluk, Tenkasi District.Pincode:627802	
Latitude Longitude	<u>1)Plot No:15</u> I) 8°55'03.5"N 77°17'16.2"E	<u>2)Plot No:18</u> I) 8°55'04.3"N 77°17'16.1"E
	<u>3)Plot No:19</u> I) 8°55'04.3"N 77°17'16.0"E	<u>4)Plot No:20</u> I) 8°55'03.7"N 77°17'15.5"E
	<u>5)Plot No:38</u> I) 8°55'04.6"N 77°17'16.2"E	<u>6)Plot No:95</u> I) 8°55'07.5"N 77°17'17.8"E
	<u>7)Plot No:103</u> I) 8°55'06.5"N 77°17'18.2"E	<u>8)Shop 1</u> I) 8°54'59.9"N 77°17'15.3"E
	<u>9)Shop 2</u> I) 8°55'07.7"N 77°17'17.8"E	
Date as on which valuation is made	28.07.2025	
Date of Inspection	16.07.2025	
	Land Value	Land & Building Value
Guide Line of the Property	Rs.28,49,000/-	Rs. 1,48,04,000/-
Open Market Value of the property	Rs.2,03,50,000/-	Rs. 3,23,05,000/-

28.07.2025

VALUATION REPORT
(BARREN LAND)



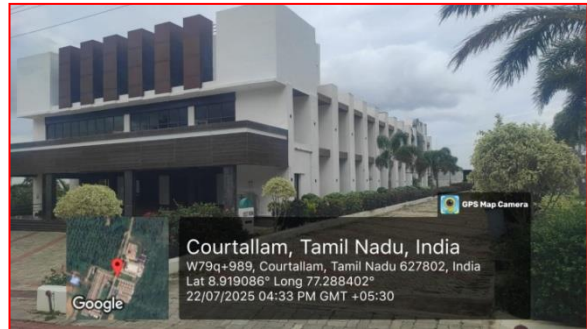
(View of the Property)

Hon'ble High Court Order No.:Crl.O.P.(MD).No.15498 of 2024,Dated:29.04.2025

Owner of the Property	1) Mr.Bosco 2) Mr.J.Kapil 3) Mr.Charles 4)Mr.Susai Mary 5)Mr.Simeon Raja	
Property Address	S.Nos: 862/1,862/2,862/3,863/1A1, 863/1A2,863/1A3,863/1B,863/2A1,863/2A2, 863/2A3,863/2B, 864/1,864/1A,864/2A, 864/2B 865/1A,865/1B,866/1,867/1A, 867/1B,867/2, 867/3 & 868/1,Naranapuram Part -2 Village, SivagiriTaluk, Tenkasi District.Pincode:627758.	
Latitude Longitude	I) 9°14'49.6"N 77°24'31.3"E	II) 9°15'07.8"N 77°24'26.1"E
Date as on which valuation is made	28.07.2025	
Date of Inspection	22.07.2025	
	Land Value Only	Land & Extra Items Value
Guide Line of the Property	Rs.1,37,44,000/-	Rs. 1,43,44,000/-
Open Market Value of the property	Rs. 8,24,64,000/-	Rs. 8,30,64,000/-

28.07.2025

VALUATION REPORT (BARREN LAND)



(View of the Property)

Hon'ble High Court Order No.:Crl.O.P.(MD).No.15498 of 2024,Dated:29.04.2025

Owner of the Property	1) M/S.Ventura Developers India Limited 2) Mr.P.Anbumani 3) Mrs.Indradevi 4)Mr.S.Kamalakannan 5)M/S.Neomax Promoters Private Limited 6)Mr.A.Narayanasamy 7)Mr.V.Padmanabhan 8)Mr.R.Ravi	
Property Address	S.Nos:277/1B1,277/1B4,277/1B6,277/1B3,278/1A,273/2D, 277/1B7B, 274, 275 (Part),278/3,277/1B2,277/1A3, 277/1A2,273/2A,273/2B,283/1,279/2 (Part),256B/2B, 271/2,277/1A2,273/1,269/2A,269/3 & 269/2B, Old Courtallam Road, Ayyerpperi Village, Tenkasi Taluk, Tenkasi District.Pincode:627802.	
Latitude Longitude	I) 8°55'09.5"N77°17'18.5"E	II)8°59'22.5"N77°17'41.4"E
	III) 8°54'58.1"N77°17'14.0"E	IV)8°54'58.1"N77°17'14.4"E
	V) 8°54'58.1"N77°17'14.4"E	VI)8°55'07.1"N77°17'19.9"E
	VII)8°55'14.5"N77°17'20.1"E	IX)8°55'08.9"N77°17'11.0"E
Date as on which valuation is made	28.07.2025	
Date of Inspection	22.07.2025	
	Land Value Only	Land & Building Value
Guide Line of the Property	Rs.7,15,11,000/-	Rs.12,67,61,000/-
Open Market Value of the property	Rs. 29,03,35,000/-	Rs. 34,55,84,000/-