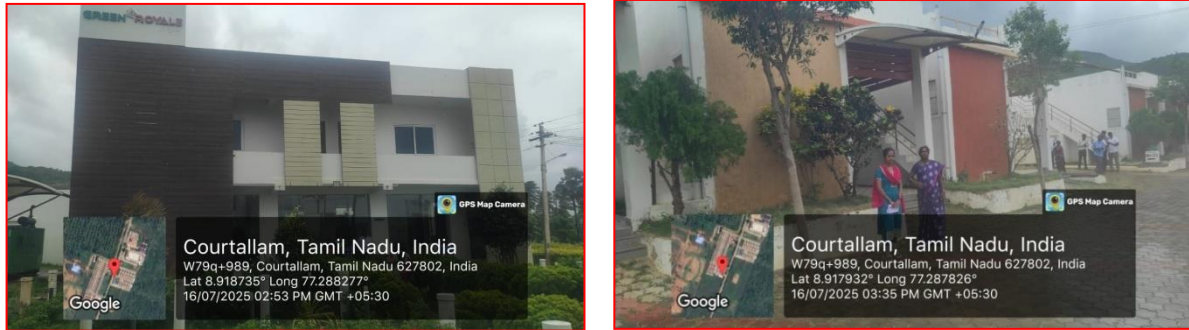


28.07.2025

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.Kamalakaran	
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	1)Plot No:15 I) 8°55'03.5"N 77°17'16.2"E	2)Plot No:18 I) 8°55'04.3"N 77°17'16.1"E
	3)Plot No:19 I) 8°55'04.3"N 77°17'16.0"E	4)Plot No:20 I) 8°55'03.7"N 77°17'15.5"E
	5)Plot No:38 I) 8°55'04.6"N 77°17'16.2"E	6)Plot No:95 I) 8°55'07.5"N 77°17'17.8"E
	7)Plot No:103 I) 8°55'06.5"N 77°17'18.2"E	8)Shop 1 I) 8°54'59.9"N 77°17'15.3"E
	9)Shop 2 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/-

TO,
 THE HON'BLE JUDGE,
 Hon'ble Madurai Bench
 Madras High Court
 Madurai

**VALUATION OF PROPERTY BY LAND AND BUILDING METHOD
 REPORT ON VALUATION**

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

VALUATION REPORT (IN RESPECT OF LAND / SITE AND BUILDING)

I.	GENERAL		
1.	Purpose for which the valuation is made	:	To estimate the present market value of attached property
2.	a) Date of inspection	:	16.07.2025
	b) Date on which the valuation is made	:	28.07.2025
3.	List of documents produced for perusal		
	i) Photocopy of the list of Unsold Plots with Details from Neomax Group ii) Photocopy of Plot Layout Sketch iii) Photocopy of DTCP approved Layout, DTCP approved Layout No: 25/2015 dated 20.08.2015, Layout approved by The Director Town planning Department.& Layout approved No:70/2015 dated 28.08.2015, Layout approved by The President, Ayyerpperi Ind Grade Panchayat.		
4.	Name of the owner(s) and his / their address (es) with Phone no. (As Informed by the District registrar)	:	1) Mr. S.Singaravelan 2) Mr.V.Padmanabhan 3) Mr.S.Kamalakaran
5.	Location of property		
	a) Plot No. / Survey No.	:	S.Nos:277/1A3, 277/1B2 & 277/1B5, Plot Nos:15,18,19,20,38,95,103, Shop 1 & Shop 2
	b) Door No.	:	D.Nos:2/322,149,156,157,164,165,401 & 402
	c) T. S. No. / Village	:	Ayyerpperi Village
	d) Ward / Taluka	:	Tenkasi Taluk

	e)	Mandal / District	:	Tenkasi District
6.		Postal address of the property	:	D.Nos:2/322,149,156,157,164,165,401 & 402,S.Nos:277/1A3, 277/1B2 & 277/1B5, PlotNos:15,18,19,20,38, 95,103, Shop 1 & Shop 2,Old Courtallam Road, Ayyerpperi Village, Tenkasi Taluk, Tenkasi District

7 Boundaries of the Property: (As Per DTCP approved Plot Layout Sketch)

S.No	Direction/ Plots	North	South	East	West
1.	Plot No:15	Plot No:16	Plot No:14	12.20 M Wide Road	Plot No:20
2.	Plot No:18	9.15 M Wide Road	Plot No:19	Plot No:17	7.00 M Wide Road
3.	Plot No:19	Plot No:18	Plot No:20	Plot No:16	7.00 M Wide Road
4.	Plot No:20	Plot No:19	Plot No:21	Plot No:15	7.00 M Wide Road
5.	Plot No:38	Plot No:39	Plot No:37	Plot No:67	7.00 M Wide Road
6.	Plot No:95	9.15 M Wide Road	Plot No:94	Shop 2	Plot Nos:70, 71 & 72
7.	Plot No:103	Plot No:96	9.15 M Wide Road	Plot No:102	12.20 M Wide Road
8.	Shop 1 (S.No:277/1B5)	Plot No:116	9.15 M Wide Road	Plot No:117	12.20 M Wide Road
9.	Shop 2 (S.No:277/1B2)	9.15 M Wide Road	Plot No:94	12.20 M Wide Road	Plot No:95

8 Dimensions of the site: (As Per DTCP approved Plot Layout Sketch)

S.No	Direction/Plots	North	South	East	West	Total Area (Sq.ft)
1.	Plot No:15	15.25 M (50'0)	15.25 M (50'0")	12.2 M (40'0")	12.2 M (40'0")	2000
2.	Plot No:18	15.25 M (50'0)	15.25 M (50'0")	12.2 M (40'0")	12.2 M (40'0")	2000

3.	Plot No:19	15.25 M (50'0)	15.25 M (50'0")	12.2 M (40'0")	12.2 M (40'0")	2000
4.	Plot No:20	15.25 M (50'0)	15.25 M (50'0")	12.2 M (40'0")	12.2 M (40'0")	2000
5.	Plot No:38	9.15 M (30'0)	9.15 M (30'0")	6.1 M (20'0")	6.1 M (20'0")	600
6.	Plot No:95	10.68 M (35'0)	10.68 M (35'0")	15.25 M (50'0")	15.25 M (50'0")	1750
7.	Plot No:103	15.25 M (50'0)	15.25 M (50'0")	27.45 M (90'0")	27.45 M (90'0")	4500
8.	Shop 1 (S.No:277/1B5)	12.2 M (40'0")	12.2 M (40'0")	18.3 M (60'0")	18.3 M (60'0")	2400
9.	Shop 2 (S.No:277/1B2)	10.68 M (35'0)	10.68 M (35'0")	15.25 M (50'0")	15.25 M (50'0")	1750
Total Extend						19000

9	Extent of the site considered for valuation Least of As Per Layout As Per Actual	:	19,000.00 Sft 18,500.00 Sft
Road Deduction for Plot No: 19 Road Deduction :10'0" x 50'0" = 500.00 Sft 19,000.00 Sft – 500.00 Sft = 18,500.00 Sft Note: Pathway 500.00 Sft is not considered for valuation. Total Extend of land = 18,500.00 Sft			

II.	CHARACTERISTICS OF THE SITE	
1.	Classification of locality	: Residential Special Type-I
2.	Development of surrounding areas	: Mixed area
3.	Possibility of frequent flooding / sub-merging	: No
4.	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	: 5 KM away from site
5.	Level of land with topographical conditions	: Even levelled
6.	Shape of land	: Refer sketch
7.	Type of use to which it can be put	: Vacant plots & Resort Building
8.	Any usage restriction	: Nil
9.	Is plot in town planning approved layout?	: DTCP approved Layout No: 25/2015 dated 20.08.2015, Layout approved by The Director Town planning Department.& Layout approved No:70/2015 dated 28.08.2015, Layout approved by The President, Ayyerpperi IInd Grade

			Panchayat.
10	Corner plot or intermittent plot?	:	Intermittent plot & Corner plot
11	Road facilities	:	Available
12	Type of road available at present	:	Bitumin Road & Paver Block Road.
13	Width of road	:	9.15 M Wide Road, 12.20 M Wide Road & 7.00 M Wide Road
14	Is it a land – locked land?	:	No.
15	Water potentiality	:	Available.
16	Underground sewerage system	:	Nil
17	Is power supply available at the site?	:	Available.
18	Advantage of the site (Land mark)	:	
	1. It lies 1.5 Km distance away from Main Falls to Old Kuttralam Road.		
19	Property Tax referred :	:	D.Nos:2/322,149,156,157,164,165,401 & 402
	Tax amount	:	Not Referred
	Receipt No.,	:	Not Referred
	In the name of	:	Not Referred
	Period covered	:	Not Referred
	Assessment number	:	Not Referred
21	Electricity service		
	Connection No.,	:	Not Produced
	In the name of	:	Not Produced
	Amount	:	Not Produced
	Receipt No.,	:	Not Produced

Part – A (Valuation of land)			
1.	Total extent of the plot	:	18,500.00 Sft
3.	Prevailing market rate (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	:	Rs.1,100/- Sft (or) Rs.1,200/- Sft
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	:	Rs. 154/- Sft. (or) Rs. 1660/- Sm = 18,500.00 Sft x Rs. 154/- Sft = Rs.28,49,000/-
5.	Assessed / adopted rate of valuation	:	Rs.1,100/- Sft
6.	In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt.	:	The Guideline Value is only used to Registration purpose (Fixing the Stamp Duty) by Registration Department of

notification or Income Tax Gazette justification on variation has to be given.		Tamilnadu. Market enquiries indicate that land value is around Rs. 1,100/- Sft for Vacant land. So, I have considered Rs. 1,100/- Sft for valuation purpose.	
04. Value by adopting PMR (Prevailing Market Rate) As part of the valuation process, local market enquiries were conducted with nearby landowners, 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.M.Ravichandran	Sri Lakshmi real estate,courtallam	9750116893
2	AJ Sai Sana	Local Land Broker	9443758455
3	Mr.P.Kumarasamy	Local Land Broker	9715325877 & 8870986948
Based on the above enquiries, in conjunction with the prevailing guideline 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.			
7.	Estimated value of land:		
	Area	Rate (Rs.)	Value (Rs.)
Open Market Value	18,500.00 Sft	Rs. 1,100/- Sft.	Rs. 2,03,50,000/-
LAND ONLY			
Guide Line of the Property (Land Value Only)		Rs.28,49,000/-	
Open Market Value of the property (Land Value Only)		Rs.2,03,50,000/-	
Part – B (Valuation of Building)			
1.	Technical details of the building		:
a)	Type of Building (Residential / Commercial/ Industrial)	:	Commercial building (Resort Building)
b)	Type of construction (Load bearing / RCC / Steel Framed)	:	RCC framed & Load bearing structure
c)	Year of construction	:	2020
d)	Age of the Property	:	5 years.
e)	Total age of the property	:	60 years
f)	Residual age of the property	:	55 years

	g)	Number of floors and height of each floor including basement, if any	:	GF & FF
	h)	Plinth area floor-wise	:	As per Approved plan: Plan approval not produced at the time of Valuation As per Actual: 3,638.50 Sft. (GF), 1,386.00 Sft. (FF).
	i)	Condition of the building	:	
	i)	Exterior – Excellent, Good, Normal, Poor	:	Good
	ii)	Interior - Excellent, Good, Normal, Poor	:	Good
	j)	Any other comments by our empanelled valuers on authentic of approved plan	:	Nil.

Specifications of construction (floor-wise) in respect of

S.No.	Description	Ground floor	Other floors
1.	Foundation	Column footing & C.C.1:4:8	---
2.	Basement	R.R. Masonry & RCC Column	---
3.	Superstructure	Brickwork in Cm & RCC Column	Brickwork in Cm & RCC Column
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	Glass & Wooden doors, windows & ventilators	Glass & Wooden doors, windows & ventilators
5.	RCC works	C.C.1:2:4 & 1:1:5:3	C.C.1:2:4 & 1:1:5:3
6.	Plastering	C.M1:5 & 1:6	C.M1:5 & 1:6
7.	Flooring, Skirting, dadoing	Cement concrete	Cement concrete
8.	Special finish as marble, granite, wooden paneling, grills, etc	Tiles	Tiles
9.	Roofing including weather proof course	R.C.C	R.C.C.
10.	Drainage	Septic tank	---

Plinth area : (As per Actual)

BUILDING VALUATION:

PLINTH AREA DETAILS

Ground floor: (Year – 2020)

- I) **Plinth area of the building (R.C.C. roof with Tiles flooring-10'ht)**

Office Room - 29'0" x 42'0" = 1,218.00 Sft

Ground floor: Balcony (Year – 2020)

- II) **Plinth area of the building (R.C.C. roof with Tiles flooring-10'ht)**

Office Room - 4'0" x 42'0" = 168.00 Sft

First floor: (Year – 2020)

- III) **Plinth area of the building (R.C.C. roof with Tiles flooring-10'ht)**

Rooms - 29'0" x 42'0" = 1,218.00 Sft

First floor: Balcony (Year – 2020)

- IV) **Plinth area of the building (R.C.C. roof with Tiles flooring-10'ht)**

Rooms - 4'0" x 42'0" = 168.00 Sft

Ground floor: Room Nos:156,157,165 & 164 (Year – 2020)

- V) **Plinth area of the building (R.C.C. roof with Tiles flooring-10'ht)**

Rooms (4 Nos) - 4Nos x 17'0" x 26'6" = 1,802.00 Sft

Ground floor: Room No:149 (Year – 2020)

- VI) **Plinth area of the building (R.C.C. roof with Tiles flooring-10'ht)**

Room - 17'0" x 26'6" = 450.50 Sft

DETAILS OF VALUATION (AS PER ACTUAL)

Sl. No.	Particulars of item	Plinth area	Roof height	Age of building	Estimated replacement rate of construction Rs.	Replacement cost Rs.	Depreciation Rs.	Net value after depreciation Rs.
1.	Ground floor (RCC-Tiles)	1,218.00 Sft	10'ht.	5 years (8%)	2,100/- Sft.	25,57,800/-	2,04,624/-	23,53,176/-
2.	Ground floor Balcony (RCC- Tiles)	168.00 Sft	10'ht.	5 years (8%)	1,000/- Sft.	1,68,000/-	13,440/-	1,54,560/-
3.	First floor (RCC-Tiles)	1,218.00 Sft	10'ht.	5 years (8%)	2,000/- Sft.	24,36,000/-	1,94,880/-	22,41,120/-
4.	First floor Balcony (RCC-Tiles)	168.00 Sft	10'ht.	5 years (8%)	1,000/- Sft.	1,68,000/-	13,440/-	1,54,560/-

5.	Groundfloor 4 Rooms (RCC-Tiles)	1,802.00 Sft	10'ht.	5 years (8%)	2,100/- Sft.	37,84,200/-	3,02,736/-	34,81,464/-
6.	Ground floor 1 Room (RCC- Tiles)	450.50 Sft	10'ht.	5 years (8%)	2,100/- Sft.	9,46,050/-	75,684/-	8,70,366/-
Total								92,55,246/-

Part C- (Extra Items)**(Amount in Rs.)**

1.	Swimming Pool with Courtyard arrangements (Plot No:103) Dressing Room & Bath 6 Nos @ 8'ht	:	Rs.10,00,000/- Rs.3,00,000/-
2.	Ornamental front door	:	---
3.	Sit out/ Verandah with steel grills	:	---
4.	Water tank	:	----
5.	Staircase – 6 nos.	:	Rs.1,50,000/-
6.	Extra steel/ collapsible gates	:	---
7.	Swimming Pool Gate	:	Rs.50,000/-
8.	Elevation arrangements	:	----
	Total	:	Rs. 15,00,000/-

Part D- (Amenities)**(Amount in Rs.)**

1.	Shelf & Cupboard Office room - First floor rooms (2 Nos) Room Nos:156,157,165 & 164 (4 Nos) & Room No:149 (1 No)	:	Rs.2,50,000/-
2.	Glazed tiles fixing walls	:	---
3.	Extra sinks and bath tub	:	---
4.	Marble / Ceramic tiles flooring	:	---
5.	Interior decorations	:	---
6.	Elevation works	:	---
7.	Panelling works	:	---
8.	Aluminium works	:	---
9.	Aluminium hand rails	:	---
10	False ceiling work Office room Ground floor (1 No) & First floor rooms (2 Nos), Room Nos:156,157,165 & 164 (4 Nos) & Room No:149 (1 No)	:	Rs.5,00,000/-
11	Lift arrangements	:	-----
	Total	:	Rs.7,50,000/-

Part E- (Miscellaneous)**(Amount in Rs.)**

1.	Separate toilet room	:	---
2.	Separate lumber room	:	---
3.	Separate water tank	:	---
4.	Trees, gardening	:	---
	Total	:	----

Part F- (Services)**(Amount in Rs.)**

1.	Water supply arrangements (Borewell with compressor motor& Separate Water tank)	:	Rs.2,00,000/-
2.	Septic tank & Drainage arrangements	:	Rs.1,00,000/-
3.	Compound wall	:	-----
4.	E. B. deposits,wiring, fittings etc.	:	Rs. 1,50,000/-
5.	Cement Pavements	:	----
	Total	:	Rs.4,50,000/-

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 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 examining the issue in the context of a case relating to disproportionate assets, the Supreme Court has held:

“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.

Advantages	Disadvantages
1) Smallness of Size	1) Largeness of Size
2) Proximity to a road	2) Situation on the interior at a distance from the road
3) Frontage on a road	3) Narrow Strip of land with very Small frontage compared to depth
4) Aesthetic View	4) Lesser Saleability
5) Regular Shape	5) Remoteness from developed locality

Total abstract of the entire property

	AS PER ACTUAL:		
		BY GLR	BY PMR
Land	:	Rs. 28,49,000/-	Rs. 2,03,50,000/-
Building	:	Rs. 92,55,246/-	Rs. 92,55,246/-
Extra Items	:	Rs. 15,00,000/-	Rs. 15,00,000/-
Amenities	:	Rs. 7,50,000/-	Rs. 7,50,000/-
Miscellaneous	:	---	---
Services	:	Rs. 4,50,000/-	Rs. 4,50,000/-
Total	:	Rs. 1,48,04,246/-	Rs. 3,23,05,246/-
Say	:	Rs. 1,48,04,000/-	Rs. 3,23,05,000/-

AS PER ACTUAL: (Land & Building Value)

Guide Line of the Property	Rs. 1,48,04,000/-
Open Market Value of the property	Rs. 3,23,05,000/-

LAND VALUE ONLY:

Guide Line of the Property	Rs.28,49,000/-
Open Market Value of the property	Rs.2,03,50,000/-

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

a) **Guideline Value** of the property as on date: **28,49,000 /- (Land Only)**

(Rupees Twenty Eight Lakhs and Forty Nine Thousands Only)

b) **Estimated Market Value (Land Alone)** by adopting prevailing market rate: **2,03,50,000/-**

(Rupees Two Crores Three Lakhs and Fifty Thousands Only)

a) **Guideline Value** of the property as on date: **1,48,04,000 /- (Land & Building)**

(Rupees One Crore Forty Eight Lakhs and Four Thousands Only)

b) **Estimated Market Value (Land & Building)** by adopting prevailing market rate: **3,23,05,000/-**

(Rupees Three Crores Twenty Three Lakhs and Five Thousands 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. LIMITATION OF SCOPE: This report certifies only the value of the property and does not certify the structural stability or soundness of the building.

4. 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 Bench) Order dated 29.04.2025 in CrI.O.P.(MD).No.15498 of 2024 and connected matters.

5. INSPECTION DETAILS: The property was inspected by me on **16th July 2025** in the presence of **Mrs.Kasthuri** (Mobile: 7339304367) **District Registrar, Tenkasi & Senthivel Murugan** (Mobile: 9443391235) **(Neomax Representative)**.

6. LOCATION COORDINATES: Nearest Global Position

1)Plot No:15 8°55'03.5"N 77°17'16.2"E

2)Plot No:18 8°55'04.3"N 77°17'16.1"E

3)Plot No:19 8°55'04.3"N 77°17'16.0"E

4)Plot No:20 8°55'03.7"N 77°17'15.5"E

5)Plot No:38 8°55'04.6"N 77°17'16.2"E

6)Plot No:95 8°55'07.5"N 77°17'17.8"E

7)Plot No:103 8°55'06.5"N 77°17'18.2"E

8)Shop 1	8°54'59.9"N 77°17'15.3"E
9)Shop 2	8°55'07.7"N 77°17'17.8"E
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. This report is not valid for any other purpose other than stated in this report.	
9. TITLE AND LEGAL ASPECTS: This valuer has not undertaken verification of title documents, ownership, or encumbrances. 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. 2,03,50,000/- (Land Only) (Rupees Two Crores Three Lakhs and Fifty Thousands Only) Rs. 3,23,05,000/- (Land & Building) (Rupees Three Crores Twenty Three Lakhs and Five Thousands Only) This valuation is subject to approval of sale by the Hon'ble High Court and assumes that a buyer is aware of the legal circumstances.	
12. REPORT DETAILS: This report comprises 22 (Twenty Two) Pages including all annexures	

Signature
(Name and Official seal of the Approved Valuer)

Date : 28.07.2025
Enclosures : 1. Route map
 2. GLR (<https://tnreginet.gov.in>)
 3. Photos
 4. Google Map.

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PHOTO DETAILS

**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,
Ayyerpperi Village, Tenkasi Taluk, Tenkasi District.**

1) PLOT NO:15 (VACANT LAND WITH TEMPORARY SHED)



PHOTO DETAILS

2) & 3) Plot Nos:18 & 19 (ROOMS) ROOM NO:156,157,165 & 164



PHOTO DETAILS

2) & 3)Plot Nos:18 & 19 (ROOMS)
ROOM NO:156,157,165 & 164

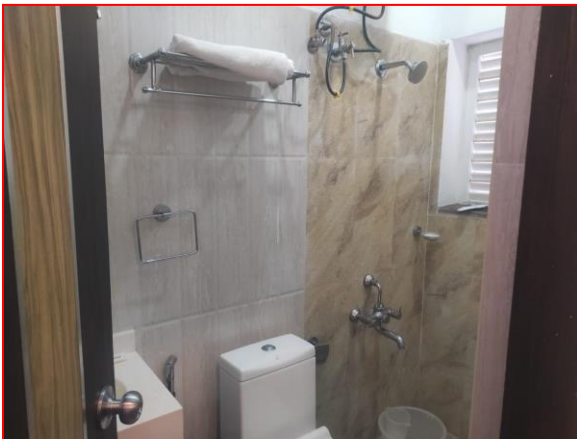


PHOTO DETAILS

4)Plot No: 20 (VACANT LAND)



PHOTO DETAILS

5)Plot No: 38 (ROOM) **ROOM NO:149**

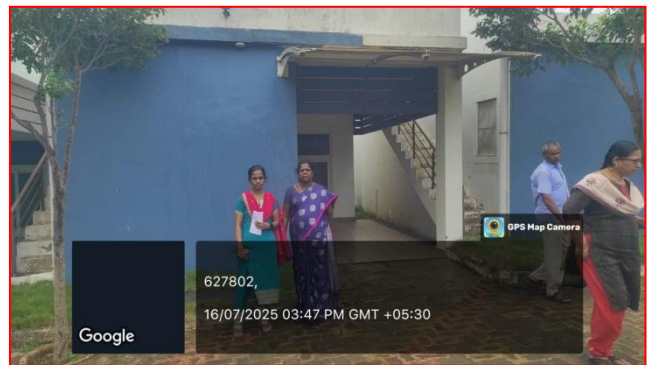
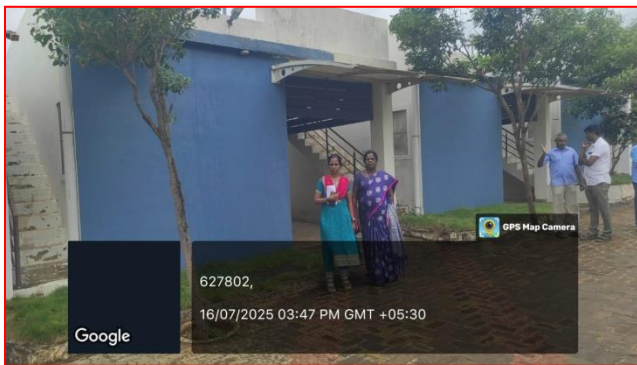


PHOTO DETAILS

6)Plot No: 95 (OFFICE ROOM)

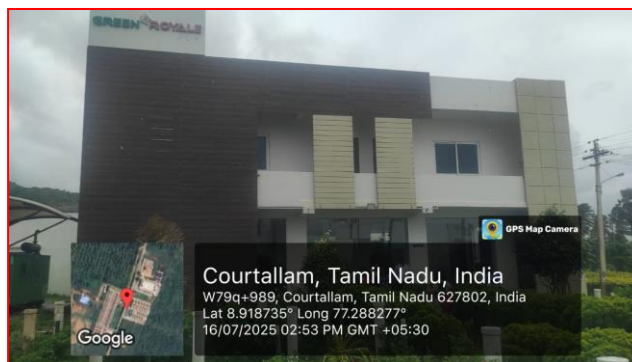


PHOTO DETAILS

7)Plot No: 103 (SWIMMING POOL)

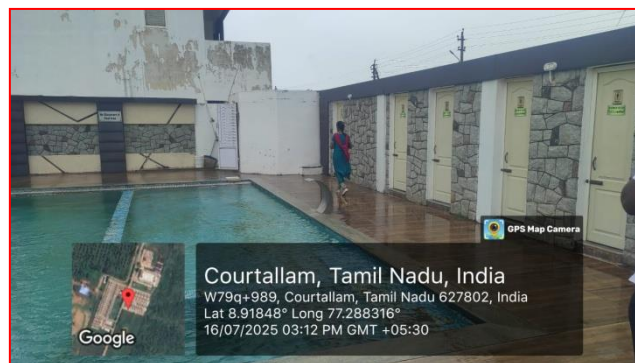
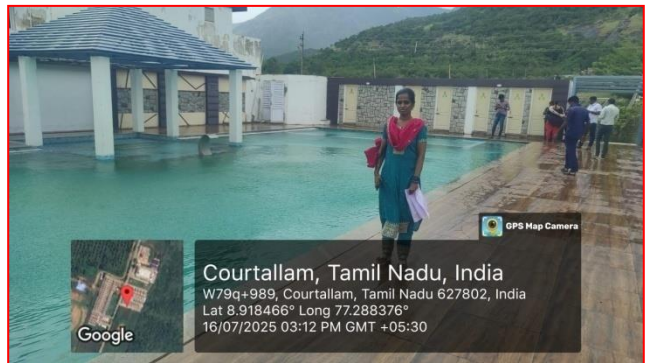
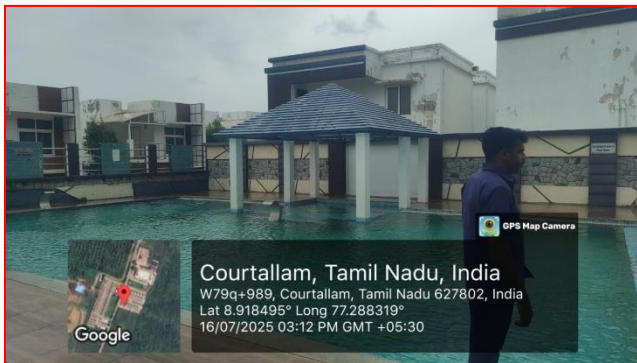
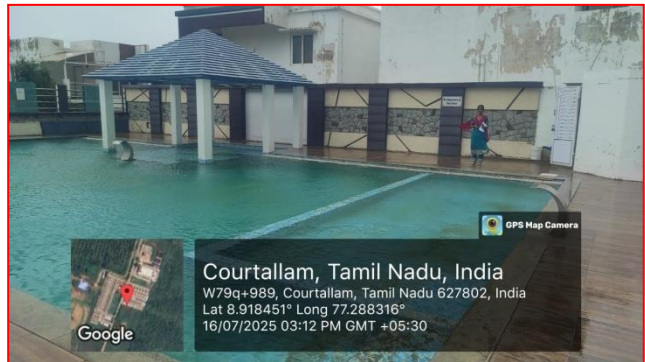


PHOTO DETAILS

8)SHOP 1 (VACANT LAND)

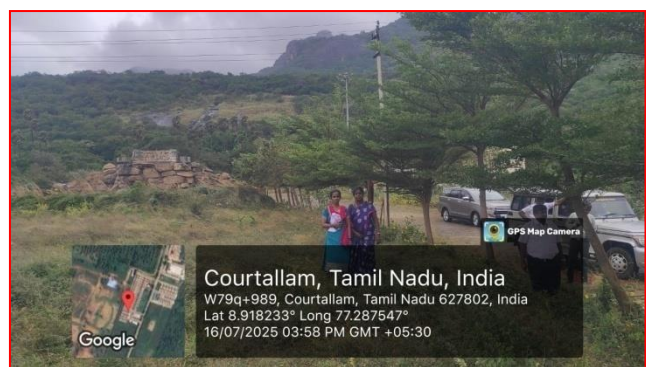
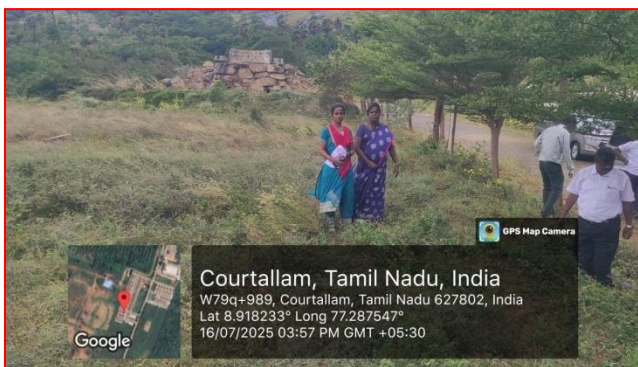
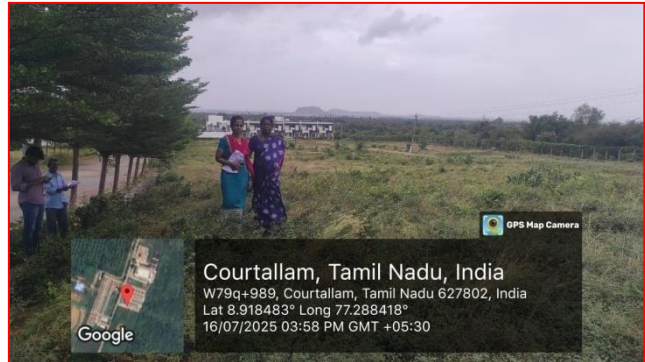


PHOTO DETAILS

9)SHOP 2 (OFFICE ROOM FRONT OPEN SPACE)

