

(View of the Property)
Hon'ble High Court Order No.: Crl.O.P. (MD).No.15498of2024, Dated: 11.07.2025

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|---|--|
| Name of the Applicant | M/s. NEO MAX GROUP WESTERN VALLEY – PERIYAKULAM. |
| Property Address | <p>Plot No's: 8,16,17,36,54,55,56,68,73,75,76,78,83,87,89,135, 139,143,165,178,191,194,196,197,213,215,219,238,241,245, 246,247,248,249,250,251,252,254,255,256,257,258,259,260, 261,262,263,264,265,266,267,268,269,270,271,272,273,274, 275,276,277,278,279,280,281,282,283,284,285,286,289,290, 291,292,293,294,295,296,297,298,299,300,301,302,303,304, 305,306,307,308,309,310,311,312,313,314,319,320,321,322, 323,324,327,328,329,330,331,332,333,334,335,336,337,338, 341,342,343,344,345,346,347,352,353,355,356,357,358,359, 360,361,362,363,364,366,367,368,369,370,371,372,373,374, 375,376,377,378,379,380,381,388,389,390,391,392,393,394, 395,396,397,398,399,400,401,402,403,404,405,406,407,408, 409,410,411,412,413,414,415,416,417,418,419,420,421,422, 423,424,425,426,427,428,429,430,431,432,433,434,435,436, 437,438,440,441,442,443,444,445,446,447,448,449,450,451, 452,453,454,455,456,457,458,459,461,462,463,464,466,467, 480,481,482,483,485,486,487,488,489,490,491,492,493,494, 495,496,501,502,505,506,507,508,515,516,518,519,520,521, 523,524,525,526.</p> <p>Survey No's : 2508/5, 2499/6,2499/5,2493/5,2491/4,2493/4, 2491/6,2501/1B,2501/1C,2491/3,2487/3A1,2491/2,2487/2B1, 2491/5,2491/7,2490/4,2490/5,2490/7,2490/6,2488/9,2488/10, 2488/6,2251/11,2251/10,2488/5,2251/9,2488/4,2251/8,2251/6 2251/5,2251/4,2251/3,2251/2,2487/3B6,2487/2B7,2487/2B5, 2487/3B4,2488/2,2487/3B7,2488/3,2251/7,2487/3B8,2490/3, 2488/7,2488/8,2487/2B5,2490/2,2487/3B2,2487/2B3,2507, 2501,2487,2488,2507,2499,2508,2507/2A1, 2489, 2502 NEOMAX Group, Western Valley, Lakshmipuram, Periyakulam Taluk, Theni District.</p> |
| Lat long of the Property@ (NearestGlobalPosition) Captured via Google Maps | Latitude : 10°04'07.7"N (Taken for the Location only not Longitude : 77°30'30.5"E for the Individual Plots) |
| Date as on which valuation is made | 01.08.2025 |
| Estimated Market Value of the Property | Rs.75,18,92,000.00/- |

REGISTER VALUER

VALUATION OF PROPERTY BY LAND AND BUILDING METHOD
REPORT ON VALUATION

Hon'ble High Court OrderNo.: CrI.O.P.(MD).No.15498 of 2024, Dated:11.07.2025

Date: 01.08.2025

ANNEXURE I- BASIC DATA

I. GENERAL

1. Purpose of Valuation : To Estimate market value of attached property
2. **Name of the Reported Owner** with
Address and phone number:
(As informed by the District Registrar) : **1. THIRD PARTY OWNERS (M/s. WESTERN VALLEY),**
2. AMAZE PROPERTIES INDIA LIMITED,
3. NEOMAX DEVELOPERS PRIVATE LIMITED,
4. Thiru.S.KAMALAKANNAN & Thiru.S. SINGARAVELAN,
5. Thiru.R.N. JEYACHANDRAN & SELVARAJ,
6. Thiru.R.BABU,
7. Thiru.D.VEERASAKTHI & Thiru.R.RAJKUMAR,
3. List of Document/s produced for perusal:
(These documents are the basis for carrying out the valuation)
 - a) Photo stat copy of **Plot Regularization Approval No. TN / 21 / LAYOUT / 0100 / 2018.**
DATED:- 14-08-2018.
 - b) Photo stat copy of **List of Unsold Plots with Details** from Neomax Group
 - c) Photo stat copy of **Layout.**
4. Brief description of the Property : It is a **Vacant Land Plots**
5. Landmark : **Near District Court & Renuga Vidhyalaya School.**
6. If this report is to be used for any
bank purpose, state the name of the
and branch/ OR / any other's if known : **THE HON'BLE JUDGE,**
Hon'ble Madurai Bench bank
Madras High Court
Madurai.

II-DESCRIPTION OF THE PROPERTY:

1. Postal address of the property
with pin code

: M/s. WESTERN VALLEY Plots,
LAKSHMIPURAM,
THAMARAikulAM Bit-2 Village,
PERIYAKULAM Taluk,
THENI - 625523.

2. Location of the property

Plot Nos

: M/s. WESTERN VALLEY Plots,
: 8,16,17,36,54,55,56,68,73,75,76,78,83,87,89,135,139,
143,165,178,191,194,196,197,213,215,219,238,241,245,
246,247,248,249,250,251,252,254,255,256,257,258,259,
260,261,262,263,264,265,266,267,268,269,270,271,272,
273,274,275,276,277,278,279,280,281,282,283,284,285,
286,289,290,291,292,293,294,295,296,297,298,299,300,
301,302,303,304,305,306,307,308,309,310,311,312,313,
314,319,320,321,322,323,324,327,328,329,330,331,332,
333,334,335,336,337,338,341,342,343,344,345,346,347,
352,353,355,356,357,358,359,360,361,362,363,364,366,
367,368,369,370,371,372,373,374,375,376,377,378,379,
380,381,388,389,390,391,392,393,394,395,396,397,398,
399,400,401,402,403,404,405,406,407,408,409,410,411,
412,413,414,415,416,417,418,419,420,421,422,423,424,
425,426,427,428,429,430,431,432,433,434,435,436,437,
438,440,441,442,443,444,445,446,447,448,449,450,451,
452,453,454,455,456,457,458,459,461,462,463,464,466,
467,480,481,482,483,485,486,487,488,489,490,491,492,
493,494,495,496,501,502,505,506,507,508,515,516,518,
519,520,521,523,524,525,526.

S. F. No. / T.S.No / R.S.No

: Survey No's : 2508/5, 2499/6,2499/5,2493/5, 2491/4,
2493/4,2491/6,2501/1B,2501/1C,2491/3,2487/3A1,
2491/2,2487/2B1,2491/5,2491/7,2490/4,2490/5,2490/7,
2490/6,2488/9,2488/10,2488/6,2251/11,2251/10,2488/5,
2251/9,2488/4,2251/8,2251/6,2251/5,2251/4,2251/3,2251/2,
2487/3B6,2487/2B7,2487/2B5,2487/3B4,2488/2,2487/3B7,
2488/3,2251/7,2487/3B8,2490/3,2488/7,2488/8,2487/2B5,
2490/2,2487/3B2,2487/2B3,2507,2501,2487,2488,2507,
2499,2508,2507/2A1, 2489, 2502

Nagar

: WESTERN VALLEY - NEOMAX Group.

Village/Block

: LAKSHMIPURAM, THAMARAikulAM VILLGE BIT-2.

Taluk/Ward

: PERIYAKULAM TALUK.

District/Municipality/ Corporation

: THENI DISTRICT.

3. **Boundaries of the property**

:As per Layout

Note: In site condition the plots were covered with bushes and the boundary stones of the plots were also difficult to locate so the boundaries were taken from the layout given from SRO – Periyakulam Joint-1.

| S.No | Direction/ Plots | North | South | East | West |
|------|---------------------|-------------------|--|--|--------------------|
| 1 | Plot No. 8 | Plot No. 9 | Plot No. 7 | Plot No. 3 | 9.15 M Wide Road |
| 2 | Plot No. 16 | 18.3M Wide Road | Plot No. 21 | Plot No.15 | Plot No.17 |
| 3 | Plot No. 17 | 18.3M Wide Road | Plot No. 20 | Plot No. 16 | Park - 4 |
| 4 | Plot No. 36 | Plot No. 37 | Vacant Land | 9.15 M Wide Road | Plot No.55 |
| 5 | Plot No. 54 | Plot No. 53 | Plot No. 55 | Plot No. 37 | 7 M Wide Road |
| 6 | Plot No. 55 | Plot No.54 | Vacant Land | Plot No.36 | 7 M Wide Road |
| 7 | Plot No. 56 | Plot No.57 | 9.15 M Wide Road | Vacant Land | Plot No. 72 |
| 8 | Plot No. 68 | Plot No. 67 | Plot No. 69 | 18.3M Wide Road | Plot No. 61 |
| 9 | Plot No. 73 | 9.15 M Wide Road | Plot No.75 | Vacant Land | Plot No.74 |
| 10 | Plot No. 75 | Plot Nos. 73 & 74 | Plot No. 76 | Vacant Land | 18.3 M Wide Road |
| 11 | Plot No. 76 | Plot No. 75 | Plot No: 77 | Vacant Land | 18.3 M Wide Road |
| 12 | Plot No. 78 | Plot No. 77 | Plot No. 79 | Vacant Land | 18.3 M Wide Road |
| 13 | Plot No. 83 | Vacant Land | 9.15 M Wide Road | Plot No. 84 | Plot No.82 |
| 14 | Plot No. 87 | Vacant Land | 9.15 M Wide Road | Plot No. 88 | Plot No.86 |
| 15 | Plot No. 89 | Shop land | S.No. 2501/2 land | Vacant land | 9.15 M Wide Road |
| 16 | Plot No. 135 | Plot No. 117 | 9.15 M Wide Road | Plot No.134 | Plot No.136 |
| 17 | Plot No. 139 | Vacant land | Plot No. 140 | 12.2 M Wide Road | Plot No. 141 |
| 18 | Plot No. 143 | Vacant Land | 9.15 M Wide Road | Plot No. 142 | S.No. 2487/2A Land |
| 19 | Plot No. 165 | Plot No. 147 | 7 M Wide Road | Plot No. 164 | Plot No. 166 |
| 20 | Plot No. 178 | Plot No. 175 | 7 M Wide Road | Plot No. 177 | Plot No. 179 |
| 21 | Plot No. 191 | 7 M Wide Road | Plot No. 194 | Plot No. 192 | Plot No. 190 |
| 22 | Plot No. 194 | Plot No. 191 | 7 M Wide Road | Plot No. 193 | Plot No. 195 |
| 23 | Plot No. 196 | Plot No. 189 | 7 M Wide Road | Plot No. 195 | Plot No. 197 |
| 24 | Plot No. 197 | Plot No. 188 | 7 M Wide Road | Plot No. 196 | Plot No. 198 |
| 25 | Plot No. 213 | Plot No. 205 | 12.2 M Wide Road | Plot No. 214 | Plot No. 212 |
| 26 | Plot No. 215 | Plot No. 207 | 12.2 M Wide Road | Plot No. 216 | Plot No. 214 |
| 27 | Plot No. 219 | Plot No. 220 | Plot No. 218 | Plot No. 232 | 7 M Wide Road |
| 28 | Plot No. 238 | 12.2 M Wide Road | S.No. 2489/1 Vendra Developers Land | Plot No. 237 | Plot No. 239 |
| 29 | Plot No. 241 | 12.2 M Wide Road | S.No. 2489/1 Vendra Developers Land | Plot No. 240 | Plot No. 242 |
| 30 | Plot No. 245 | Plot No. 244 | Plot No. 246 | S.No. 2489/1 Vendra Developers Land | 12.2 M Wide Road |
| 31 | Plot No. 246 | Plot No. 245 | Plot No. 247 | S.No. 2489/1 Vendra Developers Land | 12.2 M Wide Road |
| 32 | Plot No. 247 | Plot No. 246 | Plot No. 248 | S.No. 2489/1 Vendra Developers Land | 12.2 M Wide Road |
| 33 | Plot No. 248 | Plot No. 247 | Plot No. 249 | S.No. 2489/1 Vendra Developers Land | 12.2 M Wide Road |
| 34 | Plot No. 249 | Plot No. 248 | Plot No. 250 | S.No. 2489/1 Vendra Developers Land | 12.2 M Wide Road |
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| 35 | Plot No. 250 | Plot No.249 | Plot No. 251 | S.No. 2489/1 Vendra Developers Land | 12.2 M Wide Road |
| 36 | Plot No. 251 | Plot No. 250 | Plot No. 252 | S.No. 2489/1 Vendra Developers Land | 12.2 M Wide Road |
| 37 | Plot No. 252 | Plot No. 251 | Vacant land | S.No. 2489/1 Vendra Developers Land | 12.2 M Wide Road |
| 38 | Plot No. 254 | Plot No. 253 | Plot No. 255 | S.No. 2489/2 Vendra Developers Land | 12.2 M Wide Road |
| 39 | Plot No. 255 | Plot No. 254 | Plot No. 256 | S.No. 2489/2 Vendra Developers Land | 12.2 M Wide Road |
| 40 | Plot No. 256 | Plot No. 255 | Plot No. 257 | S.No. 2489/2 Vendra Developers Land | 12.2 M Wide Road |
| 41 | Plot No. 257 | Plot No. 256 | Plot No. 258 | S.No. 2489/2 Vendra Developers Land | 12.2 M Wide Road |
| 42 | Plot No. 258 | Plot No. 257 | Plot No. 259 | S.No. 2489/2 Vendra Developers Land | 12.2 M Wide Road |
| 43 | Plot No. 259 | Plot No. 258 | Plot No. 260 | S.No. 2489/2 Vendra Developers Land | 12.2 M Wide Road |
| 44 | Plot No. 260 | Plot No. 259 | Vacant land | S.No. 2489/2 Vendra Developers Land | 12.2 M Wide Road |
| 45 | Plot No. 261 | 7M Wide Road | Vacant Land | Shop - 4 | Plot No. 262 |
| 46 | Plot No. 262 | 7M Wide Road | Vacant Land | Plot No.261 | Plot No. 263 |
| 47 | Plot No. 263 | 7M Wide Road | Vacant Land | Plot No. 262 | Plot No. 264 |
| 48 | Plot No. 264 | 7M Wide Road | Vacant Land | Plot No. 263 | Plot No. 265 |
| 49 | Plot No. 265 | 7M Wide Road | Vacant Land | Plot No. 264 | Plot No. 266 |
| 50 | Plot No. 266 | 7M Wide Road | Vacant Land | Plot No. 265 | Plot No. 267 |
| 51 | Plot No. 267 | 7M Wide Road | Vacant Land | Plot No. 266 | Plot No. 268 |
| 52 | Plot No. 268 | 7M Wide Road | Vacant Land | Plot No. 267 | Plot No. 269 |
| 53 | Plot No. 269 | 7M Wide Road | Vacant Land | Plot No. 268 | Plot No. 270 |
| 54 | Plot No. 270 | 7M Wide Road | Vacant Land | Plot No. 269 | Plot No. 271 |
| 55 | Plot No. 271 | 7M Wide Road | Vacant Land | Plot No. 270 | Plot No. 272 |
| 56 | Plot No. 272 | 7M Wide Road | Vacant Land | Plot No. 271 | Plot No. 273 |
| 57 | Plot No. 273 | 7M Wide Road | Vacant Land | Plot No. 272 | 7M Wide Road |
| 58 | Plot No. 274 | Plot No. 301 | 7M Wide Road | Plot No. 275 | 7M Wide Road |
| 59 | Plot No. 275 | Plot No. 300 | 7M Wide Road | Plot No. 276 | Plot No. 274 |
| 60 | Plot No. 276 | Plot No. 299 | 7M Wide Road | Plot No. 277 | Plot No. 275 |
| 61 | Plot No. 277 | Plot No. 298 | 7M Wide Road | Plot No. 278 | Plot No. 276 |
| 62 | Plot No. 278 | Plot No. 297 | 7M Wide Road | Plot No. 279 | Plot No. 277 |
| 63 | Plot No. 279 | Plot No. 296 | 7M Wide Road | Plot No. 280 | Plot No. 278 |
| 64 | Plot No. 280 | Plot No. 295 | 7M Wide Road | Plot No. 281 | Plot No. 279 |
| 65 | Plot No. 281 | Plot No. 294 | 7M Wide Road | Plot No. 282 | Plot No. 280 |
| 66 | Plot No. 282 | Plot No. 293 | 7M Wide Road | Plot No. 283 | Plot No. 281 |
| 67 | Plot No. 283 | Plot No. 292 | 7M Wide Road | Plot No. 284 | Plot No. 282 |
| 68 | Plot No. 284 | Plot No. 291 | 7M Wide Road | Plot No. 285 | Plot No. 283 |
| 69 | Plot No. 285 | Plot No. 290 | 7M Wide Road | Plot No. 286 | Plot No. 284 |
| 70 | Plot No. 286 | Plot No. 289 | 7M Wide Road | Plot No. 287 | Plot No. 285 |
| 71 | Plot No. 289 | 7M Wide Road | Plot No. 286 | Plot No. 288 | Plot No. 290 |
| 72 | Plot No. 290 | 7M Wide Road | Plot No. 285 | Plot No. 289 | Plot No. 291 |
| 73 | Plot No. 291 | 7M Wide Road | Plot No. 284 | Plot No. 290 | Plot No. 292 |

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| 74 | Plot No. 292 | 7M Wide Road | Plot No. 283 | Plot No. 291 | Plot No. 293 |
| 75 | Plot No. 293 | 7M Wide Road | Plot No. 282 | Plot No. 292 | Plot No. 294 |
| 76 | Plot No. 294 | 7M Wide Road | Plot No. 281 | Plot No. 293 | Plot No. 295 |
| 77 | Plot No. 295 | 7M Wide Road | Plot No. 280 | Plot No. 294 | Plot No. 296 |
| 78 | Plot No. 296 | 7M Wide Road | Plot No. 279 | Plot No. 295 | Plot No. 297 |
| 79 | Plot No. 297 | 7M Wide Road | Plot No. 278 | Plot No. 296 | Plot No. 298 |
| 80 | Plot No. 298 | 7M Wide Road | Plot No. 277 | Plot No. 297 | Plot No. 299 |
| 81 | Plot No. 299 | 7M Wide Road | Plot No. 276 | Plot No. 298 | Plot No. 300 |
| 82 | Plot No. 300 | 7M Wide Road | Plot No. 275 | Plot No. 299 | Plot No. 301 |
| 83 | Plot No. 301 | 7M Wide Road | Plot No. 274 | Plot No. 300 | 7M Wide Road |
| 84 | Plot No. 302 | Plot No. 329 | 7M Wide Road | Plot No. 303 | 7M Wide Road |
| 85 | Plot No. 303 | Plot No. 328 | 7M Wide Road | Plot No. 304 | Plot No. 302 |
| 86 | Plot No. 304 | Plot No. 327 | 7M Wide Road | Plot No. 305 | Plot No. 303 |
| 87 | Plot No. 305 | Plot No. 326 | 7M Wide Road | Plot No. 306 | Plot No. 304 |
| 88 | Plot No. 306 | Plot No. 325 | 7M Wide Road | Plot No. 307 | Plot No. 305 |
| 89 | Plot No. 307 | Plot No. 324 | 7M Wide Road | Plot No. 308 | Plot No. 306 |
| 90 | Plot No. 308 | Plot No. 323 | 7M Wide Road | Plot No. 309 | Plot No. 307 |
| 91 | Plot No. 309 | Plot No. 322 | 7M Wide Road | Plot No. 310 | Plot No. 308 |
| 92 | Plot No. 310 | Plot No. 321 | 7M Wide Road | Plot No. 311 | Plot No. 309 |
| 93 | Plot No. 311 | Plot No. 320 | 7M Wide Road | Plot No. 312 | Plot No. 310 |
| 94 | Plot No. 312 | Plot No. 319 | 7M Wide Road | Plot No. 313 | Plot No. 311 |
| 95 | Plot No. 313 | Plot No. 318 | 7M Wide Road | Plot No. 314 | Plot No. 312 |
| 96 | Plot No. 314 | Plot No. 317 | 7M Wide Road | Plot No. 315 | Plot No. 313 |
| 97 | Plot No. 319 | 9.15M Wide Road | Plot No. 312 | Plot No. 318 | Plot No. 320 |
| 98 | Plot No. 320 | 9.15M Wide Road | Plot No. 311 | Plot No. 319 | Plot No. 321 |
| 99 | Plot No. 321 | 9.15M Wide Road | Plot No. 310 | Plot No. 320 | Plot No. 322 |
| 100 | Plot No. 322 | 9.15M Wide Road | Plot No. 309 | Plot No. 321 | Plot No. 323 |
| 101 | Plot No. 323 | 9.15M Wide Road | Plot No. 308 | Plot No. 322 | Plot No. 324 |
| 102 | Plot No. 324 | 9.15M Wide Road | Plot No. 307 | Plot No. 323 | Plot No. 325 |
| 103 | Plot No. 327 | 9.15M Wide Road | Plot No. 304 | Plot No. 326 | Plot No. 328 |
| 104 | Plot No. 328 | 9.15M Wide Road | Plot No. 303 | Plot No. 327 | Plot No. 329 |
| 105 | Plot No. 329 | 9.15M Wide Road | Plot No. 302 | Plot No. 328 | 7M Wide Road |
| 106 | Plot No. 330 | Plot No. 331 | Vacant Land | 7M Wide Road | Vacant Land |
| 107 | Plot No. 331 | Plot No. 332 | Plot No. 330 | 7M Wide Road | Vacant Land |
| 108 | Plot No. 332 | Plot No. 333 | Plot No. 331 | 7M Wide Road | Vacant Land |
| 109 | Plot No. 333 | Plot No. 334 | Plot No. 332 | 7M Wide Road | Vacant Land |
| 110 | Plot No. 334 | Plot No. 335 | Plot No. 333 | 7M Wide Road | Vacant Land |
| 111 | Plot No. 335 | Plot No. 336 | Plot No. 334 | 7M Wide Road | Vacant Land |
| 112 | Plot No. 336 | Plot No. 337 | Plot No. 335 | 7M Wide Road | Vacant Land |
| 113 | Plot No. 337 | Plot No. 338 | Plot No. 336 | 7M Wide Road | Vacant Land |
| 114 | Plot No. 338 | Plot Nos. 339, 340 | Plot No. 337 | 7M Wide Road | Vacant Land |
| 115 | Plot No. 341 | Plot No. 357 | 9.15M Wide Road | Plot No. 342 | Vacant Land |
| 116 | Plot No. 342 | Plot No. 356 | 9.15M Wide Road | Plot No. 343 | Plot No. 341 |
| 117 | Plot No. 343 | Plot No. 355 | 9.15M Wide Road | Plot No. 344 | Plot No. 342 |
| 118 | Plot No. 344 | Plot No. 354 | 9.15M Wide Road | Plot No. 345 | Plot No. 343 |
| 119 | Plot No. 345 | Plot No. 353 | 9.15M Wide Road | Plot No. 346 | Plot No. 344 |
| 120 | Plot No. 346 | Plot No. 352 | 9.15M Wide Road | Plot No. 347 | Plot No. 345 |

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| 121 | Plot No. 347 | Plot No. 351 | 9.15M Wide Road | Plot Nos. 348,349 | Plot No. 346 |
| 122 | Plot No. 352 | 7M Wide Road | Plot No. 346 | Plot No. 351 | Plot No. 353 |
| 123 | Plot No. 353 | 7M Wide Road | Plot No. 345 | Plot No. 352 | Plot No. 354 |
| 124 | Plot No. 355 | 7M Wide Road | Plot No. 343 | Plot No. 354 | Plot No. 356 |
| 125 | Plot No. 356 | 7M Wide Road | Plot No. 342 | Plot No. 355 | Plot No. 357 |
| 126 | Plot No. 357 | 7M Wide Road | Plot No. 341 | Plot No. 356 | Vacant Land |
| 127 | Plot No. 358 | Plot No. 374 | 7M Wide Road | Plot No. 359 | Vacant Land |
| 128 | Plot No. 359 | Plot No. 373 | 7M Wide Road | Plot No. 360 | Plot No. 358 |
| 129 | Plot No. 360 | Plot No. 372 | 7M Wide Road | Plot No. 361 | Plot No. 359 |
| 130 | Plot No. 361 | Plot No. 371 | 7 M Wide Road | Plot No. 362 | Plot No. 360 |
| 131 | Plot No. 362 | Plot No. 370 | 7M Wide Road | Plot No. 363 | Plot No. 361 |
| 132 | Plot No. 363 | Plot No. 369 | 7M Wide Road | Plot No. 364 | Plot No. 362 |
| 133 | Plot No. 364 | Plot No. 368 | 7M Wide Road | Plot Nos. 365, 366 | Plot No. 363 |
| 134 | Plot No. 366 | Plot No. 367 | Plot No. 365 | Road | Plot Nos. 364, 368 |
| 135 | Plot No. 367 | 7M Wide Road | Plot No. 366 | Road | Plot No. 368 |
| 136 | Plot No. 368 | 7M Wide Road | Plot No. 364 | Plot Nos. 367,366 | Plot No. 369 |
| 137 | Plot No. 369 | 7M Wide Road | Plot No. 363 | Plot No. 368 | Plot No. 370 |
| 138 | Plot No. 370 | 7 M Wide Road | Plot No. 362 | Plot No. 369 | Plot No. 371 |
| 139 | Plot No. 371 | 7M Wide Road | Plot No. 361 | Plot No. 370 | Plot No. 372 |
| 140 | Plot No. 372 | 7 M Wide Road | Plot No. 360 | Plot No.371 | Plot No. 373 |
| 141 | Plot No. 373 | 7M Wide Road | Plot No. 359 | Plot No. 372 | Plot No. 374 |
| 142 | Plot No. 374 | 7 M Wide Road | Plot No. 358 | Plot No. 373 | Vacant Land |
| 143 | Plot No. 375 | Plot No. 391 | 7 M Wide Road | Plot No. 376 | Vacant Land |
| 144 | Plot No. 376 | Plot No. 390 | 7M Wide Road | Plot No. 377 | Plot No. 375 |
| 145 | Plot No. 377 | Plot No. 389 | 7 M Wide Road | Plot No. 378 | Plot No. 376 |
| 146 | Plot No. 378 | Plot No. 388 | 7M Wide Road | Plot No. 379 | Plot No. 377 |
| 147 | Plot No. 379 | Plot No. 387 | 7 M Wide Road | Plot No. 380 | Plot No. 378 |
| 148 | Plot No. 380 | Plot No. 386 | 7 M Wide Road | Plot No. 381 | Plot No. 379 |
| 149 | Plot No. 381 | Plot No. 385 | 7M Wide Road | Plot No. 382,383 | Plot No. 380 |
| 150 | Plot No. 388 | 7M Wide Road | Plot No. 378 | Plot No. 387 | Plot No. 389 |
| 151 | Plot No. 389 | 7 M Wide Road | Plot No. 377 | Plot No. 388 | Plot No. 390 |
| 152 | Plot No. 390 | 7M Wide Road | Plot No. 376 | Plot No. 389 | Plot No. 391 |
| 153 | Plot No. 391 | 7M Wide Road | Plot No. 375 | Plot No. 390 | Vacant Land |
| 154 | Plot No. 392 | Plot No. 408 | 7M Wide Road | Plot No. 393 | Vacant Land |
| 155 | Plot No. 393 | Plot No. 407 | 7M Wide Road | Plot No. 394 | Plot No. 392 |
| 156 | Plot No. 394 | Plot No. 406 | 7 M Wide Road | Plot No. 395 | Plot No. 393 |
| 157 | Plot No. 395 | Plot No. 405 | 7 M Wide Road | Plot No. 396 | Plot No. 394 |
| 158 | Plot No. 396 | Plot No. 404 | 7 M Wide Road | Plot No. 397 | Plot No. 395 |
| 159 | Plot No. 397 | Plot No. 403 | 7M Wide Road | Plot No. 398 | Plot No. 396 |
| 160 | Plot No. 398 | Plot No. 402 | 7M Wide Road | Plot Nos. 399,400 | Plot No. 397 |
| 161 | Plot No. 399 | Plot No. 400 | 7M Wide Road | Road | Plot No. 398 |
| 162 | Plot No. 400 | Plot No. 401 | Plot No. 399 | Road | Plot Nos. 398,402 |
| 163 | Plot No. 401 | 7M Wide Road | Plot No. 400 | Road | Plot No. 402 |
| 164 | Plot No. 402 | 7M Wide Road | Plot No. 398 | Plot No. 401 | Plot No. 403 |
| 165 | Plot No. 403 | 7 M Wide Road | Plot No. 397 | Plot No. 402 | Plot No. 404 |
| 166 | Plot No. 404 | 7 M Wide Road | Plot No. 396 | Plot No. 403 | Plot No. 405 |
| 167 | Plot No. 405 | 7M Wide Road | Plot No. 395 | Plot No. 404 | Plot No. 406 |

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| 168 | Plot No. 406 | 7M Wide Road | Plot No. 394 | Plot No. 405 | Plot No. 407 |
| 169 | Plot No. 407 | 7M Wide Road | Plot No. 393 | Plot No. 406 | Plot No. 408 |
| 170 | Plot No. 408 | 7M Wide Road | Plot No. 392 | Plot No. 407 | Vacant Land |
| 171 | Plot No. 409 | Plot No. 425 | 7M Wide Road | Plot No. 410 | Vacant Land |
| 172 | Plot No. 410 | Plot No. 424 | 7M Wide Road | Plot No. 411 | Plot No. 409 |
| 173 | Plot No. 411 | Plot No. 423 | 7M Wide Road | Plot No. 412 | Plot No. 410 |
| 174 | Plot No. 412 | Plot No. 422 | 7M Wide Road | Plot No. 413 | Plot No. 411 |
| 175 | Plot No. 413 | Plot No. 421 | 7M Wide Road | Plot No. 414 | Plot No. 412 |
| 176 | Plot No. 414 | Plot No. 420 | 7M Wide Road | Plot No. 415 | Plot No. 413 |
| 177 | Plot No. 415 | Plot No. 419 | 7M Wide Road | Plot Nos. 416, 417 | Plot No. 414 |
| 178 | Plot No. 416 | Plot No. 417 | 7M Wide Road | Road | Plot No. 415 |
| 179 | Plot No. 417 | Plot No. 418 | Plot No. 416 | Road | Plot Nos. 415, 419 |
| 180 | Plot No. 418 | 7M Wide Road | Plot No. 417 | Road | Plot No. 419 |
| 181 | Plot No. 419 | 7M Wide Road | Plot No. 415 | Plot Nos. 418, 417 | Plot No. 420 |
| 182 | Plot No. 420 | 7M Wide Road | Plot No. 414 | Plot No. 419 | Plot No. 421 |
| 183 | Plot No. 421 | 7M Wide Road | Plot No. 413 | Plot No. 420 | Plot No. 422 |
| 184 | Plot No. 422 | 7M Wide Road | Plot No. 412 | Plot No. 421 | Plot No. 423 |
| 185 | Plot No. 423 | 7M Wide Road | Plot No. 411 | Plot No. 422 | Plot No. 424 |
| 186 | Plot No. 424 | 7M Wide Road | Plot No. 410 | Plot No. 423 | Plot No. 425 |
| 187 | Plot No. 425 | 7M Wide Road | Plot No. 409 | Plot No. 424 | Vacant Land |
| 188 | Plot No. 426 | Plot No. 518 | 7M Wide Road | Plot No. 427 | Vacant Land |
| 189 | Plot No. 427 | Plot No. 518 | 7M Wide Road | Plot No. 428 | Plot No. 426 |
| 190 | Plot No. 428 | Plot No. 518 | 7M Wide Road | Plot No. 429 | Plot No. 427 |
| 191 | Plot No. 429 | Plot No. 517 | 7M Wide Road | Plot No. 430 | Plot No. 428 |
| 192 | Plot No. 430 | Plot No. 517 | 7M Wide Road | Plot No. 431 | Plot No. 429 |
| 193 | Plot No. 431 | Plot No. 516 | 7M Wide Road | Plot No. 432 | Plot No. 430 |
| 194 | Plot No. 432 | Plot No. 516 | 7M Wide Road | Plot No. 433 | Plot No. 431 |
| 195 | Plot No. 433 | Plot No. 515 | 7M Wide Road | Plot No. 434 | Plot No. 432 |
| 196 | Plot No. 434 | Plot No. 515 | 7M Wide Road | Plot No. 435 | Plot No. 433 |
| 197 | Plot No. 435 | Plot No. 514 | 7M Wide Road | Plot No. 436 | Plot No. 434 |
| 198 | Plot No. 436 | Plot No. 514 | 7M Wide Road | Plot No. 437 | Plot No. 435 |
| 199 | Plot No. 437 | Plot No. 513 | 7M Wide Road | Plot No. 438 | Plot No. 436 |
| 200 | Plot No. 438 | Plot No. 513 | 7M Wide Road | Road | Plot No. 437 |
| 201 | Plot No. 440 | Plot No. 439 | Plot No. 441 | Plot No. 478 | Road |
| 202 | Plot No. 441 | Plot No. 440 | Plot No. 442 | Plot No. 477 | Road |
| 203 | Plot No. 442 | Plot No. 441 | Plot No. 443 | Plot No. 476 | Road |
| 204 | Plot No. 443 | Plot No. 442 | Plot No. 444 | Plot No. 475 | Road |
| 205 | Plot No. 444 | Plot No. 443 | Plot No. 445 | Plot No. 474 | Road |
| 206 | Plot No. 445 | Plot No. 444 | Plot No. 446 | Plot No. 473 | Road |
| 207 | Plot No. 446 | Plot No. 445 | Plot No. 447 | Plot No. 472 | Road |
| 208 | Plot No. 447 | Plot No. 446 | Plot No. 448 | Plot No. 471 | Road |
| 209 | Plot No. 448 | Plot No. 447 | Plot No. 449 | Plot No. 470 | Road |
| 210 | Plot No. 449 | Plot No. 448 | Plot No. 450 | Plot No. 469 | Road |
| 211 | Plot No. 450 | Plot No. 449 | Plot No. 451 | Plot No. 468 | Road |
| 212 | Plot No. 451 | Plot No. 450 | Plot No. 452 | Plot No. 467 | Road |
| 213 | Plot No. 452 | Plot No. 451 | Plot No. 453 | Plot No. 466 | Road |
| 214 | Plot No. 453 | Plot No. 452 | Plot No. 454 | Plot No. 465 | Road |

| | | | | | |
|-----|---------------------|-------------------|-----------------------|--------------------|-------------------|
| 215 | Plot No. 454 | Plot No. 453 | Plot No. 455 | Plot No. 464 | Road |
| 216 | Plot No. 455 | Plot No. 454 | Plot No. 456 | Plot No. 463 | Road |
| 217 | Plot No. 456 | Plot No. 455 | Plot No. 457 | Plot No. 462 | Road |
| 218 | Plot No. 457 | Plot No. 456 | Plot No. 458 | Plot No. 461 | Road |
| 219 | Plot No. 458 | Plot No. 457 | 9.15M Wide Road | Plot No. 459 | Road |
| 220 | Plot No. 459 | Plot Nos. 457,461 | 9.15M Wide Road | Plot No. 460 | Road |
| 221 | Plot No. 461 | Plot No. 462 | Plot Nos. 459, 460 | 9.15M Wide Road | Plot No. 457 |
| 222 | Plot No. 462 | Plot No. 463 | Plot No. 461 | 9.15M Wide Road | Plot No. 456 |
| 223 | Plot No. 463 | Plot No. 464 | Plot No. 462 | 9.15M Wide Road | Plot No. 455 |
| 224 | Plot No. 464 | Plot No. 465 | Plot No. 463 | 9.15M Wide Road | Plot No. 454 |
| 225 | Plot No. 466 | Plot No. 467 | Plot No. 465 | 9.15M Wide Road | Plot No. 452 |
| 226 | Plot No. 467 | Plot No. 468 | Plot No. 466 | 9.15M Wide Road | Plot No. 451 |
| 227 | Plot No. 480 | Plot No. 512 | Plot No. 481 | Plot No. 510 | 9.15M Wide Road |
| 228 | Plot No. 481 | Plot No. 480 | Plot No. 482 | Plot No. 510 | 9.15M Wide Road |
| 229 | Plot No. 482 | Plot No. 481 | Plot No. 483 | Plot No. 509 | 9.15M Wide Road |
| 230 | Plot No. 483 | Plot No. 482 | Plot No. 484 | Plot No. 509, 508 | 9.15M Wide Road |
| 231 | Plot No. 485 | Park - 1 | Plot No. 486 | Plot No. 507 | 9.15M Wide Road |
| 232 | Plot No. 486 | Plot No. 485 | Plot No. 487 | Plot Nos. 507, 506 | 9.15M Wide Road |
| 233 | Plot No. 487 | Plot No. 486 | Plot No. 488 | Plot No. 506 | 9.15M Wide Road |
| 234 | Plot No. 488 | Plot No. 487 | Plot No. 489 | Plot No. 505 | 9.15M Wide Road |
| 235 | Plot No. 489 | Plot No. 488 | Plot No. 490 | Plot No. 505 | 9.15M Wide Road |
| 236 | Plot No. 490 | Plot No. 489 | Plot No. 491 | Plot No. 504 | 9.15M Wide Road |
| 237 | Plot No. 491 | Plot No. 490 | Plot No. 492 | Plot No. 504 | 9.15M Wide Road |
| 238 | Plot No. 492 | Plot No. 491 | Plot No. 493 | Plot No. 503 | 9.15M Wide Road |
| 239 | Plot No. 493 | Plot No. 492 | Plot No. 494 | Plot No. 503 | 9.15M Wide Road |
| 240 | Plot No. 494 | Plot No. 493 | Plot No. 495 | Plot No. 502 | 9.15M Wide Road |
| 241 | Plot No. 495 | Plot No. 494 | Plot No. 496 | Plot No. 502 | 9.15M Wide Road |
| 242 | Plot No. 496 | Plot No. 495 | Plot No. 497 | Plot No. 501 | 9.15M Wide Road |
| 243 | Plot No. 501 | Plot No. 502 | Plot No. 500 | 12.2M Wide Road | Plot Nos. 496,497 |
| 244 | Plot No. 502 | Plot No. 503 | Plot No. 501 | 12.2M Wide Road | Plot Nos. 494,495 |
| 245 | Plot No. 505 | Plot No. 506 | Plot No. 504 | 12.2M Wide Road | Plot Nos. 488,489 |
| 246 | Plot No. 506 | Plot No. 507 | Plot No. 505 | 12.2M Wide Road | Plot Nos. 486,487 |
| 247 | Plot No. 507 | Park - 1 | Plot No. 506 | 12.2M Wide Road | Plot Nos. 485,486 |
| 248 | Plot No. 508 | Plot No. 509 | Park - 1 | 12.2M Wide Road | Plot Nos. 483,484 |
| 249 | Plot No. 515 | 12.2M Wide Road | Plot Nos. 433,434 | Plot No. 514 | Plot No. 516 |
| 250 | Plot No. 516 | 12.2M Wide Road | Plot Nos. 431,432 | Plot No. 515 | Plot No. 517 |
| 251 | Plot No. 518 | 12.2M Wide Road | Plot Nos. 426,427,428 | Plot No. 517 | Vacant Land |
| 252 | Plot No. 519 | Park - 2 | 12.2M Wide Road | 12.2M Wide Road | Plot No. 520 |
| 253 | Plot No. 520 | Park - 2 | 12.2M Wide Road | Plot No. 519 | Plot No. 521 |
| 254 | Plot No. 521 | Park - 2 | 12.2M Wide Road | Plot No. 520 | Plot No. 522 |
| 255 | Plot No. 523 | Park - 2 | 12.2M Wide Road | Plot No. 522 | Plot No. 524 |
| 256 | Plot No. 524 | Park - 2 | 12.2M Wide Road | Plot No. 523 | Plot No. 525 |
| 257 | Plot No. 525 | Park - 2 | 12.2M Wide Road | Plot No. 524 | Plot No. 526 |
| 258 | Plot No. 526 | Park - 2 | 12.2M Wide Road | Plot No. 525 | Shop - 3 |
| 259 | Commercial 1 | - | - | - | - |
| 260 | Commercial 2 | - | - | - | - |
| 261 | Commercial 3 | - | - | - | - |

| | | | | | |
|-----|---------------------|-----------------|-----------------|-----------------|--------------|
| 262 | Commercial 4 | - | - | - | - |
| 263 | Hospital | 18.3M Wide Road | Vacant Lands | S.No. 2507/4B | Road |
| 264 | Own Use - 1 | Vacant Lands | 18.3M wide Road | 9.15M Wide Road | Vacant Lands |
| 265 | Own Use – 3 | - | - | - | - |
| 266 | Own Use - 4 | - | - | - | - |

Barren Land

| | | | | |
|---|----------------------------------|---------------------|------------|------------------------|
| 1 | VENTURA DEVELOPERS INDIA LIMITED | (Doc.No: 1447/2016) | S.No: 2489 | Boundary Not Specified |
| 2 | VENTURA DEVELOPERS INDIA LIMITED | (Doc.No: 1447/2016) | S.No: 2489 | |
| 3 | WISDOM WEALTH EDUCATIONAL TRUST | (Doc.No: 1448/2016) | S.No: 2502 | |
| 4 | WISDOM WEALTH EDUCATIONAL TRUST | (Doc.No: 1448/2016) | S.No: 2502 | |
| 5 | WISDOM WEALTH EDUCATIONAL TRUST | (Doc.No: 1448/2016) | S.No: 2502 | |
| 6 | WISDOM WEALTH EDUCATIONAL TRUST | (Doc.No: 1448/2016) | S.No: 2502 | |

4. Property tax receipt referred

| | | |
|------------------------|------|---------------|
| Assessment number | :N.A | } Vacant Site |
| Receipt in the name of | :- | |
| Receipt No & date | :- | |
| Tax amount | :- | |

5. Electricity service connection number

| | | |
|----------------|-------|---------------|
| In the name of | : N.A | } Vacant Site |
| | : - | |
| | : - | |

6. Property is presently occupied by

| | | |
|--|-----|---------------|
| | : - | } Vacant Site |
| | : - | |

7. If tenanted fully

| | |
|--|-----|
| | : - |
|--|-----|

What is the total monthly rent?

8. If occupied by both

| | |
|--|-----|
| By assuming the entire building is let out | : - |
|--|-----|

| | |
|---------------------------------------|-----|
| (i) What is the probable monthly rent | : - |
|---------------------------------------|-----|

| | |
|---------------------------------|-----|
| (ii) What is the advance amount | : - |
|---------------------------------|-----|

ANNEXURE II- QUESTIONNAIRE

01. Character of the locality : Middle
02. Classification of the locality : Residential Special Type - I
03. Development of surrounding : Under Developing Area
04. Is the locality subjected to frequent Flooding : No
05. Feasibility to the civil amenities like
School/banks/temples/markets/hospitals etc : Within distance of 5km Surrounding Radius
06. Level of the land with topographical Conditions : Level
07. Shape of land : Mixed
08. Type of use to which it can be put : Vacant Plots, In front side shop area incomplete building exist.
09. Any restriction to use : No
10. Whether lease/free hold : Refer latest legal Opinion.
11. Is it a corner plot : Some of the plots.
12. Accessibility : Not good in condition.
13. Type of road available at present : Earthen Road (Without proper maintenance)
14. What is the width of the road? : 18.3 M Wide Road, 12.2 M Wide Road & 9.15 M Wide Road
& 7 M Wide Road (**As per Layout**)
15. Is it a land locked land? : No
16. Commercial potentiality of the property : Average
17. Water potentiality : Nearby plot have bore water source.
18. Underground sewerage system : Not Available
19. Power supply is available in the site : Not Available.
20. Any other sentimental/social issue
Which may affect the value? : No
21. Has the whole or part of the land been
Notified for acquisition by government or
any statutory body? Give date of
Notification : No other details available
22. Any remarks : **Bushes covered over the entire plots and it makes measuring the plots difficult.**

ANNEXUREIII-DETAILED VALUATION**Part-A-LAND:****01. Dimension of the site****:As per Layout**

Note: The area we considered in the valuation is based on the details of unsold plots given by the Periyakulam-1Sub – Register Office and the dimensions were taken in from the Layout.

| S.No | Direction/ Plots | North | South | East | West | TotalArea (Sq.ft) |
|------|---------------------|--------|--------|-------|-------|----------------------|
| 1 | Plot No. 8 | 60' | 60' | 60' | 60' | 3600.00 |
| 2 | Plot No. 16 | 60' | 60' | 100' | 100' | 6000.00 |
| 3 | Plot No. 17 | 70'10" | 70'10" | 100' | 100' | 7085.00 |
| 4 | Plot No. 36 | 50' | 50' | 22'6" | 25' | 1187.00 |
| 5 | Plot No. 54 | 30' | 30' | 50' | 50' | 1500.00 |
| 6 | Plot No. 55 | 50' | 50' | 25' | 28'3" | 1330.00 |
| 7 | Plot No. 56 | -- | 37'9" | 51' | -- | 1963.00 |
| 8 | Plot No. 68 | 60' | 60' | 40' | 40' | 2400.00 |
| 9 | Plot No. 73 | 40'6" | 37' | 60' | 60' | 2324.00 |
| 10 | Plot No. 75 | -- | 88'9" | -- | 40' | 3614.00 |
| 11 | Plot No. 76 | 88'9" | 85'6" | 40' | 40' | 3484.00 |
| 12 | Plot No. 78 | 82'6" | 79'6" | 40' | 40' | 3240.00 |
| 13 | Plot No. 83 | 40' | 40' | 60' | 60' | 2400.00 |
| 14 | Plot No. 87 | 40' | 40' | 60' | 60' | 2400.00 |
| 15 | Plot No. 89 | 60' | 62' | 34' | 34' | 2074.00 |
| 16 | Plot No. 135 | 30' | 30' | 60' | 60' | 1800.00 |
| 17 | Plot No. 139 | 60' | 60' | 40'6" | 43' | 2505.00 |
| 18 | Plot No. 143 | -- | 64' | 82'3" | -- | 4250.00 |
| 19 | Plot No. 165 | 30' | 30' | 50' | 50' | 1500.00 |
| 20 | Plot No. 178 | 30' | 30' | 50' | 50' | 1500.00 |
| 21 | Plot No. 191 | 30' | 30' | 50' | 50' | 1500.00 |
| 22 | Plot No. 194 | 30' | 30' | 50' | 50' | 1500.00 |
| 23 | Plot No. 196 | 30' | 30' | 50' | 50' | 1500.00 |
| 24 | Plot No. 197 | 30' | 30' | 50' | 50' | 1500.00 |
| 25 | Plot No. 213 | 30' | 30' | 60' | 60' | 1800.00 |
| 26 | Plot No. 215 | 30' | 30' | 60' | 60' | 1800.00 |
| 27 | Plot No. 219 | 60' | 60' | 40' | 40' | 2400.00 |
| 28 | Plot No. 238 | 40' | 40' | 61'3" | 61' | 2445.00 |
| 29 | Plot No. 241 | 40' | 40' | 60' | 60' | 2400.00 |
| 30 | Plot No. 245 | 72'9" | 71'9" | 40' | 40' | 2890.00 |
| 31 | Plot No. 246 | 71'9" | 70'6" | 40' | 40' | 2845.00 |
| 32 | Plot No. 247 | 70'6" | 69'3" | 40' | 40' | 2795.00 |
| 33 | Plot No. 248 | 69'3" | 68' | 40' | 40' | 2745.00 |
| 34 | Plot No. 249 | 68' | 67' | 40' | 40' | 2700.00 |
| 35 | Plot No. 250 | 67' | 66' | 40' | 40' | 2660.00 |
| 36 | Plot No. 251 | 66' | 65' | 40' | 40' | 2620.00 |
| 37 | Plot No. 252 | 65' | 63'6" | 40' | 40' | 2570.00 |
| 38 | Plot No. 254 | 61'9" | 60'6" | 40' | 40' | 2445.00 |
| 39 | Plot No. 255 | 60'6" | 59'3" | 40' | 40' | 2395.00 |

| | | | | | | |
|----|---------------------|-------|-----|-------|-----|---------|
| 40 | Plot No. 256 | 59'3" | 58' | 40' | 40' | 2345.00 |
| 41 | Plot No. 257 | 58' | 57' | 40' | 40' | 2300.00 |
| 42 | Plot No. 258 | 57' | 56' | 40' | 40' | 2260.00 |
| 43 | Plot No. 259 | 56' | 55' | 40' | 40' | 2220.00 |
| 44 | Plot No. 260 | 55' | 54' | 40'3" | 35' | 2050.00 |
| 45 | Plot No. 261 | -- | -- | -- | -- | 490.00 |
| 46 | Plot No. 262 | -- | -- | -- | -- | 490.00 |
| 47 | Plot No. 263 | -- | -- | -- | -- | 490.00 |
| 48 | Plot No. 264 | -- | -- | -- | -- | 490.00 |
| 49 | Plot No. 265 | -- | -- | -- | -- | 490.00 |
| 50 | Plot No. 266 | -- | -- | -- | -- | 490.00 |
| 51 | Plot No. 267 | -- | -- | -- | -- | 490.00 |
| 52 | Plot No. 268 | -- | -- | -- | -- | 490.00 |
| 53 | Plot No. 269 | -- | -- | -- | -- | 490.00 |
| 54 | Plot No. 270 | -- | -- | -- | -- | 490.00 |
| 55 | Plot No. 271 | -- | -- | -- | -- | 490.00 |
| 56 | Plot No. 272 | -- | -- | -- | -- | 490.00 |
| 57 | Plot No. 273 | -- | -- | -- | -- | 490.00 |
| 58 | Plot No. 274 | 20' | 20' | 32' | 32' | 640.00 |
| 59 | Plot No. 275 | 20' | 20' | 32' | 32' | 640.00 |
| 60 | Plot No. 276 | 20' | 20' | 32' | 32' | 640.00 |
| 61 | Plot No. 277 | 20' | 20' | 32' | 32' | 640.00 |
| 62 | Plot No. 278 | 20' | 20' | 32' | 32' | 640.00 |
| 63 | Plot No. 279 | 20' | 20' | 32' | 32' | 640.00 |
| 64 | Plot No. 280 | 20' | 20' | 32' | 32' | 640.00 |
| 65 | Plot No. 281 | 20' | 20' | 32' | 32' | 640.00 |
| 66 | Plot No. 282 | 20' | 20' | 32' | 32' | 640.00 |
| 67 | Plot No. 283 | 20' | 20' | 32' | 32' | 640.00 |
| 68 | Plot No. 284 | 20' | 20' | 32' | 32' | 640.00 |
| 69 | Plot No. 285 | 20' | 20' | 32' | 32' | 640.00 |
| 70 | Plot No. 286 | 20' | 20' | 32' | 32' | 640.00 |
| 71 | Plot No. 289 | 20' | 20' | 32' | 32' | 640.00 |
| 72 | Plot No. 290 | 20' | 20' | 32' | 32' | 640.00 |
| 73 | Plot No. 291 | 20' | 20' | 32' | 32' | 640.00 |
| 74 | Plot No. 292 | 20' | 20' | 32' | 32' | 640.00 |
| 75 | Plot No. 293 | 20' | 20' | 32' | 32' | 640.00 |
| 76 | Plot No. 294 | 20' | 20' | 32' | 32' | 640.00 |
| 77 | Plot No. 295 | 20' | 20' | 32' | 32' | 640.00 |
| 78 | Plot No. 296 | 20' | 20' | 32' | 32' | 640.00 |
| 79 | Plot No. 297 | 20' | 20' | 32' | 32' | 640.00 |
| 80 | Plot No. 298 | 20' | 20' | 32' | 32' | 640.00 |
| 81 | Plot No. 299 | 20' | 20' | 32' | 32' | 640.00 |
| 82 | Plot No. 300 | 20' | 20' | 32' | 32' | 640.00 |
| 83 | Plot No. 301 | 20' | 20' | 32' | 32' | 640.00 |
| 84 | Plot No. 302 | 20' | 20' | 32' | 32' | 640.00 |
| 85 | Plot No. 303 | 20' | 20' | 32' | 32' | 640.00 |
| 86 | Plot No. 304 | 20' | 20' | 32' | 32' | 640.00 |

| | | | | | | |
|-----|---------------------|-------|-------|-----|-----|--------|
| 87 | Plot No. 305 | 20' | 20' | 32' | 32' | 640.00 |
| 88 | Plot No. 306 | 20' | 20' | 32' | 32' | 640.00 |
| 89 | Plot No. 307 | 20' | 20' | 32' | 32' | 640.00 |
| 90 | Plot No. 308 | 20' | 20' | 32' | 32' | 640.00 |
| 91 | Plot No. 309 | 20' | 20' | 32' | 32' | 640.00 |
| 92 | Plot No. 310 | 20' | 20' | 32' | 32' | 640.00 |
| 93 | Plot No. 311 | 20' | 20' | 32' | 32' | 640.00 |
| 94 | Plot No. 312 | 20' | 20' | 32' | 32' | 640.00 |
| 95 | Plot No.313 | 20' | 20' | 32' | 32' | 640.00 |
| 96 | Plot No. 314 | 20' | 20' | 32' | 32' | 640.00 |
| 97 | Plot No. 319 | 20' | 20' | 32' | 32' | 640.00 |
| 98 | Plot No. 320 | 20' | 20' | 32' | 32' | 640.00 |
| 99 | Plot No. 321 | 20' | 20' | 32' | 32' | 640.00 |
| 100 | Plot No. 322 | 20' | 20' | 32' | 32' | 640.00 |
| 101 | Plot No. 323 | 20' | 20' | 32' | 32' | 640.00 |
| 102 | Plot No. 324 | 20' | 20' | 32' | 32' | 640.00 |
| 103 | Plot No. 327 | 20' | 20' | 32' | 32' | 640.00 |
| 104 | Plot No. 328 | 20' | 20' | 32' | 32' | 640.00 |
| 105 | Plot No. 329 | 20' | 20' | 32' | 32' | 640.00 |
| 106 | Plot No. 330 | --- | --- | -- | --- | 640.00 |
| 107 | Plot No. 331 | --- | --- | -- | --- | 640.00 |
| 108 | Plot No. 332 | 48'6" | 49'3" | 20' | 20' | 978.00 |
| 109 | Plot No. 333 | 47'6" | 48'6" | 20' | 20' | 960.00 |
| 110 | Plot No. 334 | 47' | 47'6" | 20' | 20' | 945.00 |
| 111 | Plot No. 335 | 46'3" | 47' | 20' | 20' | 933.00 |
| 112 | Plot No. 336 | 45'9" | 46'3" | 20' | 20' | 920.00 |
| 113 | Plot No. 337 | 45' | 45'9" | 20' | 20' | 908.00 |
| 114 | Plot No. 338 | 44'9" | 45' | 20' | 20' | 898.00 |
| 115 | Plot No. 341 | --- | 25'3" | 32' | --- | 750.00 |
| 116 | Plot No. 342 | 20' | 20' | 32' | 32' | 640.00 |
| 117 | Plot No. 343 | 20' | 20' | 32' | 32' | 640.00 |
| 118 | Plot No. 344 | 20' | 20' | 32' | 32' | 640.00 |
| 119 | Plot No. 345 | 20' | 20' | 32' | 32' | 640.00 |
| 120 | Plot No. 346 | 20' | 20' | 32' | 32' | 640.00 |
| 121 | Plot No. 347 | 20' | 20' | 32' | 32' | 640.00 |
| 122 | Plot No. 352 | 20' | 20' | 32' | 32' | 640.00 |
| 123 | Plot No. 353 | 20' | 20' | 32' | 32' | 640.00 |
| 124 | Plot No. 355 | 20' | 20' | 32' | 32' | 640.00 |
| 125 | Plot No. 356 | 20' | 20' | 32' | 32' | 640.00 |
| 126 | Plot No. 357 | 23'3" | 24'9" | 32' | 32' | 768.00 |
| 127 | Plot No. 358 | 24' | 24'6" | 32' | 32' | 776.00 |
| 128 | Plot No. 359 | 20' | 20' | 32' | 32' | 640.00 |
| 129 | Plot No. 360 | 20' | 20' | 32' | 32' | 640.00 |
| 130 | Plot No. 361 | 20' | 20' | 32' | 32' | 640.00 |
| 131 | Plot No. 362 | 20' | 20' | 32' | 32' | 640.00 |
| 132 | Plot No. 363 | 20' | 20' | 32' | 32' | 640.00 |
| 133 | Plot No. 364 | 20' | 20' | 32' | 32' | 640.00 |

| | | | | | | |
|-----|---------------------|-------|-------|-------|-------|--------|
| 134 | Plot No. 366 | 30' | 30' | 21'3" | 21'3" | 638.00 |
| 135 | Plot No. 367 | 30' | 30' | 21'3" | 21'3" | 638.00 |
| 136 | Plot No. 368 | 20' | 20' | 32' | 32' | 640.00 |
| 137 | Plot No. 369 | 20' | 20' | 32' | 32' | 640.00 |
| 138 | Plot No. 370 | 20' | 20' | 32' | 32' | 640.00 |
| 139 | Plot No. 371 | 20' | 20' | 32' | 32' | 640.00 |
| 140 | Plot No. 372 | 20' | 20' | 32' | 32' | 640.00 |
| 141 | Plot No. 373 | 20' | 20' | 32' | 32' | 640.00 |
| 142 | Plot No. 374 | 21'9" | 24' | 32' | 32' | 732.00 |
| 143 | Plot No. 375 | 22' | 22' | 32' | 32' | 704.00 |
| 144 | Plot No. 376 | 20' | 20' | 32' | 32' | 640.00 |
| 145 | Plot No. 377 | 20' | 20' | 32' | 32' | 640.00 |
| 146 | Plot No. 378 | 20' | 20' | 32' | 32' | 640.00 |
| 147 | Plot No. 379 | 20' | 20' | 32' | 32' | 640.00 |
| 148 | Plot No. 380 | 20' | 20' | 32' | 32' | 640.00 |
| 149 | Plot No. 381 | 20' | 20' | 32' | 32' | 640.00 |
| 150 | Plot No. 388 | 20' | 20' | 32' | 32' | 640.00 |
| 151 | Plot No. 389 | 20' | 20' | 32' | 32' | 640.00 |
| 152 | Plot No. 390 | 20' | 20' | 32' | 32' | 640.00 |
| 153 | Plot No. 391 | 22'3" | 22' | 32' | 32' | 708.00 |
| 154 | Plot No. 392 | 22' | 22'6" | 32' | 32' | 712.00 |
| 155 | Plot No. 393 | 20' | 20' | 32' | 32' | 640.00 |
| 156 | Plot No. 394 | 20' | 20' | 32' | 32' | 640.00 |
| 157 | Plot No. 395 | 20' | 20' | 32' | 32' | 640.00 |
| 158 | Plot No. 396 | 20' | 20' | 32' | 32' | 640.00 |
| 159 | Plot No. 397 | 20' | 20' | 32' | 32' | 640.00 |
| 160 | Plot No. 398 | 20' | 20' | 32' | 32' | 640.00 |
| 161 | Plot No. 399 | 30' | 30' | 21'3" | 21'3" | 638.00 |
| 162 | Plot No. 400 | 30' | 30' | 21'3" | 21'3" | 638.00 |
| 163 | Plot No. 401 | 30' | 30' | 21'3" | 21'3" | 638.00 |
| 164 | Plot No. 402 | 20' | 20' | 32' | 32' | 640.00 |
| 165 | Plot No. 403 | 20' | 20' | 32' | 32' | 640.00 |
| 166 | Plot No. 404 | 20' | 20' | 32' | 32' | 640.00 |
| 167 | Plot No.405 | 20' | 20' | 32' | 32' | 640.00 |
| 168 | Plot No. 406 | 20' | 20' | 32' | 32' | 640.00 |
| 169 | Plot No. 407 | 20' | 20' | 32' | 32' | 640.00 |
| 170 | Plot No. 408 | 21' | 22' | 32' | 32' | 688.00 |
| 171 | Plot No. 409 | 16'6" | 18'3" | 32' | 32' | 556.00 |
| 172 | Plot No. 410 | 20' | 20' | 32' | 32' | 640.00 |
| 173 | Plot No. 411 | 20' | 20' | 32' | 32' | 640.00 |
| 174 | Plot No. 412 | 20' | 20' | 32' | 32' | 640.00 |
| 175 | Plot No. 413 | 20' | 20' | 32' | 32' | 640.00 |
| 176 | Plot No. 414 | 20' | 20' | 32' | 32' | 640.00 |
| 177 | Plot No. 415 | 20' | 20' | 32' | 32' | 640.00 |
| 178 | Plot No. 416 | 30' | 30' | 21'3" | 21'3" | 638.00 |
| 179 | Plot No. 417 | 30' | 30' | 21'3" | 21'3" | 638.00 |
| 180 | Plot No. 418 | 30' | 30' | 21'3" | 21'3" | 638.00 |

| | | | | | | |
|-----|---------------------|-------|-------|-----|-----|--------|
| 181 | Plot No. 419 | 20' | 20' | 32' | 32' | 640.00 |
| 182 | Plot No. 420 | 20' | 20' | 32' | 32' | 640.00 |
| 183 | Plot No. 421 | 20' | 20' | 32' | 32' | 640.00 |
| 184 | Plot No. 422 | 20' | 20' | 32' | 32' | 640.00 |
| 185 | Plot No. 423 | 20' | 20' | 32' | 32' | 640.00 |
| 186 | Plot No. 424 | 20' | 20' | 32' | 32' | 640.00 |
| 187 | Plot No. 425 | 12'6" | 16'6" | 32' | 32' | 464.00 |
| 188 | Plot No. 426 | 14'9" | 14'9" | 30' | 30' | 442.00 |
| 189 | Plot No. 427 | 17'3" | 17'3" | 30' | 30' | 517.00 |
| 190 | Plot No. 428 | 17'3" | 17'3" | 30' | 30' | 517.00 |
| 191 | Plot No. 429 | 20' | 20' | 30' | 30' | 600.00 |
| 192 | Plot No. 430 | 20' | 20' | 30' | 30' | 600.00 |
| 193 | Plot No. 431 | 20' | 20' | 30' | 30' | 600.00 |
| 194 | Plot No. 432 | 20' | 20' | 30' | 30' | 600.00 |
| 195 | Plot No. 433 | 20' | 20' | 30' | 30' | 600.00 |
| 196 | Plot No. 434 | 20' | 20' | 30' | 30' | 600.00 |
| 197 | Plot No. 435 | 20' | 20' | 30' | 30' | 600.00 |
| 198 | Plot No. 436 | 20' | 20' | 30' | 30' | 600.00 |
| 199 | Plot No. 437 | 20' | 20' | 30' | 30' | 600.00 |
| 200 | Plot No. 438 | 20' | 20' | 30' | 30' | 600.00 |
| 201 | Plot No. 440 | 32' | 32' | 20' | 20' | 640.00 |
| 202 | Plot No. 441 | 32' | 32' | 20' | 20' | 640.00 |
| 203 | Plot No. 442 | 32' | 32' | 20' | 20' | 640.00 |
| 204 | Plot No. 443 | 32' | 32' | 20' | 20' | 640.00 |
| 205 | Plot No. 444 | 32' | 32' | 20' | 20' | 640.00 |
| 206 | Plot No. 445 | 32' | 32' | 20' | 20' | 640.00 |
| 207 | Plot No. 446 | 32' | 32' | 20' | 20' | 640.00 |
| 208 | Plot No. 447 | 32' | 32' | 20' | 20' | 640.00 |
| 209 | Plot No. 448 | 32' | 32' | 20' | 20' | 640.00 |
| 210 | Plot No. 449 | 32' | 32' | 20' | 20' | 640.00 |
| 211 | Plot No. 450 | 32' | 32' | 20' | 20' | 640.00 |
| 212 | Plot No. 451 | 32' | 32' | 20' | 20' | 640.00 |
| 213 | Plot No. 452 | 32' | 32' | 20' | 20' | 640.00 |
| 214 | Plot No. 453 | 32' | 32' | 20' | 20' | 640.00 |
| 215 | Plot No. 454 | 32' | 32' | 20' | 20' | 640.00 |
| 216 | Plot No. 455 | 32' | 32' | 20' | 20' | 640.00 |
| 217 | Plot No. 456 | 32' | 32' | 20' | 20' | 640.00 |
| 218 | Plot No. 457 | 32' | 32' | 20' | 20' | 640.00 |
| 219 | Plot No. 458 | 21'3" | 21'3" | 32' | 32' | 680.00 |
| 220 | Plot No. 459 | 21'3" | 21'3" | 32' | 32' | 680.00 |
| 221 | Plot No. 461 | 32' | 32' | 20' | 20' | 640.00 |
| 222 | Plot No. 462 | 32' | 32' | 20' | 20' | 640.00 |
| 223 | Plot No. 463 | 32' | 32' | 20' | 20' | 640.00 |
| 224 | Plot No. 464 | 32' | 32' | 20' | 20' | 640.00 |
| 225 | Plot No. 466 | 32' | 32' | 20' | 20' | 640.00 |
| 226 | Plot No. 467 | 32' | 32' | 20' | 20' | 640.00 |
| 227 | Plot No. 480 | 32' | 32' | 20' | 20' | 640.00 |

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|-----|---------------------|-------|-------|--------|--------------|--------------------|
| 228 | Plot No. 481 | 32' | 32' | 20' | 20' | 640.00 |
| 229 | Plot No. 482 | 32' | 32' | 20' | 20' | 640.00 |
| 230 | Plot No. 483 | 32' | 32' | 20' | 20' | 640.00 |
| 231 | Plot No. 485 | 32' | 32' | 15' | 15' | 480.00 |
| 232 | Plot No. 486 | 32' | 32' | 20' | 20' | 640.00 |
| 233 | Plot No. 487 | 32' | 32' | 20' | 20' | 640.00 |
| 234 | Plot No. 488 | 32' | 32' | 20' | 20' | 640.00 |
| 235 | Plot No. 489 | 32' | 32' | 20' | 20' | 640.00 |
| 236 | Plot No. 490 | 32' | 32' | 20' | 20' | 640.00 |
| 237 | Plot No. 491 | 32' | 32' | 20' | 20' | 640.00 |
| 238 | Plot No. 492 | 32' | 32' | 20' | 20' | 640.00 |
| 239 | Plot No. 493 | 32' | 32' | 20' | 20' | 640.00 |
| 240 | Plot No. 494 | 32' | 32' | 20' | 20' | 640.00 |
| 241 | Plot No. 495 | 32' | 32' | 20' | 20' | 640.00 |
| 242 | Plot No. 496 | 32' | 32' | 20' | 20' | 640.00 |
| 243 | Plot No. 501 | 63' | 63' | 40' | 40' | 2520.00 |
| 244 | Plot No. 502 | 63' | 63' | 40' | 40' | 2520.00 |
| 245 | Plot No. 505 | 63' | 63' | 40' | 40' | 2520.00 |
| 246 | Plot No. 506 | 63' | 63' | 30' | 30' | 1890.00 |
| 247 | Plot No. 507 | 63' | 63' | 25' | 25' | 1575.00 |
| 248 | Plot No. 508 | 63' | 63' | 30' | 30' | 1890.00 |
| 249 | Plot No. 515 | 40' | 40' | 60' | 60' | 2400.00 |
| 250 | Plot No. 516 | 40' | 40' | 60' | 60' | 2400.00 |
| 251 | Plot No. 518 | 43'3" | 49'3" | 60' | 60' | 2775.00 |
| 252 | Plot No. 519 | 40' | 40' | 69'9" | 69'9" | 2790.00 |
| 253 | Plot No. 520 | 40' | 40' | 69'9" | 69'9" | 2790.00 |
| 254 | Plot No. 521 | 40' | 40' | 69'9" | 69'9" | 2790.00 |
| 255 | Plot No. 523 | 40' | 40' | 69'9" | 69'9" | 2790.00 |
| 256 | Plot No. 524 | 40' | 40' | 69'9" | 69'9" | 2790.00 |
| 257 | Plot No. 525 | 40' | 40' | 69'9" | 69'9" | 2790.00 |
| 258 | Plot No. 526 | 40' | 40' | 69'9" | 69'9" | 2790.00 |
| 259 | Commercial 1 | -- | -- | -- | -- | 13275.00 |
| 260 | Commercial 2 | -- | -- | -- | -- | 2627.00 |
| 261 | Commercial 3 | -- | -- | -- | -- | 2583.00 |
| 262 | Commercial 4 | -- | -- | -- | -- | 1898.00 |
| 263 | Hospital | 350' | --- | 248'6" | 301'1" | 100514.00 |
| 264 | Own use - 1 | --- | 97'8" | 160'7" | 154'8" | 16766.00 |
| 265 | Own use - 3 | --- | --- | --- | --- | 63753.00 |
| 266 | Own use - 4 | --- | --- | --- | --- | 43011.00 |
| | | | | | Total | 5,21,638.00 |

Barren Land

| | | | | |
|---|----------------------------------|---------------------|--------------|--------------------|
| 1 | VENTURA DEVELOPERS INDIA LIMITED | (Doc.No: 1447/2016) | S.No: 2489 | 76230.00 |
| 2 | VENTURA DEVELOPERS INDIA LIMITED | (Doc.No: 1447/2016) | S.No: 2489 | 128066.00 |
| 3 | WISDOM WEALTH EDUCATIONAL TRUST | (Doc.No: 1448/2016) | S.No: 2502 | 64469.00 |
| 4 | WISDOM WEALTH EDUCATIONAL TRUST | (Doc.No: 1448/2016) | S.No: 2502 | 13939.00 |
| 5 | WISDOM WEALTH EDUCATIONAL TRUST | (Doc.No: 1448/2016) | S.No: 2502 | 21344.00 |
| 6 | WISDOM WEALTH EDUCATIONAL TRUST | (Doc.No: 1448/2016) | S.No: 2502 | 114998.00 |
| | | | Total | 4,19,046.00 |

Note on Site Boundaries and Plot Identification:

During the site inspection, it was observed that boundary stones were **not found** for all the Plots. Additionally, it was noted that on the boundary stone at site, which is not in conformity with the approved layout.

In the absence of physical demarcation on site for the above plots, the valuation has been carried out **based on the layout plan and documents provided**, in accordance with the directions of the Hon'ble Court.

It is recommended that the concerned authority may initiate steps to **verify and restore correct boundary markings** on site for better identification and clarity.

02. Extent of site

a. As Per Layout : 5,21,638.00 Sq.ft

Barren Land Extent:

As Per SRO Copy : 4,19,047.00 Sq.ft (or) 9.62 Acre

03. Value by adopting GLR (Guideline rate):

- A) Guideline rate as obtained from the website of Registrar's department = Rs-500/- Sq.ft,
Barren Land Extent(S.No:2489, 2502) : Rs.2,00,000.00 per Acre

Note: The Guideline value we consider is based on the unsold plot Details copy given from the Periyakulam Joint 1 SRO.

- B) Value of land by adopting GLR(Layout Plot): 5,21,638.00 Sq.ft x Rs- 500/- Sq.ft,
: Rs. 26,08,19,000.00 /-

Value of land by adopting GLR(Barren land): 9.62 Acre x Rs- 2,00,000.00/- Acre,
: Rs. 19,24,000.00 /-

Guideline value of the entire property = Rs.26,08,19,000.00 + Rs.19,24,000.00
= Rs.26,27,43,000.00

- C) (The web site for the GLR is <http://www.tnreginet.net>)

04. Value by adopting PMR (Prevailing Market Rate)

The prevailing market values were considered based on the local enquiry.

a. For Layout Plots

- A) Observed Prevailing Market Rate = ₹ 800.00/- to ₹ 1500.00/-
B) Adopted rate(s) for valuation = ₹ 800.00/Sq.ft , ₹ 1150.00/Sq.ft , ₹ 1200.00/Sq.ft ,
₹ 1250.00/Sq.ft, ₹ 1300.00/Sq.ft & ₹ 1500.00/Sq.ft,

b. For Barren Land

- A) Observed Prevailing Market Rate = ₹ 400.00/-
B) Adopted rate(s) for valuation = ₹ 400.00/Sq.ft

Note: The barren land area were near to the layout plots and it is in bulk area so we consider the barren land rate as an average of Rs.400.00 per SFT.

| Sl No | Plot No | Area (Sq.ft) | Survey No | Owner Name | Estimated Current Market Value / Sq.ft | Total Value | Remarks |
|-------|--------------|--------------|--------------------|---------------------------------------|--|----------------|--------------|
| 1 | Plot No.8 | 3600.00 | 2508/5 | M/s. Amaze Properties India Limited | 1300.00 | 46,80,000.00 | West Facing |
| 2 | Plot No. 16 | 6000.00 | 2499/6 | M/s. Amaze Properties India Limited | 1500.00 | 90,00,000.00 | North Facing |
| 3 | Plot No. 17 | 7085.00 | 2499/6 | M/s. Amaze Properties India Limited | 1500.00 | 1,06,27,500.00 | North Facing |
| 4 | Plot No. 36 | 1187.00 | 2499/5 | M/s. Amaze Properties India Limited | 1300.00 | 15,43,100.00 | East Facing |
| 5 | Plot No. 54 | 1500.00 | 2499/5, 2493/5 | M/s. Amaze Properties India Limited | 1200.00 | 18,00,000.00 | West Facing |
| 6 | Plot No. 55 | 1330.00 | 2499/5, 2493/5 | M/s. Amaze Properties India Limited | 1200.00 | 15,96,000.00 | West Facing |
| 7 | Plot No. 56 | 1963.00 | 2491/4 | Mr. S. Kamalakannan & S. Singaravelan | 1250.00 | 24,53,750.00 | South Facing |
| 8 | Plot No. 68 | 2400.00 | 2493/4 | Mr. R.N. Jeyachandran & Selvaraj | 1200.00 | 28,80,000.00 | West Facing |
| 9 | Plot No. 73 | 2324.00 | 2491/6 | Mr. S. Kamalakannan & S. Singaravelan | 1300.00 | 30,21,200.00 | North Facing |
| 10 | Plot No. 75 | 3614.00 | 2491/6 | Mr. S. Kamalakannan & S. Singaravelan | 1200.00 | 43,36,800.00 | West Facing |
| 11 | Plot No. 76 | 3484.00 | 2491/6 | Mr. S. Kamalakannan & S. Singaravelan | 1200.00 | 41,80,800.00 | West Facing |
| 12 | Plot No. 78 | 3240.00 | 2491/6 | Mr. S. Kamalakannan & S. Singaravelan | 1200.00 | 38,88,000.00 | West Facing |
| 13 | Plot No. 83 | 2400.00 | 2501/1B | Mr. Babu. R | 1250.00 | 30,00,000.00 | South Facing |
| 14 | Plot No. 87 | 2400.00 | 2501/1B | Mr. Babu. R | 1250.00 | 30,00,000.00 | South Facing |
| 15 | Plot No. 89 | 2074.00 | 2501/1C | Mr. Babu. R | 1200.00 | 24,88,800.00 | West Facing |
| 16 | Plot No. 135 | 1800.00 | 2491/3 | Mr. S. Kamalakannan & S. Singaravelan | 1250.00 | 22,50,000.00 | South Facing |
| 17 | Plot No. 139 | 2505.00 | 2487/3A1, 2491/2 | Mr. S. Kamalakannan & S. Singaravelan | 1300.00 | 32,56,500.00 | East Facing |
| 18 | Plot No. 143 | 4250.00 | 2487/3A1, 2487/2B1 | Mr. S. Kamalakannan & S. Singaravelan | 1250.00 | 53,12,500.00 | South Facing |
| 19 | Plot No. 165 | 1500.00 | 2491/5 | Mr. S. Kamalakannan & S. Singaravelan | 1250.00 | 18,75,000.00 | South Facing |
| 20 | Plot No. 178 | 1500.00 | 2491/7 | Mr. S. Kamalakannan & S. Singaravelan | 1250.00 | 18,75,000.00 | South Facing |
| 21 | Plot No. 191 | 1500.00 | 2490/4 | Mr. Veerasakthi.D & Rajkumar.R | 1200.00 | 18,00,000.00 | North Facing |
| 22 | Plot No. 194 | 1500.00 | 2490/4 | Mr. Veerasakthi.D & Rajkumar.R | 1200.00 | 18,00,000.00 | South Facing |

| | | | | | | | |
|----|--------------|---------|---------|-------------------------------------|---------|--------------|--------------|
| 23 | Plot No. 196 | 1500.00 | 2490/4 | Mr. Veerasakthi.D & Rajkumar.R | 1200.00 | 18,00,000.00 | South Facing |
| 24 | Plot No. 197 | 1500.00 | 2490/4 | Mr. Veerasakthi.D & Rajkumar.R | 1200.00 | 18,00,000.00 | South Facing |
| 25 | Plot No. 213 | 1800.00 | 2490/5 | Mr. Veerasakthi.D & Rajkumar.R | 1200.00 | 21,60,000.00 | South Facing |
| 26 | Plot No. 215 | 1800.00 | 2490/5 | Mr. Veerasakthi.D & Rajkumar.R | 1200.00 | 21,60,000.00 | South Facing |
| 27 | Plot No. 219 | 2400.00 | 2490/7 | Mr. Veerasakthi.D & Rajkumar.R | 1150.00 | 27,60,000.00 | West Facing |
| 28 | Plot No. 238 | 2445.00 | 2490/6 | Mr. Veerasakthi.D & Rajkumar.R | 1200.00 | 29,34,000.00 | North Facing |
| 29 | Plot No. 241 | 2400.00 | 2490/6 | Mr. Veerasakthi.D & Rajkumar.R | 1200.00 | 28,80,000.00 | North Facing |
| 30 | Plot No. 245 | 2890.00 | 2488/9 | M/s. Amaze Properties India Limited | 1150.00 | 33,23,500.00 | West Facing |
| 31 | Plot No. 246 | 2845.00 | 2488/9 | M/s. Amaze Properties India Limited | 1150.00 | 32,71,750.00 | West Facing |
| 32 | Plot No. 247 | 2795.00 | 2488/9 | M/s. Amaze Properties India Limited | 1150.00 | 32,14,250.00 | West Facing |
| 33 | Plot No. 248 | 2745.00 | 2488/9 | M/s. Amaze Properties India Limited | 1150.00 | 31,56,750.00 | West Facing |
| 34 | Plot No. 249 | 2700.00 | 2488/9 | M/s. Amaze Properties India Limited | 1150.00 | 31,05,000.00 | West Facing |
| 35 | Plot No. 250 | 2660.00 | 2488/9 | M/s. Amaze Properties India Limited | 1150.00 | 30,59,000.00 | West Facing |
| 36 | Plot No. 251 | 2620.00 | 2488/9 | M/s. Amaze Properties India Limited | 1150.00 | 30,13,000.00 | West Facing |
| 37 | Plot No. 252 | 2570.00 | 2488/9 | M/s. Amaze Properties India Limited | 1250.00 | 32,12,500.00 | Corner Plot |
| 38 | Plot No. 254 | 2445.00 | 2488/10 | M/s. Amaze Properties India Limited | 1150.00 | 28,11,750.00 | West Facing |
| 39 | Plot No. 255 | 2395.00 | 2488/10 | M/s. Amaze Properties India Limited | 1150.00 | 27,54,250.00 | West Facing |
| 40 | Plot No. 256 | 2345.00 | 2488/10 | M/s. Amaze Properties India Limited | 1150.00 | 26,96,750.00 | West Facing |
| 41 | Plot No. 257 | 2300.00 | 2488/10 | M/s. Amaze Properties India Limited | 1150.00 | 26,45,000.00 | West Facing |
| 42 | Plot No. 258 | 2260.00 | 2488/10 | M/s. Amaze Properties India Limited | 1150.00 | 25,99,000.00 | West Facing |
| 43 | Plot No. 259 | 2220.00 | 2488/10 | M/s. Amaze Properties India Limited | 1150.00 | 25,53,000.00 | West Facing |
| 44 | Plot No. 260 | 2050.00 | 2488/10 | M/s. Amaze Properties India Limited | 1150.00 | 23,57,500.00 | West Facing |
| 45 | Plot No. 261 | 490.00 | 2488/6 | M/s. Amaze Properties India Limited | 1200.00 | 5,88,000.00 | North Facing |
| 46 | Plot No. 262 | 490.00 | 2488/6 | M/s. Amaze Properties India Limited | 1200.00 | 5,88,000.00 | North Facing |

| | | | | | | | |
|----|--------------|--------|-----------------|-------------------------------------|---------|-------------|--------------|
| 47 | Plot No. 263 | 490.00 | 2488/6 | M/s. Amaze Properties India Limited | 1200.00 | 5,88,000.00 | North Facing |
| 48 | Plot No. 264 | 490.00 | 2488/6 | M/s. Amaze Properties India Limited | 1200.00 | 5,88,000.00 | North Facing |
| 49 | Plot No. 265 | 490.00 | 2488/6, 2251/11 | M/s. Amaze Properties India Limited | 1200.00 | 5,88,000.00 | North Facing |
| 50 | Plot No. 266 | 490.00 | 2251/11 | M/s. Neo Max Developers Private LTD | 1200.00 | 5,88,000.00 | North Facing |
| 51 | Plot No. 267 | 490.00 | 2251/11 | M/s. Neo Max Developers Private LTD | 1200.00 | 5,88,000.00 | North Facing |
| 52 | Plot No. 268 | 490.00 | 2251/11 | M/s. Neo Max Developers Private LTD | 1200.00 | 5,88,000.00 | North Facing |
| 53 | Plot No. 269 | 490.00 | 2251/11 | M/s. Neo Max Developers Private LTD | 1200.00 | 5,88,000.00 | North Facing |
| 54 | Plot No. 270 | 490.00 | 2251/11 | M/s. Neo Max Developers Private LTD | 1200.00 | 5,88,000.00 | North Facing |
| 55 | Plot No. 271 | 490.00 | 2251/11 | M/s. Neo Max Developers Private LTD | 1200.00 | 5,88,000.00 | North Facing |
| 56 | Plot No. 272 | 490.00 | 2251/11 | M/s. Neo Max Developers Private LTD | 1200.00 | 5,88,000.00 | North Facing |
| 57 | Plot No. 273 | 490.00 | 2251/11 | M/s. Neo Max Developers Private LTD | 1250.00 | 6,12,500.00 | Corner Plot |
| 58 | Plot No. 274 | 640.00 | 2251/10 | M/s. NeoMax Developers PVT LTD | 1250.00 | 8,00,000.00 | Corner Plot |
| 59 | Plot No. 275 | 640.00 | 2251/10 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | South Facing |
| 60 | Plot No. 276 | 640.00 | 2251/10 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | South Facing |
| 61 | Plot No. 277 | 640.00 | 2251/10 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | South Facing |
| 62 | Plot No. 278 | 640.00 | 2251/10 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | South Facing |
| 63 | Plot No. 279 | 640.00 | 2251/10 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | South Facing |
| 64 | Plot No. 280 | 640.00 | 2251/10 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | South Facing |
| 65 | Plot No. 281 | 640.00 | 2251/10 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | South Facing |
| 66 | Plot No. 282 | 640.00 | 2251/10, 2488/5 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | South Facing |
| 67 | Plot No. 283 | 640.00 | 2488/5 | M/s. Amaze Properties India Limited | 1200.00 | 7,68,000.00 | South Facing |
| 68 | Plot No. 284 | 640.00 | 2488/5 | M/s. Amaze Properties India Limited | 1200.00 | 7,68,000.00 | South Facing |
| 69 | Plot No. 285 | 640.00 | 2488/5 | M/s. Amaze Properties India Limited | 1200.00 | 7,68,000.00 | South Facing |
| 70 | Plot No. 286 | 640.00 | 2488/5 | M/s. Amaze Properties India Limited | 1200.00 | 7,68,000.00 | South Facing |

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|----|--------------|--------|--------------------|-------------------------------------|---------|-------------|--------------|
| 71 | Plot No. 289 | 640.00 | 2488/5 | M/s. Amaze Properties India Limited | 1200.00 | 7,68,000.00 | North Facing |
| 72 | Plot No 290 | 640.00 | 2488/5 | M/s. Amaze Properties India Limited | 1200.00 | 7,68,000.00 | North Facing |
| 73 | Plot No. 291 | 640.00 | 2488/5 | M/s. Amaze Properties India Limited | 1200.00 | 7,68,000.00 | North Facing |
| 74 | Plot No. 292 | 640.00 | 2488/5 | M/s. Amaze Properties India Limited | 1200.00 | 7,68,000.00 | North Facing |
| 75 | Plot No. 293 | 640.00 | 2251/10, 2488/5 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | North Facing |
| 76 | Plot No. 294 | 640.00 | 2251/10 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | North Facing |
| 77 | Plot No. 295 | 640.00 | 2251/10 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | North Facing |
| 78 | Plot No. 296 | 640.00 | 2251/10 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | North Facing |
| 79 | Plot No. 297 | 640.00 | 2251/10 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | North Facing |
| 80 | Plot No. 298 | 640.00 | 2251/10 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | North Facing |
| 81 | Plot No. 299 | 640.00 | 2251/10 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | North Facing |
| 82 | Plot No. 300 | 640.00 | 2251/10 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | North Facing |
| 83 | Plot No. 301 | 640.00 | 2251/10 | M/s. Neo Max Developers Private LTD | 1250.00 | 8,00,000.00 | Corner Plot |
| 84 | Plot No. 302 | 640.00 | 2251/9 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | South Facing |
| 85 | Plot No. 303 | 640.00 | 2251/9 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | South Facing |
| 86 | Plot No. 304 | 640.00 | 2251/9 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | South Facing |
| 87 | Plot No. 305 | 640.00 | 2251/9 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | South Facing |
| 88 | Plot No. 306 | 640.00 | 2251/9 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | South Facing |
| 89 | Plot No. 307 | 640.00 | 2251/9 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | South Facing |
| 90 | Plot No. 308 | 640.00 | 2251/9 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | South Facing |
| 91 | Plot No. 309 | 640.00 | 2251/9 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | South Facing |
| 92 | Plot No. 310 | 640.00 | 2251/9, 2488/4 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | South Facing |
| 93 | Plot No. 311 | 640.00 | 2488/4 | M/s. Amaze Properties India Limited | 1200.00 | 7,68,000.00 | South Facing |
| 94 | Plot No. 312 | 640.00 | 2488/4 | M/s. Amaze Properties India Limited | 1200.00 | 7,68,000.00 | South Facing |

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| 95 | Plot No. 313 | 640.00 | 2488/4 | M/s. Amaze Properties India Limited | 1200.00 | 7,68,000.00 | South Facing |
| 96 | Plot No. 314 | 640.00 | 2488/4 | M/s. Amaze Properties India Limited | 1200.00 | 7,68,000.00 | South Facing |
| 97 | Plot No. 319 | 640.00 | 2488/4 | M/s. Amaze Properties India Limited | 1200.00 | 7,68,000.00 | North Facing |
| 98 | Plot No. 320 | 640.00 | 2488/4 | M/s. Amaze Properties India Limited | 1200.00 | 7,68,000.00 | North Facing |
| 99 | Plot No. 321 | 640.00 | 2251/9, 2488/4 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | North Facing |
| 100 | Plot No. 322 | 640.00 | 2251/9 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | North Facing |
| 101 | Plot No. 323 | 640.00 | 2251/9 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | North Facing |
| 102 | Plot No. 324 | 640.00 | 2251/9 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | North Facing |
| 103 | Plot No. 327 | 640.00 | 2251/9 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | North Facing |
| 104 | Plot No. 328 | 640.00 | 2251/9 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | North Facing |
| 105 | Plot No. 329 | 640.00 | 2251/9 | M/s. Neo Max Developers Private LTD | 1250.00 | 8,00,000.00 | Corner Plot |
| 106 | Plot No. 330 | 640.00 | 2251/8 | M/s. Neo Max Developers Private LTD | 1150.00 | 7,36,000.00 | East Facing |
| 107 | Plot No. 331 | 640.00 | 2251/8 | M/s. Neo Max Developers Private LTD | 1150.00 | 7,36,000.00 | East Facing |
| 108 | Plot No. 332 | 978.00 | 2251/8 | M/s. Neo Max Developers Private LTD | 1150.00 | 11,24,700.00 | East Facing |
| 109 | Plot No. 333 | 960.00 | 2251/8 | M/s. Neo Max Developers Private LTD | 1150.00 | 11,04,000.00 | East Facing |
| 110 | Plot No. 334 | 945.00 | 2251/8 | M/s. Neo Max Developers Private LTD | 1150.00 | 10,86,750.00 | East Facing |
| 111 | Plot No. 335 | 933.00 | 2251/8 | M/s. Neo Max Developers Private LTD | 1150.00 | 10,72,950.00 | East Facing |
| 112 | Plot No. 336 | 920.00 | 2251/8 | M/s. Neo Max Developers Private LTD | 1150.00 | 10,58,000.00 | East Facing |
| 113 | Plot No. 337 | 908.00 | 2251/8 | M/s. Neo Max Developers Private LTD | 1150.00 | 10,44,200.00 | East Facing |
| 114 | Plot No. 338 | 898.00 | 2251/8 | M/s. Neo Max Developers Private LTD | 1150.00 | 10,32,700.00 | East Facing |
| 115 | Plot No. 341 | 750.00 | 2251/6 | M/s. Neo Max Developers Private LTD | 1200.00 | 9,00,000.00 | South Facing |
| 116 | Plot No. 342 | 640.00 | 2251/6 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | South Facing |
| 117 | Plot No. 343 | 640.00 | 2251/6 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | South Facing |
| 118 | Plot No. 344 | 640.00 | 2251/6 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | South Facing |

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| 119 | Plot No. 345 | 640.00 | 2251/6 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | South Facing |
| 120 | Plot No. 346 | 640.00 | 2251/6 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | South Facing |
| 121 | Plot No.347 | 640.00 | 2251/6 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | South Facing |
| 122 | Plot No. 352 | 640.00 | 2251/6 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | North Facing |
| 123 | Plot No. 353 | 640.00 | 2251/6 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | North Facing |
| 124 | Plot No. 355 | 640.00 | 2251/6 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | North Facing |
| 125 | Plot No. 356 | 640.00 | 2251/6 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | North Facing |
| 126 | Plot No. 357 | 768.00 | 2251/6 | M/s. Neo Max Developers Private LTD | 1200.00 | 9,21,600.00 | North Facing |
| 127 | Plot No. 358 | 776.00 | 2251/5 | M/s. Neo Max Developers Private LTD | 1200.00 | 9,31,200.00 | South Facing |
| 128 | Plot No. 359 | 640.00 | 2251/5 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | South Facing |
| 129 | Plot No. 360 | 640.00 | 2251/5 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | South Facing |
| 130 | Plot No. 361 | 640.00 | 2251/5 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | South Facing |
| 131 | Plot No. 362 | 640.00 | 2251/5 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | South Facing |
| 132 | Plot No. 363 | 640.00 | 2251/5 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | South Facing |
| 133 | Plot No. 364 | 640.00 | 2251/5 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | South Facing |
| 134 | Plot No. 366 | 638.00 | 2251/5 | M/s. Neo Max Developers Private LTD | 1150.00 | 7,33,700.00 | East Facing |
| 135 | Plot No. 367 | 638.00 | 2251/5 | M/s. Neo Max Developers Private LTD | 1250.00 | 7,97,500.00 | Corner Plot |
| 136 | Plot No. 368 | 640.00 | 2251/5 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | North Facing |
| 137 | Plot No. 369 | 640.00 | 2251/5 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | North Facing |
| 138 | Plot No. 370 | 640.00 | 2251/5 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | North Facing |
| 139 | Plot No. 371 | 640.00 | 2251/5 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | North Facing |
| 140 | Plot No. 372 | 640.00 | 2251/5 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | North Facing |
| 141 | Plot No. 373 | 640.00 | 2251/5 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | North Facing |
| 142 | Plot No. 374 | 732.00 | 2251/5 | M/s. Neo Max Developers Private LTD | 1200.00 | 8,78,400.00 | North Facing |

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| 143 | Plot No. 375 | 704.00 | 2251/4 | M/s. Neo Max Developers Private LTD | 1200.00 | 8,44,800.00 | South Facing |
| 144 | Plot No. 376 | 640.00 | 2251/4 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | South Facing |
| 145 | Plot No. 377 | 640.00 | 2251/4 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | South Facing |
| 146 | Plot No. 378 | 640.00 | 2251/4 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | South Facing |
| 147 | Plot No. 379 | 640.00 | 2251/4 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | South Facing |
| 148 | Plot No. 380 | 640.00 | 2251/4 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | South Facing |
| 149 | Plot No. 381 | 640.00 | 2251/4 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | South Facing |
| 150 | Plot No. 388 | 640.00 | 2251/4 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | North Facing |
| 151 | Plot No. 389 | 640.00 | 2251/4 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | North Facing |
| 152 | Plot No. 390 | 640.00 | 2251/4 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | North Facing |
| 153 | Plot No. 391 | 708.00 | 2251/4 | M/s. Neo Max Developers Private LTD | 1200.00 | 8,49,600.00 | North Facing |
| 154 | Plot No. 392 | 712.00 | 2251/3 | M/s. Neo Max Developers Private LTD | 1200.00 | 8,54,400.00 | South Facing |
| 155 | Plot No. 393 | 640.00 | 2251/3 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | South Facing |
| 156 | Plot No. 394 | 640.00 | 2251/3 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | South Facing |
| 157 | Plot No. 395 | 640.00 | 2251/3 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | South Facing |
| 158 | Plot No. 396 | 640.00 | 2251/3 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | South Facing |
| 159 | Plot No. 397 | 640.00 | 2251/3 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | South Facing |
| 160 | Plot No. 398 | 640.00 | 2251/3 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | South Facing |
| 161 | Plot No. 399 | 638.00 | 2251/3 | M/s. Neo Max Developers Private LTD | 1250.00 | 7,97,500.00 | Corner Plot |
| 162 | Plot No. 400 | 638.00 | 2251/3 | M/s. Neo Max Developers Private LTD | 1150.00 | 7,33,700.00 | East Facing |
| 163 | Plot No. 401 | 638.00 | 2251/3 | M/s. Neo Max Developers Private LTD | 1250.00 | 7,97,500.00 | Corner Plot |
| 164 | Plot No. 402 | 640.00 | 2251/3 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | North Facing |
| 165 | Plot No. 403 | 640.00 | 2251/3 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | North Facing |
| 166 | Plot No. 404 | 640.00 | 2251/3 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | North Facing |

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| 167 | Plot No. 405 | 640.00 | 2251/3 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | North Facing |
| 168 | Plot No. 406 | 640.00 | 2251/3 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | North Facing |
| 169 | Plot No. 407 | 640.00 | 2251/3 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | North Facing |
| 170 | Plot No. 408 | 688.00 | 2251/3 | M/s. Neo Max Developers Private LTD | 1200.00 | 8,25,600.00 | North Facing |
| 171 | Plot No. 409 | 556.00 | 2251/2 | M/s. Neo Max Developers Private LTD | 1200.00 | 6,67,200.00 | South Facing |
| 172 | Plot No. 410 | 640.00 | 2251/2 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | South Facing |
| 173 | Plot No. 411 | 640.00 | 2251/2 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | South Facing |
| 174 | Plot No. 412 | 640.00 | 2251/2 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | South Facing |
| 175 | Plot No. 413 | 640.00 | 2251/2 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | South Facing |
| 176 | Plot No. 414 | 640.00 | 2251/2 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | South Facing |
| 177 | Plot No. 415 | 640.00 | 2251/2 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | South Facing |
| 178 | Plot No. 416 | 638.00 | 2251/2 | M/s. Neo Max Developers Private LTD | 1250.00 | 7,97,500.00 | Corner Plot |
| 179 | Plot No. 417 | 638.00 | 2251/2, 2487/3B6 | M/s. Neo Max Developers Private LTD | 1150.00 | 7,33,700.00 | East Facing |
| 180 | Plot No. 418 | 638.00 | 2487/3B6 | M/s. Neo Max Developers Private LTD | 1250.00 | 7,97,500.00 | Corner Plot |
| 181 | Plot No. 419 | 640.00 | 2251/2, 2487/3B6, 2487/2B7 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | North Facing |
| 182 | Plot No. 420 | 640.00 | 2251/2, 2487/2B7 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | North Facing |
| 183 | Plot No. 421 | 640.00 | 2251/2, 2487/2B7 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | North Facing |
| 184 | Plot No. 422 | 640.00 | 2251/2, 2487/2B7 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | North Facing |
| 185 | Plot No. 423 | 640.00 | 2251/2, 2487/2B7 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | North Facing |
| 186 | Plot No. 424 | 640.00 | 2251/2, 2487/2B7 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,68,000.00 | North Facing |
| 187 | Plot No. 425 | 464.00 | 2251/2, 2487/2B7 | M/s. Neo Max Developers Private LTD | 1200.00 | 5,56,800.00 | North Facing |
| 188 | Plot No. 426 | 442.00 | 2487/2B5 | M/s. Neo Max Developers Private LTD | 1200.00 | 5,30,400.00 | South Facing |

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| 189 | Plot No. 427 | 517.00 | 2487/2B5 | M/s. Neo Max Developers Private LTD | 1200.00 | 6,20,400.00 | South Facing |
| 190 | Plot No. 428 | 517.00 | 2487/2B5 | M/s. Neo Max Developers Private LTD | 1200.00 | 6,20,400.00 | South Facing |
| 191 | Plot No. 429 | 600.00 | 2487/2B5 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,20,000.00 | South Facing |
| 192 | Plot No. 430 | 600.00 | 2487/2B5 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,20,000.00 | South Facing |
| 193 | Plot No. 431 | 600.00 | 2487/2B5 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,20,000.00 | South Facing |
| 194 | Plot No. 432 | 600.00 | 2487/2B5, 2487/3B4 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,20,000.00 | South Facing |
| 195 | Plot No. 433 | 600.00 | 2487/3B4 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,20,000.00 | South Facing |
| 196 | Plot No. 434 | 600.00 | 2487/3B4 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,20,000.00 | South Facing |
| 197 | Plot No. 435 | 600.00 | 2487/3B4 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,20,000.00 | South Facing |
| 198 | Plot No. 436 | 600.00 | 2487/3B4 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,20,000.00 | South Facing |
| 199 | Plot No. 437 | 600.00 | 2487/3B4, 2488/2 | M/s. Neo Max Developers Private LTD | 1200.00 | 7,20,000.00 | South Facing |
| 200 | Plot No. 438 | 600.00 | 2487/3B4, 2488/2 | M/s. Neo Max Developers Private LTD | 1250.00 | 7,50,000.00 | Corner Plot |
| 201 | Plot No. 440 | 640.00 | 2487/3B7, 2488/3, 2251/7 | M/s. Neo Max Developers Private LTD | 1150.00 | 7,36,000.00 | West Facing |
| 202 | Plot No. 441 | 640.00 | 2488/3, 2251/7 | M/s. Amaze Properties India Limited | 1150.00 | 7,36,000.00 | West Facing |
| 203 | Plot No. 442 | 640.00 | 2488/3, 2251/7 | M/s. Amaze Properties India Limited | 1150.00 | 7,36,000.00 | West Facing |
| 204 | Plot No. 443 | 640.00 | 2488/3, 2251/7 | M/s. Amaze Properties India Limited | 1150.00 | 7,36,000.00 | West Facing |
| 205 | Plot No. 444 | 640.00 | 2488/3, 2251/7 | M/s. Amaze Properties India Limited | 1150.00 | 7,36,000.00 | West Facing |
| 206 | Plot No. 445 | 640.00 | 2488/3, 2251/7 | M/s. Amaze Properties India Limited | 1150.00 | 7,36,000.00 | West Facing |
| 207 | Plot No. 446 | 640.00 | 2251/7 | M/s. Neo Max Developers Private LTD | 1150.00 | 7,36,000.00 | West Facing |
| 208 | Plot No. 447 | 640.00 | 2251/7 | M/s. Neo Max Developers Private LTD | 1150.00 | 7,36,000.00 | West Facing |
| 209 | Plot No. 448 | 640.00 | 2251/7 | M/s. Neo Max Developers Private LTD | 1150.00 | 7,36,000.00 | West Facing |
| 210 | Plot No. 449 | 640.00 | 2251/7 | M/s. Neo Max Developers Private LTD | 1150.00 | 7,36,000.00 | West Facing |
| 211 | Plot No. 450 | 640.00 | 2251/7 | M/s. Neo Max Developers Private LTD | 1150.00 | 7,36,000.00 | West Facing |
| 212 | Plot No. 451 | 640.00 | 2251/7 | M/s. Neo Max Developers Private LTD | 1150.00 | 7,36,000.00 | West Facing |

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| 213 | Plot No. 452 | 640.00 | 2251/7 | M/s. Neo Max Developers Private LTD | 1150.00 | 7,36,000.00 | West Facing |
| 214 | Plot No. 453 | 640.00 | 2251/7 | M/s. Neo Max Developers Private LTD | 1150.00 | 7,36,000.00 | West Facing |
| 215 | Plot No. 454 | 640.00 | 2251/7 | M/s. Neo Max Developers Private LTD | 1150.00 | 7,36,000.00 | West Facing |
| 216 | Plot No. 455 | 640.00 | 2251/7 | M/s. Neo Max Developers Private LTD | 1150.00 | 7,36,000.00 | West Facing |
| 217 | Plot No. 456 | 640.00 | 2251/7 | M/s. Neo Max Developers Private LTD | 1150.00 | 7,36,000.00 | West Facing |
| 218 | Plot No. 457 | 640.00 | 2251/7 | M/s. Neo Max Developers Private LTD | 1150.00 | 7,36,000.00 | West Facing |
| 219 | Plot No. 458 | 680.00 | 2251/7 | M/s. Neo Max Developers Private LTD | 1250.00 | 8,50,000.00 | Corner Plot |
| 220 | Plot No. 459 | 680.00 | 2488/3, 2251/7 | M/s. Amaze Properties India Limited | 1200.00 | 8,16,000.00 | South Facing |
| 221 | Plot No. 461 | 640.00 | 2488/3, 2251/7 | M/s. Amaze Properties India Limited | 1150.00 | 7,36,000.00 | East Facing |
| 222 | Plot No. 462 | 640.00 | 2488/3, 2251/7 | M/s. Amaze Properties India Limited | 1150.00 | 7,36,000.00 | East Facing |
| 223 | Plot No. 463 | 640.00 | 2488/3, 2251/7 | M/s. Amaze Properties India Limited | 1150.00 | 7,36,000.00 | East Facing |
| 224 | Plot No. 464 | 640.00 | 2488/3, 2251/7 | M/s. Amaze Properties India Limited | 1150.00 | 7,36,000.00 | East Facing |
| 225 | Plot No. 466 | 640.00 | 2488/3, 2251/7 | M/s. Amaze Properties India Limited | 1150.00 | 7,36,000.00 | East Facing |
| 226 | Plot No. 467 | 640.00 | 2488/3, 2251/7 | M/s. Amaze Properties India Limited | 1150.00 | 7,36,000.00 | East Facing |
| 227 | Plot No. 480 | 640.00 | 2487/3B8, 2490/3, 2488/7 | M/s. Neo Max Developers Private LTD | 1150.00 | 7,36,000.00 | West Facing |
| 228 | Plot No. 481 | 640.00 | 2488/7 | M/s. Amaze Properties India Limited | 1150.00 | 7,36,000.00 | West Facing |
| 229 | Plot No. 482 | 640.00 | 2488/7 | M/s. Amaze Properties India Limited | 1150.00 | 7,36,000.00 | West Facing |
| 230 | Plot No. 483 | 640.00 | 2488/7 | M/s. Amaze Properties India Limited | 1150.00 | 7,36,000.00 | West Facing |
| 231 | Plot No. 485 | 480.00 | 2488/8 | M/s. Amaze Properties India Limited | 1150.00 | 5,52,000.00 | West Facing |
| 232 | Plot No. 486 | 640.00 | 2488/8 | M/s. Amaze Properties India Limited | 1150.00 | 7,36,000.00 | West Facing |
| 233 | Plot No. 487 | 640.00 | 2488/8 | M/s. Amaze Properties India Limited | 1150.00 | 7,36,000.00 | West Facing |
| 234 | Plot No. 488 | 640.00 | 2488/8 | M/s. Amaze Properties India Limited | 1150.00 | 7,36,000.00 | West Facing |
| 235 | Plot No. 489 | 640.00 | 2488/8 | M/s. Amaze Properties India Limited | 1150.00 | 7,36,000.00 | West Facing |
| 236 | Plot No. 490 | 640.00 | 2488/8 | M/s. Amaze Properties India Limited | 1150.00 | 7,36,000.00 | West Facing |

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| 237 | Plot No. 491 | 640.00 | 2488/8 | M/s. Amaze Properties India Limited | 1150.00 | 7,36,000.00 | West Facing |
| 238 | Plot No. 492 | 640.00 | 2488/8 | M/s. Amaze Properties India Limited | 1150.00 | 7,36,000.00 | West Facing |
| 239 | Plot No. 493 | 640.00 | 2488/8 | M/s. Amaze Properties India Limited | 1150.00 | 7,36,000.00 | West Facing |
| 240 | Plot No. 494 | 640.00 | 2488/8 | M/s. Amaze Properties India Limited | 1150.00 | 7,36,000.00 | West Facing |
| 241 | Plot No. 495 | 640.00 | 2488/8 | M/s. Amaze Properties India Limited | 1150.00 | 7,36,000.00 | West Facing |
| 242 | Plot No. 496 | 640.00 | 2488/8 | M/s. Amaze Properties India Limited | 1150.00 | 7,36,000.00 | West Facing |
| 243 | Plot No. 501 | 2520.00 | 2488/8 | M/s. Amaze Properties India Limited | 1150.00 | 28,98,000.00 | East Facing |
| 244 | Plot No. 502 | 2520.00 | 2488/8 | M/s. Amaze Properties India Limited | 1150.00 | 28,98,000.00 | East Facing |
| 245 | Plot No. 505 | 2520.00 | 2488/8 | M/s. Amaze Properties India Limited | 1150.00 | 28,98,000.00 | East Facing |
| 246 | Plot No. 506 | 1890.00 | 2488/8 | M/s. Amaze Properties India Limited | 1150.00 | 21,73,500.00 | East Facing |
| 247 | Plot No. 507 | 1575.00 | 2488/8 | M/s. Amaze Properties India Limited | 1150.00 | 18,11,250.00 | East Facing |
| 248 | Plot No. 508 | 1890.00 | 2488/7 | M/s. Amaze Properties India Limited | 1150.00 | 21,73,500.00 | East Facing |
| 249 | Plot No. 515 | 2400.00 | 2487/3B4, 2487/2B5 | M/s. Neo Max Developers Private LTD | 1200.00 | 28,80,000.00 | North Facing |
| 250 | Plot No. 516 | 2400.00 | 2487/3B4, 2487/2B5 | M/s. Neo Max Developers Private LTD | 1200.00 | 28,80,000.00 | North Facing |
| 251 | Plot No. 518 | 2775.00 | 2487/2B5 | M/s. Neo Max Developers Private LTD | 1200.00 | 33,30,000.00 | North Facing |
| 252 | Plot No. 519 | 2790.00 | 2490/2 | Mr. Veerasakthi.D & Rajkumar. R | 1200.00 | 33,48,000.00 | South Facing |
| 253 | Plot No. 520 | 2790.00 | 2490/2, 2487/3B2 | Mr. Veerasakthi.D & Rajkumar. R | 1200.00 | 33,48,000.00 | South Facing |
| 254 | Plot No. 521 | 2790.00 | 2487/3B2 | M/s. Neo Max Developers Private LTD | 1200.00 | 33,48,000.00 | South Facing |
| 255 | Plot No. 523 | 2790.00 | 2487/3B2 | M/s. Neo Max Developers Private LTD | 1200.00 | 33,48,000.00 | South Facing |
| 256 | Plot No. 524 | 2790.00 | 2487/3B2, 2487/2B3 | M/s. Neo Max Developers Private LTD | 1200.00 | 33,48,000.00 | South Facing |
| 257 | Plot No. 525 | 2790.00 | 2487/2B3 | M/s. Neo Max Developers Private LTD | 1200.00 | 33,48,000.00 | South Facing |
| 258 | Plot No. 526 | 2790.00 | 2487/2B3 | M/s. Neo Max Developers Private LTD | 1200.00 | 33,48,000.00 | South Facing |
| 259 | COMMERCIAL 1 | 13275.00 | 2507 | M/s. Amaze Properties India Limited | 1500.00 | 1,99,12,500.00 | - |
| 260 | COMMERCIAL 2 | 2627.00 | 2501 | Mr. Babu. R | 1200.00 | 31,52,400.00 | - |

| | | | | | | | |
|-----|-----------------|---------------|------------------------|--|---------|------------------------|---|
| 261 | COMMERCIAL 3 | 2583.00 | 2487 | M/s. Neo Max Developers Private LTD | 1200.00 | 30,99,600.00 | - |
| 262 | COMMERCIAL 4 | 1898.00 | 2488 | M/s. Amaze Properties India Limited | 1200.00 | 22,77,600.00 | - |
| 263 | HOSPITAL | 100514.0 0 | 2507 | M/s. Amaze Properties India Limited | 850.00 | 8,54,36,900.00 | - |
| 264 | OWN USE 1 | 16766.00 | 2499 | M/s. Amaze Properties India Limited | 1000.00 | 1,67,66,000.00 | - |
| 265 | OWN USE 3 | 63753.00 | 2499,2508, 2507/2a1 | M/s. Amaze Properties India Limited | 1000.00 | 6,37,53,000.00 | - |
| 266 | OWN USE 4 | 43011.00 | 2507/2A1 | M/s. Amaze Properties India Limited | 800.00 | 3,44,08,800.00 | - |
| | | | | Market Value for Layout Plots | | 56,33,22,200.00 | |
| 1 | Barren Land | 76230.00 | 2489 | VENTURA DEVELOPERS INDIA LIMITED | 450.00 | 3,43,03,500.00 | - |
| 2 | Barren Land | 128066.00 | 2489 | VENTURA DEVELOPERS INDIA LIMITED | 450.00 | 5,76,29,700.00 | - |
| 3 | Barren Land | 64469.00 | 2502 | WISDOM WEALTH EDUCATIONAL TRUST | 450.00 | 2,90,11,050.00 | - |
| 4 | Barren Land | 13939.00 | 2502 | WISDOM WEALTH EDUCATIONAL TRUST | 450.00 | 62,72,550.00 | - |
| 5 | Barren Land | 21344.00 | 2502 | WISDOM WEALTH EDUCATIONAL TRUST | 450.00 | 96,04,800.00 | - |
| 6 | Barren Land | 114998.00 | 2502 | WISDOM WEALTH EDUCATIONAL TRUST | 450.00 | 5,17,49,100.00 | - |
| | | | | Market Value for Layout Plots | | 18,85,70,700.00 | |

Total Market Value : 56,33,22,200.00 + 18,85,70,700.00 = Rs.75,18,92,900.00
(Say) = Rs.75,18,92,000.00

| | | | |
|--|--|---|--|
| <u>JUSTIFICATION:</u> | | | |
| 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: | | | |
| <p>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 Prima facie 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”.</p> <p>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”.</p> <p>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”.</p> <p>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”.</p> <p>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.</p> | | | |
| | Plus factor | Minus factor | |
| | 1. Smallness of size 2. Proximity to a road 3. Frontage on a road 4. Nearness to developed area 5. Regular Shape | 1. Largeness of size 2. Situation on the interior at a distance from the road. 3. Narrow strip of land with very small frontage compared to depth. 4. Lower level requiring the depressed portion to be filled up. 5. Remoteness from developed locality. | |

VALUATION FOR LAND

Total Abstract of the Entire Property

| Description | Prevailing market value | Guideline Value |
|--------------------|---------------------------|---------------------------|
| Land (Layout Plot) | Rs.56,33,22,200.00 | Rs. 26,08,19,000.00 |
| Land (Barren Land) | Rs.18,85,70,700.00 | Rs. 19,24,000.00 |
| Total | Rs.75,18,92,900.00 | Rs.26,27,43,000.00 |
| Say | Rs.75,18,92,000.00 | Rs.26,27,43,000.00 |

ANNEXURE – IV : VALUATION OPINION

1. VALUE ESTIMATION:

a) **Guideline Value** of the property as on date: **Rs. 26,27,43,000.00** /-

(Rupees Twenty Six Crores Twenty Seven Lakhs Forty Three Thousand Only)

b) **Estimated Market Value (Land Alone)** by adopting prevailing market rate: **Rs.75,18,92,000.00** /-

(Rupees Seventy Five Crores Eighteen Lakhs and Ninety Two Thousand 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 11.07.2025 in CrI.O.P.(MD).No.15498 of 2024 and connected matters.

5. INSPECTION DETAILS: The property was inspected by me on **19th June 2025** in the presence of **Mr.Manikandan** (Mobile: 98941 1998) **District Registrar**, Theni **Mrs.Sasikala &** (Mobile: 98436 40669) **Depositor's Representatives** and **Mr. Rajkumar &** (Mobile: 98421 77076) (Neomax Representative).

6. LOCATION COORDINATES: Nearest Global Position (Captured via Google Maps):

Latitude : 10°04'07.7"N Longitude : 77°30'30.5"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.

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 **Annexure-I: GENERAL-6** of 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.75,18,92,000.00 /-
(Rupees Seventy Five Crores Eighteen Lakhs and Ninety Two Thousand 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 **40 (Forty) Pages** including all annexures

Place : Theni
Date : 01.08.2025

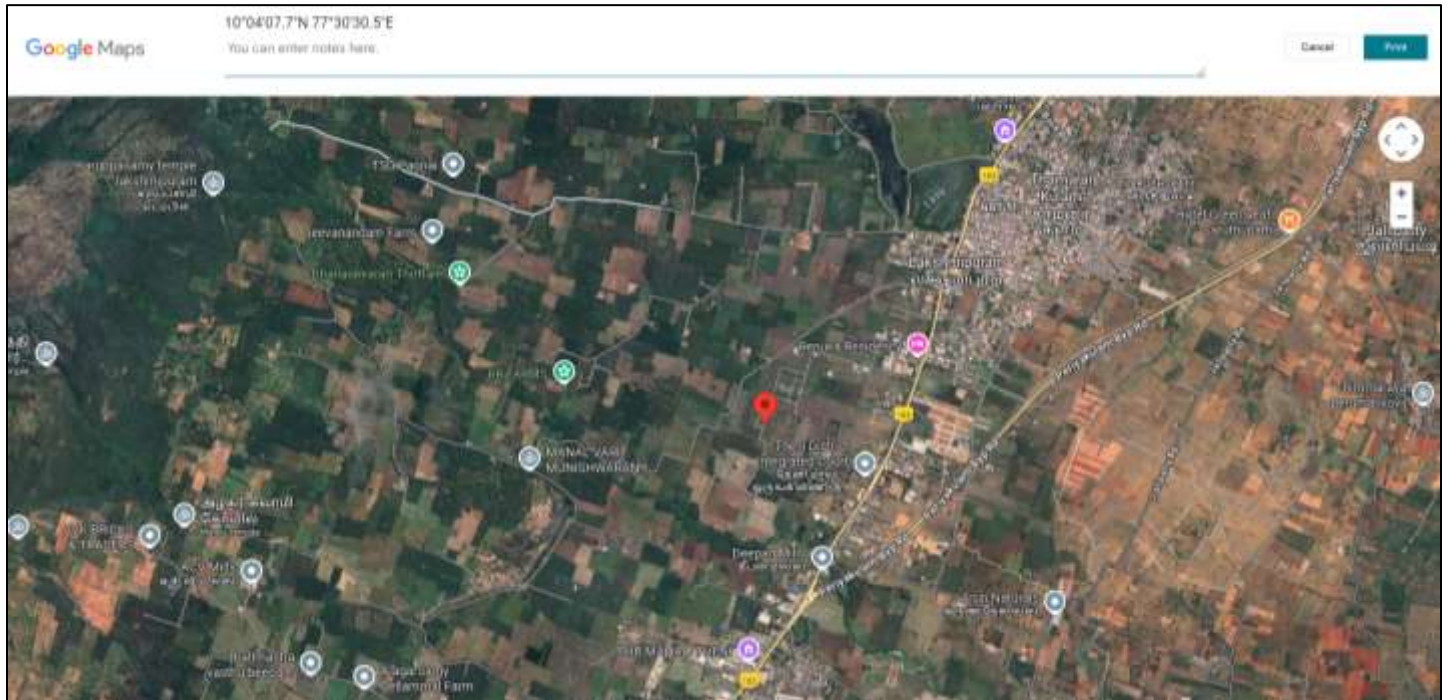
REGISTERED VALUER

Photo Showing the Property @ M/s. WESTEREN VALLEY – PERIYAKULAM in S.Nos.: 2508/5, 2499/6,2499/5,2493/5, 2491/4,2493/4,2491/6,2501/1B,2501/1C,2491/3,2487/3A1,2491/2,2487/2B1,2491/5,2491/7,2490/4,2490/5,2490/7,2490/6,2488/9,2488/10,2488/6,2251/11,2251/10,2488/5,2251/9,2488/4,2251/8,2251/6,2251/5,2251/4,2251/3,2251/2,2487/3B6,2487/2B7,2487/2B5,2487/3B4,2488/2,2487/3B7,2488/3,2251/7,2487/3B8,2490/3,2488/7,2488/8,2487/2B5,2490/2,2487/3B2,2487/2B3,2507,2501,2487,2488, 2507,2499,2508,2507/2A1 & Plot Nos. 8,16,17,36,54,55,56,68,73,75,76,78,83,87,89,135,139, 143,165,178,191,194,196,197, 213,215,219,238,241,245,246,247,248,249,250,251,252,254,255,256,257,258,259,260,261,262,263,264,265,266,267,268,269,270,271,272,273,274,275,276,277,278,279,280,281,282,283,284,285,286,289,290,291,292,293,294,295,296,297,298,299,300,301,302,303,304,305,306,307,308,309,310,311,312,313,314,319,320,321,322,323,324,327,328,329,330,331,332,333,334,335,336,337,338,341,342, 343,344,345,346,347,352,353,355,356,357,358,359,360,361,362,363,364,366,367,368,369,370,371,372,373,374,375,376,377,378,379,380,381,388,389,390,391,392,393,394,395,396,397,398,399,400,401,402,403,404,405,406,407,408,409,410,411,412,413,414,415,416,417,418,419,420,421,422,423,424,425,426,427,428,429,430,431,432,433,434,435,436,437,438,440,441,442,443,444,445,446,447, 448,449,450,451,452,453,454,455,456,457,458,459,461,462,463,464,466,467,480,481,482,483,485,486,487,488,489,490,491,492,493,494,495,496,501,502,505,506,508,515,516,518,519,520,521,523,524,525,526. Neo Max Group, Western Valley, Lakshmiapuram, Thamarakulam Village Bit - 2, Periyakulam Taluk, Theni District – 625523.



Satellite View & Google Map Showing the Location of the Property @ M/s. WESTEREN VALLEY – PERIYAKULAM in S.Nos.: 2508/5, 2499/6,2499/5,2493/5, 2491/4,2493/4,2491/6,2501/1B,2501/1C,2491/3,2487/3A1,2491/2,2487/2B1, 2491/5,2491/7,2490/4, 2490/5,2490/7,2490/6,2488/9,2488/10,2488/6,2251/11,2251/10,2488/5,2251/9,2488/4,2251/8,2251/6,2251/5,2251/4,2251/3,2251/2,2487/3B6,2487/2 B7,2487/2B5,2487/3B4,2488/2,2487/3B7,2488/3,2251/7,2487/3B8,2490/3,2488/7,2488/8,2487/2B5,2490/2,2487/3B2,2487/2B3,2507,2501,2487,24 88,2507,2499,2508,2507/2A1 & Plot Nos. 8,16,17,36,54,55,56,68,73,75,76,78,83,87,89,135,139,143,165,178,191,194, 196,197,213,215,219,238, 241,245,246,247,248,249,250,251,252,254,255,256,257,258,259,260,261,262,263,264,265,266,267,268,269,270,271,272,273,274,275,276,277,278, 279,280,281,282,283,284,285,286,289,290,291,292,293,294,295,296,297,298,299,300,301,302,303,304,305,306,307,308,309,310,311,312,313,314, 319,320,321,322,323,324,327,328,329,330,331,332,333,334,335,336,337,338,341,342,343,344,345,346,347,352,353,355,356,357,358,359,360,361, 362,363,364,366,367,368,369,370,371,372,373,374,375,376,377,378,379,380,381,388,389,390,391,392,393,394,395,396,397,398,399,400,401,402, 403,404,405,406,407,408,409,410,411,412,413,414,415,416,417,418,419,420,421,422,423,424,425,426,427,428,429,430,431,432,433,434,435,436, 437,438,440,441,442,443,444,445,446,447,448,449,450,451,452,453,454,455,456,457,458,459,461,462,463,464,466,467,480,481,482,483,485,486, 487,488,489,490,491,492,493,494,495,496,501,502,505,506,508,515,516,518,519,520,521,523,524,525,526. Neo Max Group, Western Valley, Lakhsmipuram, Thamaraikulam Village Bit - 2, Periyakulam Taluk, Theni District – 625523.

Latlong of the property (Nearest Global Position) : **Latitude : 10°04'07.7"N**
(Captured via Google Maps) **Longitude : 77°30'30.5"E**



DTCP APPROVALS

TAMIL NADU REAL ESTATE REGULATORY AUTHORITY REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(1)]

This registration is granted under section 5 of The Real Estate (Regulation and Development) Act, 2016 to the following project under project registration number

TN / 21 / Layout / 0100 / 2018 Dt:14.08.2018

Project Details & Address: Layout of house sites in Survey No. 2251, 2487/2B, 3A, 3B, 2488, 2490, 2491, 2492/2, 2493, 2499, 2501/1, 2507/2A1, 3B, 4A, 2508 of Tamaraikulam Bit II Village, Lakshmipuram Panchayat, Periyakulam Taluk, Theni District, Madurai Zone. Approved by Deputy Director, Town & Country Planning, Madurai vide Letter No.1836/2017/M.R-3 dated 4/6/2018. Approved by Special Officer, Lakshmipuram Panchayat, Periyakulam Panchayat Union vide Resolution No. 12 dated 14/6/2018.

1. Applicant :

M/s. NEOMAX DEVELOPERS PRIVATE LIMITED,
Door No.23/101, Plot No.26, Block 'C',
Ground Floor,
Ram Nagar 5th Street,
Madurai – 625016.

2. This registration is granted subject to the following conditions, namely:-

- (i) The promoter shall enter into an agreement for sale with the allottees as provided in 'Annexure A' of Rule 9;
 - (ii) The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per section 17 of the Act;
 - (iii) The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 of the Act;
 - (iv) The registration shall be valid till **March'2019** unless renewed by the Real Estate Regulatory Authority in accordance with section 6 read with rule 7 of the Act.
 - (v) The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder;
 - (vi) The promoter shall not contravene the provisions of any other law for the time being in force in the area where the project is being developed.
3. If the above mentioned conditions are not fulfilled by the promoter, the regulatory authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.


Project Bank Details:

Bank Name & Branch : Axis Bank,
Madurai – 625001.

Account Number : **9180 2007 0502 202**

Dated: 14.08.2018
Place : Chennai-8




Signature and seal of the Authorized Officer
Tamil Nadu Real Estate Regulatory Authority
Secretary (Projects)
TNRERA, Chennai-8.

நகர் ஊரமைப்புத் துறை

அனுப்புநர்

திரு.க.ப.முகமது அலி, பி.இ.எம்.பி.ஏ.,
நகர் ஊரமைப்பு துணை இயக்குநர்,
4, ஓறக்கீம் அழ்மல்கான் ரோடு,
சின்னசொக்கிசுளம்,
மதுரை-625 002.

Website : www.tn.gov.in/dtcp

mail ID : dydtcpmdurgn@gmail.com

பெறுநர்

தனி அலுவலர்/வட்டார வளர்ச்சி அலுவலர்,
இலட்சுமிபுரம் ஊராட்சி,
பெரியகுளம் ஊராட்சி ஒன்றியம்,
தேனி மாவட்டம்.

ந.க.எண்.1836/2017 மம3, நாள் 4.6.2018.

திருவள்ளூர் ஆண்டு 2049, விளம்பி வருடம், வைகாசி திங்கள் -ஆம் நாள்.

ஐயா,

பொருள் : மனைப்பிரிவு - நகர் ஊரமைப்பு துணை இயக்குநர் அலுவலகம் - மதுரை மண்டலம் - தேனி மாவட்டம், பெரியகுளம் வட்டம், இலட்சுமிபுரம் ஊராட்சி, தாமரைக்குளம் பிட்-II கிராமம், நில அளவை எண்கள்.2251, 2487/2B,3A,3B,2488,2490,2491,2492/2,2493,2499,2501/1,2507/2A1,3B,4A மற்றும் 2508-ல் 43.06 ஏக்கர் பரப்பளவில் அமையும் குடியிருப்பு மனைப்பிரிவு வரைபடம் நகர் ஊரமைப்பு ஆணையர், சென்னை அவர்களால் தொழில்நுட்ப ஒப்புதல் வழங்கப்பட்டது - இறுதி ஒப்புதல் வழங்குவது - தொடர்பாக.

பார்வை:

1. நகர் ஊரமைப்பு ஆணையர், சென்னை அவர்களின் கடிதம், நக.எண்.13370/2017/எல்.ஏ.1, நாள்.16.4.2018.
2. மனுதாரர் தி/ள். நியோ மேக்ஸ் டெவலப்பர்ஸ் பிரைவேட் லிட், அவர்களின் விண்ணப்பம், நாள்.22.6.2017, 13.4.2018 மற்றும் 31.5.2018.
3. தனி அலுவலர்/வட்டார வளர்ச்சி அலுவலர், இலட்சுமிபுரம் ஊராட்சி கடிதம், நக.எண்.3, நாள்.6.7.2017 மற்றும் கடிதம் எண்.11, நாள்.20.3.2018
4. மண்டல துணை இயக்குநர், மதுரை மண்டலம் கடிதம், நக.எண்.1836/2017/ மம3, நாள். 17.7.2017, 17.8.2017 மற்றும் 10.4.2018.
5. நகர் ஊரமைப்பு ஆணையர், சென்னை அவர்களின் கடிதம், நக.எண்.13370/2017/எல்.ஏ.1, நாள்.6.10.2017.
6. நகர் ஊரமைப்பு இயக்குநர், சென்னை அவர்களின் சுற்றறிக்கை, நக.எண்.14619/88/பிசிசி, நாள்.27.4.1988.
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10. நகர் ஊரமைப்பு ஆணையர், சென்னை அவர்களின் சுற்றறிக்கை, நக.எண்.2201/2017/சிபி, நாள்.28.9.2017.

மேற்காண் பொருள் தொடர்பாக பார்வை 3-ல் கட்டிய கடிதத்துடன் பெறப்பட்ட குடியிருப்பு மனைப்பிரிவு அங்கீகாரத்திற்கான கோரிக்கை பரிசீலிக்கப்பட்டு, பார்வை 5-ல் கட்டிய கடிதம் மூலம் மனைப்பிரிவு சாலை அமைப்பு வரைபடம் ஒப்புதல் வழங்கப்பட்டு பார்வை 2-ல் கட்டிய கடிதம் எண்.11, நாள்.20.3.2018-ல் சாலை மற்றும் பொது ஒதுக்கீடுகள் உள்ளாட்சியிடம் தானமாக தானபத்திரம் மூலம் ஒப்படைப்பட்டதனைத் தொடர்ந்து, உத்தேச குடியிருப்பு மனைப்பிரிவிற்கு இணைப்பில் உள்ள மனைப்பிரிவு நிபந்தனைகளுடன் ஒப்புதல் வழங்கப்பட்டு ஒப்புதல் வழங்கப்பட்ட மனைப்பிரிவு வரைபடத்திற்கு ம.வ/ந.ஊ.இ.எண்.14/2018 என எண்ணிடப்பட்டு கீழ்காணும் நிபந்தனைகள் மற்றும் சிறப்பு நிபந்தனைகளுடன் பார்வை 1-ல் கண்ட நகர் ஊரமைப்பு ஆணையர், சென்னை அவர்களின் கடிதத்தில் தொழில்நுட்ப ஒப்புதல் ஆணை வழங்கப்பட்டுள்ளது.

நிபந்தனைகள்

1. பார்வை 6 மற்றும் 7 ஆகியவற்றில் கட்டியுள்ள சுற்றறிக்கைகளில் தெரிவித்துள்ளபடி தொடர் நடவடிக்கை மேற்கொள்ளப்பட வேண்டும் எனவும் கேட்டக்கொள்ளப்படுகிறது.
2. பார்வை 9-ல் கட்டிய சுற்றறிக்கையின்படி பொது திறவிடன்கள் மற்றும் சாலைகள் தானபத்திரம் மூலம் பதிவு செய்து உள்ளாட்சியிடம் ஒப்படைத்தள்ளதன் படி மனைப்பிரிவு உரிமம் உள்ளாட்சியால் வழங்கப்பட வேண்டும்.
3. மனைப்பிரிவு நிபந்தனை எண்.13-ன்படி திறவிடம் மற்றும் பூங்காபிற்காக ஒதுக்கீடு செய்யப்பட்டுள்ள திறவெளி ஒதுக்கீடுகளையும் மற்றும் சாலைகளுக்கென ஒதுக்கப்பட்ட இடத்தையும் தானபத்திரம் மூலம் ஒப்படைக்கப்பட்டுள்ளதன்படி தனி அலுவலர்/வட்டார வளர்ச்சி அலுவலர்(கி.ஊ), இலட்சுமிபுரம் ஊராட்சி மனைப்பிரிவுக்கு இறுதி ஒப்புதல் வழங்கப்பட வேண்டும் எனவும், மனைப்பிரிவு நிபந்தனை 16(இ),16(உ) குறித்து உறுதி செய்த பின்னரே ஒப்புதல் வழங்கப்பட வேண்டும் என்று தெரிவித்துக்கொள்ளப்படுகிறது.
4. மனைப்பிரிவில் அமையும் உத்தேச சாலைகள் அனைத்தும் (Quality of Roads) உள்ளாட்சியின் தரத்திற்கேற்ப தார் சாலைகளாக அமைக்கப்பட்டுள்ளனவா என்பது குறித்து வட்டார வளர்ச்சி அலுவலரிடம் சான்று பெற்ற பின்னரே உத்தேச மனைப்பிரிவிற்கு உள்ளாட்சியால் இறுதி ஒப்புதல் வழங்கப்பட வேண்டும்.
5. மேலும் உள்ளாட்சியால் இறுதி ஒப்புதல் அளிக்கப்படும் போது மனைப்பிரிவு நிபந்தனை எண்.16(ஈ) ன்படி அவ்வாணையின் நகலினை உடனடியாக இவ்வலுவலகத்திற்கு அனுப்பி வைக்குமாறும் கேட்டுக்கொள்ளப்படுகிறது.
6. உள்ளாட்சியின் ஒப்புதலுடன் அங்கீகரிக்கப்பட்ட மனைப்பிரிவு வரைபடத்தினை சம்பந்தப்பட்ட பத்திர பதிவு அலுவலகத்திற்கு தகவலுக்கும் உரிய நடவடிக்கைக்கும் அனுப்புமாறு தெரிவிக்கப்படுகிறது.

சிறப்பு நிபந்தனைகள்

1. மனைப்பிரிவில் தார்சாலைகளாக அமைத்தும், சாலைகளுக்கான இடம், பூங்கா இடம், ஆகியவற்றை உள்ளாட்சிக்கு தானமாக ஒப்படைப்பு செய்யப்பட்டுள்ளதாக உள்ளாட்சியிடமிருந்து சான்று பெறப்பட்டதின் பேரில் இம்மனைப்பிரிவிற்கு நகர் ஊரமைப்பு ஆணையர், சென்னை அவர்களால் தொழில்நுட்ப ஒப்புதல் வழங்கப்பட்டுள்ளது. அதன் அடிப்படையில் மனையிடம் நேராய்வு செய்ததில் அனைத்து சாலைகள் மற்றும் வடிகால்கள் அமைக்கப்பட்டுள்ளது. முகப்பு சாலை மட்டும் 160 மீட்டர்

நீளத்திற்கு 80 சதவிகித பணிகள் முடிக்கப்பட்டு தொடர் மழை காரணமாக தார் சாலை அமைக்கப்படாமல் உள்ளது. மனுதாரர் மீதமுள்ள 20 சதவிகித பணிகளை உள்ளாட்சியிடம் இறுதி ஒப்புதல் பெறும் முன்னர் முடித்து விடுவதாக உறுதியளித்துள்ளார். எனவே முகப்பு சாலையிலுள்ள மீதமுள்ள 20 சதவிகித பணிகளை மனுதாரரால் அமைக்கப்பட்டுள்ளதா என்பதனை உறுதி செய்து இறுதி ஒப்புதல் வழங்கப்படல் வேண்டும்.

2. பார்வை 9-ல் கட்டிய நகர் ஊரமைப்பு ஆணையர் சென்னை அவர்களின் சுற்றறிக்கையின்படி உள்ளாட்சிக்கு தானமாக வழங்கப்பட்ட இடங்களை உள்ளாட்சியின் பெயருக்கு மாற்றி வருவாய் துறையில் சர்வே எண்கள் உள்பிரிவுகள் செய்து அதற்கான விபரங்கள் பெறப்பட்ட பின்னரே உள்ளாட்சியால் மனைப்பிரிவுக்கு இறுதி ஒப்புதல் வழங்கப்பட வேண்டும் என தெரிவிக்கப்படுகிறது.
3. பார்வை 10-ல் கட்டிய நகர் ஊரமைப்பு ஆணையர் சென்னை அவர்களின் சுற்றறிக்கையின்படி "The Tamil Nadu Government in G.O,Ms.No.112,H&UD Department dated.22.6.2017 have approved the Tamil Nadu Real Estate (Regulation Development)Act 2016. The promoter has to advertise market, book sell of offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be in any Real Estate Project or part of it only after Registering the Real Estate Project with the Real Estate Authority - ன் படி நடவடிக்கை மேற்கொள்ளப்பட வேண்டும்.
4. பார்வை 11-ல் கண்டுள்ள அரசாணையில் குறிப்பிட்டுள்ள விதி எண்.3-ன் படி கூராய்வு கட்டணமாக ரூ.1000/-யும் விதி எண்.9-ன்படி இடத்தில் சந்தைமதிப்பில் 3% தொகையை நிலபயன் மாற்ற கட்டணமாகவும் உள்ளாட்சியால் இறுதி ஒப்புதல் வழங்கும் முன் வசூல் செய்த பின்னரே உள்ளாட்சியால் இறுதி ஒப்புதல் வழங்க வேண்டும்.

உத்தரவு கடிதம், மனைப்பிரிவு நிபந்தனைகள் மற்றும் வரைபடங்கள் பெற்றுக்கொண்டமைக்கான ஒப்புகை சான்றிணை உடன் அனுப்பி வைக்குமாறு தெரிவித்துக் கொள்ளப்படுகிறது.

நகர் ஊரமைப்பு ஆணையர், சென்னை அவர்களால் தொழில்நுட்ப ஒப்புதல் வழங்கப்பட்ட மனைப்பிரிவுக்கு இறுதி ஒப்புதல் வழங்குமாறு தனி அலுவலர்/வட்டார வளர்ச்சி அலுவலர், இலட்சுமிபுரம் ஊராட்சி அவர்கள் கேட்டுக்கொள்ளப்படுகிறார்.

மேலும் மனுதாரர் மேற்கொண்டு உத்தரவு பெற தனி அலுவலர்/வட்டார வளர்ச்சி அலுவலர், இலட்சுமிபுரம் ஊராட்சி அவர்களை அணுகுமாறும் தெரிவிக்கப்படுகிறது.

நகர் ஊரமைப்பு துணை இயக்குநர்
மதுரை மண்டலம்.

இணைப்பு

1.வரைபடம் மற்றும்
மனைப்பிரிவு நிபந்தனைகள் } இரண்டு தொகுப்பு

நகல்.

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2)தொழில்நுட்ப வைப்பறை - ஒரு தொகுப்பு

24/6/18

LAYOUTS

