

**M/S. NEOMAX PROPERTIES P. LTD.
&
M/S. EXPLORA RETAIL P. LTD.**



Location : MORAIS CITY, KEELAKURICHI VILLAGE,
THIRUVERAMBUR TALUK
TIRUCHIRAPPALLI DISTRICT.

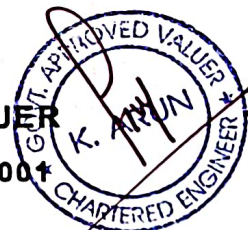
Purpose : TO ESTIMATE THE PRESENT MARKET VALUE.

**FAIR MARKET VALUE : Rs. 18.8850 CRORES
FOR 8 PLOTS (ALTOGETHER)**

(AS ON 24.07.2025)

(This report contains 14 Pages)

K.ARUN
GOVT. APPROVED VALUER
TIRUCHIRAPPALLI - 620 004



K. ARUN

B.E., C.E., M.SC (VALUATION), F.I.V., M.I.E., M.I.C.A.,

REGISTERED VALUER FOR WEALTH TAX (Regn.No.15/2009-2010)

1, PRESTIGE FLATS
6, REYNOLDS ROAD
TIRUCHIRAPPALLI - 620 001



Phone : 0431 - 2462232 (O)
: 0431 - 2465915 (R)
Mobile : 94433 79781
E.Mail. : everarun@yahoo.com

REPORT ON VALUATION OF PROPERTY

Ref. No. : 0725

Date : 24.07.2025

1.0 INTRODUCTION

Based upon the request from Sri. Sureshkumar, Assistant Inspector of General (A.I.G), District Registrar, Tiruchirappalli, I the valuer inspected the subject property on 17.07.2025 which is located in Morais City, Keelakurichi Village, Thiruverambur Taluk, Tiruchirappalli District which is said to be owned by M/s. Neomax Properties Private Limited and M/s. Explora Retail Private Limited.

The purpose of this report is to estimate the present market value.

2.0 DOCUMENTS PRODUCED FOR PERUSAL

1. Photostat copy of layout sketch.

2. Photostat copy of list of Neomax case identified properties given by D.R.O

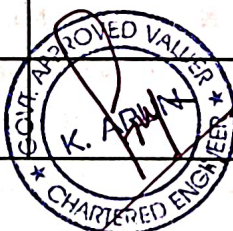
No other documents were produced for perusal.

3.0 DISCRIPTION OF THE PROPERTY

It is a vacant plot - 8 Nos.

4.0 PROPERTY DETAILS

Sl.No.	Plot No.	S.F.No.	Extent in Sft	Power Holder	Name of the Owner
1.	M9	197/1B	1,750	—	Neomax Properties P.Ltd.
2.	M10	197/1B	1,750	—	Neomax Properties P.Ltd.
3.	M11	197/1B	1,750	—	Neomax Properties P.Ltd.
4.	M21	197/1B	1,750	—	Neomax Properties P.Ltd.





Sl.No.	Plot No.	S.F.No.	Extent in Sft	Power Holder	Name of the Owner
5.	M31	197/1B 197/1i2	1,750	—	Neomax Properties P.Ltd.
6.	M33	197/1B 197/1i2	1,750	—	Neomax Properties P.Ltd.
7.	356	205/5A	9,600	Leron Morals (Doc.No.987/2019)	Explora Retail P.Ltd.
8.	C3	201/1O 205/3B 205/4A 205/4B 205/4F	52,490	—	Neomax Properties P.Ltd.

The above properties comes under Thiruverambur Sub-registrar Office, Keelakurichi Village, Thiruverambur Taluk, Tiruchirappalli District.

5.0 PLOT DETAILS

Sl. No.	Plot No.	Co-ordinates	Boundaries & Dimensions	Extent as per layout	Extent (actual)
1.	M9	10.753483, 78.722194	N - Plot No. 711A 35' 0" S - 30' Road 35' 0" E - Plot No. M10 50' 0" W - Plot No. M8 35' 0"	1,750	1,750
2.	M10	10.753490, 78.722286	N - Plot No. 711A 35' 0" S - 30' Road 35' 0" E - Plot No. M11 50' 0" W - Plot No. M9 35' 0"	1,750	1,750
3.	M11	10.753477, 78.722397	N - Plot No. 711A 35' 0" S - 30' Road 35' 0" E - Plot No. 708 50' 0" W - Plot No. M10 35' 0"	1,750	1,750
	M21	10.753124, 78.722215	N - Plot No. M14 35' 0" S - 30' Road 35' 0" E - Plot No. M22 50' 0" W - Plot No. M20 35' 0"	1,750	1,750



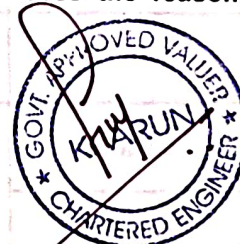


Sl. No.	Plot No.	Co-ordinates	Boundaries & Dimensions	Extent as per layout	Extent (actual)
5.	M31	10.752791, 78.722033	N - Plot No. M28 35' 0" S - 30' Road 35' 0" E - Plot No. M32 50' 0" W - Plot No. M30 35' 0"	1,750	1,750
6.	M33	10.752790, 78.722247	N - Plot No. M26 35' 0" S - 30' Road 35' 0" E - Plot No. M34 50' 0" W - Plot No. M32 35' 0"	1,750	1,750
7.	356	10.756746, 78.723859	N - Plot No. 355 160' 0" S - Plot No. 357 160' 0" E - 30' Road 60' 0" W - Plot No. 340 60' 0"	9,600	9,600
8.	C3	10.758800, 78.725744	N - Plot No. R34, R35, R36 & R37 240' 0" S - 60' Road 240' 0" E - 40' Road 218' 6" W - Land in S.F.No, 201/1U 218' 6"	52,440	50,160 N - 240' S - 240' E - 209' W - 209'

6.0 METHOD OF VALUATION

Valuation is done based upon market approach. The present market rate of the property has been arrived based upon the local market enquiries such as direct enquiry from the people those who have recently or purchased before, local property dealers.

In addition to the assesment, the guideline value of the property as obtained from the Sub-registrar Office. The guideline value of the property gives the benchmark rate for the registration purposes and helps to assess the reasonable market rate at the locality.





7.0 VALUATION BY ADOPTING GUIDELINE RATE

Sl. No.	Plot No.	Extent In Sq.ft. (Actual)	Guideline Rate / Sq.ft.	Guideline Value (Rs.)
1.	M9	1,750	1,250	21,87,500/-
2.	M10	1,750	1,250	21,87,500/-
3.	M11	1,750	1,250	21,87,500/-
4.	M21	1,750	1,250	21,87,500/-
5.	M31	1,750	1,250	21,87,500/-
6.	M33	1,750	1,250	21,87,500/-
7.	356	9,600	1,250	1,20,00,000/-
8.	C3	50,160	1,250	6,27,00,000/-
			Total	8,78,25,000/-

8.0 VALUATION BY ADOPTING PREVAILING MARKET RATE

Sl. No.	Plot No.	Extent in Sq.ft. (Actual)	Prevailing Rate / Sq.ft.	Present Market Value (Rs.)
1.	M9	1,750	3,300	57,75,000/-
2.	M10	1,750	3,300	57,75,000/-
3.	M11	1,750	3,300	57,75,000/-
4.	M21	1,750	3,300	57,75,000/-
5.	M31	1,750	3,300	57,75,000/-
6.	M33	1,750	3,300	57,75,000/-
7.	356	9,600	3,000	2,88,00,000/-
8.	C3	50,160	2,500	12,54,00,000/-
			Total	18,88,50,000/-



**9.0 CERTIFICATE**

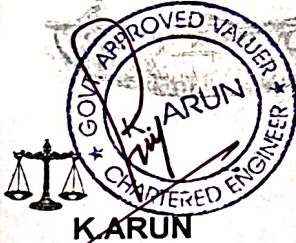
1. It is hereby certified that in my opinion

- i) the present market value of the property of all 8 plots by adopting prevailing market rate for land is Rs.18,88,50,000/- (Rupees eighteen crore eighty eight lakh and fifty thousand only).
- i) the guideline value of the property of all 8 plots by adopting prevailing guideline rate for land is Rs.8,78,25,000/- (Rupees eight crore seventy eight lakh and twenty five thousand only).

2. Value varies with the purpose and date. This report is not to be referred if the purpose is different other than mentioned in this report.

3. The legal aspects were not considered in this valuation.

4. The property was inspected on 17.07.2025 in the presence of (i) Sri. K.Sureshkumar, A.I.G, District Registrar, Tiruchirappalli, (ii) Smt. Abirami, Sub-Registrar In-Charge, Thiruverambur, Tiruchirappalli, (iii) Sri. Sureshkumar, Investor (Mob.No. 98424 12200), (iv) Sri. Raghunathan, Representative of M/s. Neomax (Mob No. 77084 45575).



K. ARUN

Regd. Valuer (15/2009-10)

Place : Tiruchirappalli - 620 001

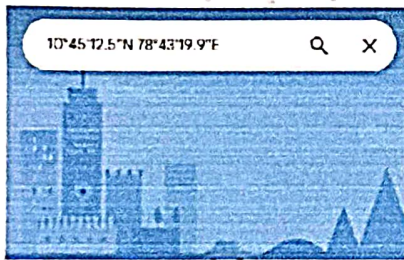
Date : 24.07.2025

Encl. : GLR, Photos, Google Maps
- Page - 6 to 14

Note : This report contains 14 pages



PLOT NO. M9



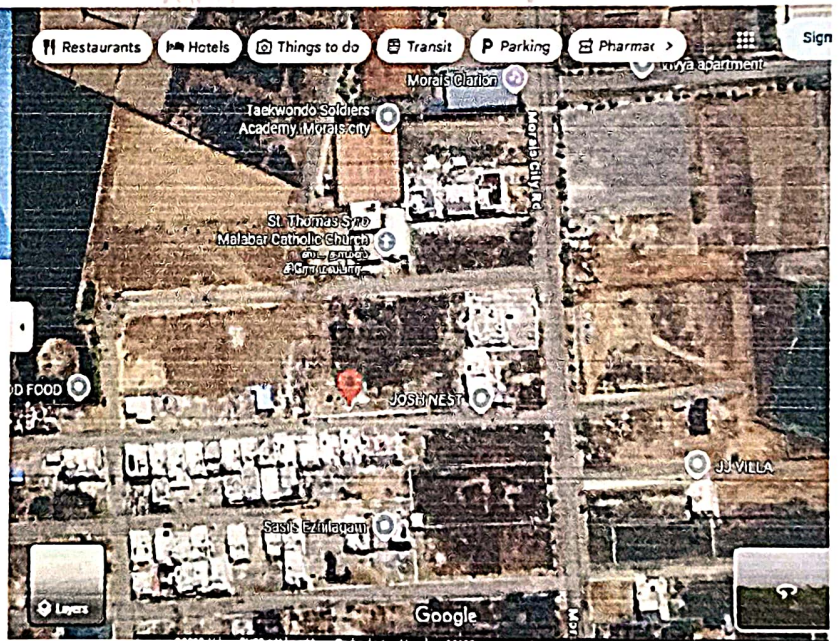
10°45'12.5"N 78°43'19.9"E
10.753863, 78.722194



OP3C-9VW Gundur, Tamil Nadu

Add a missing place

Add your business



240725



8

PLOT NO. M10

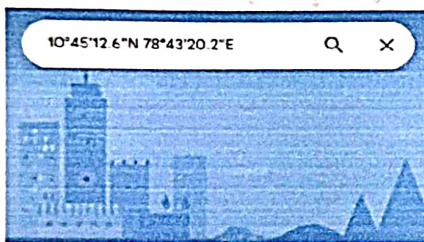


17.07.2025 17:02

10.75340, 78.72226 (+3m)

Altitude: 10m

RATHNA ILLAM, M 15, 12 TH CROSS 7TH SECTOR,
AMAZE GARDEN, NH210 to MoraisCity Township,
SEMBATU, Gundur 620007



10°45'12.6"N 78°43'20.2"E

10.753490, 78.722286



Directions



Save



Nearby



Send to
phone

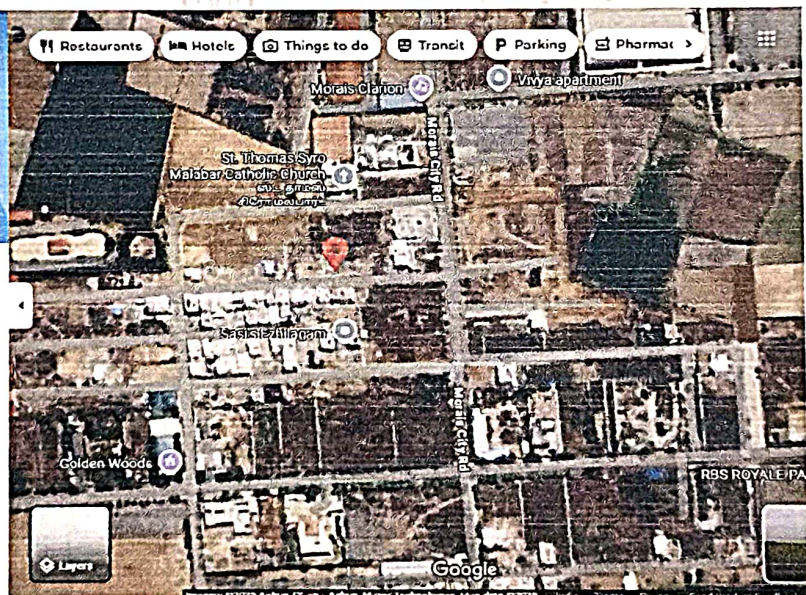


Share

OP3C-9VV Gundur, Tamil Nadu

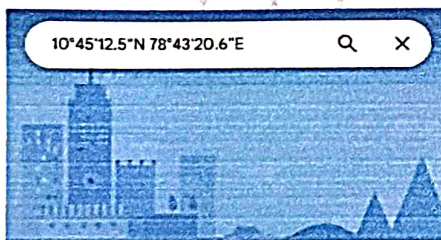
Add a missing place

Add your business





PLOT NO. M11



10°45'12.5"N 78°43'20.6"E
10.753477, 78.722397



Directions



Save



Nearby

Send to
phone

Share



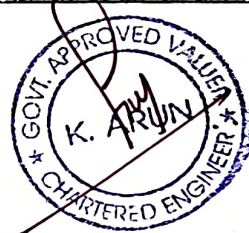
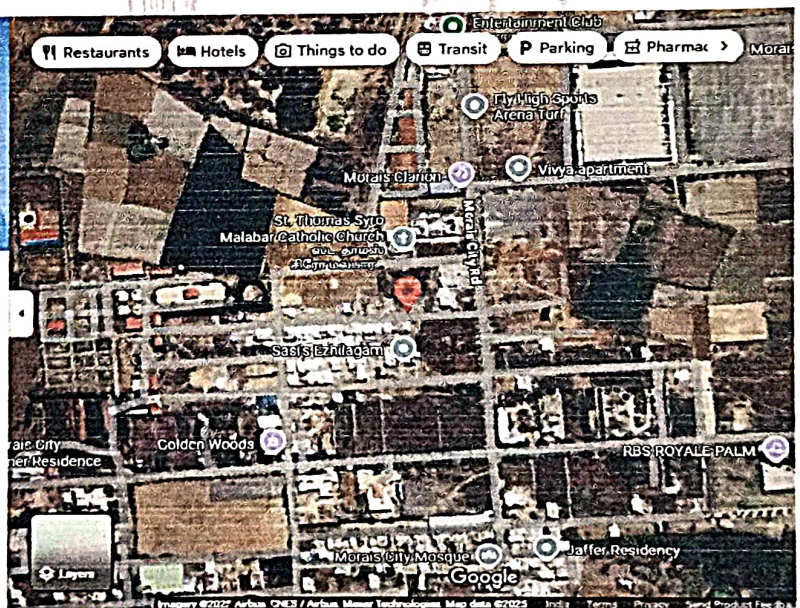
QP3C-9XR Gundur, Tamil Nadu



Add a missing place

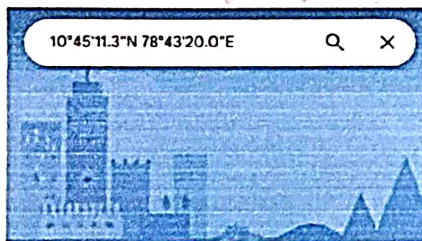


Add your business





PLOT NO. M21



10°45'11.3"N 78°43'20.0"E

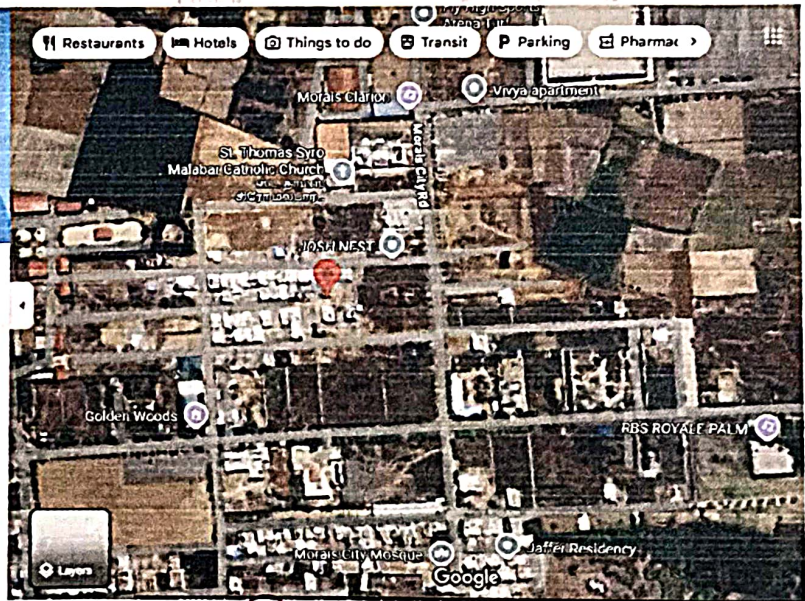
10.753124, 78.722215



OP3C-6VW Gundur, Tamil Nadu

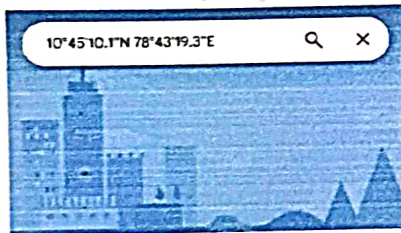
Add a missing place

Add your business





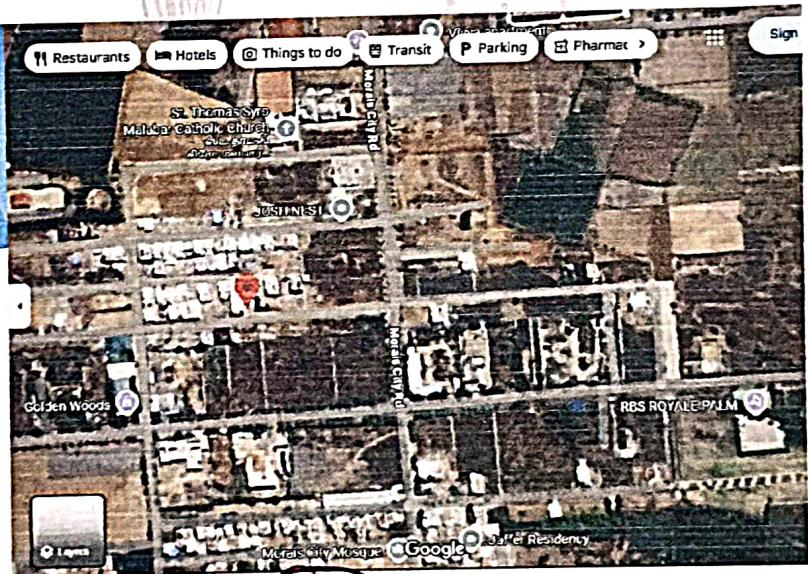
PLOT NO. M31



10°45'10.1"N 78°43'19.3"E
10.752791, 78.722033



- OP3C-4RT Gundur, Tamil Nadu
- Add a missing place
- Add your business



240725



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PLOT NO. M33

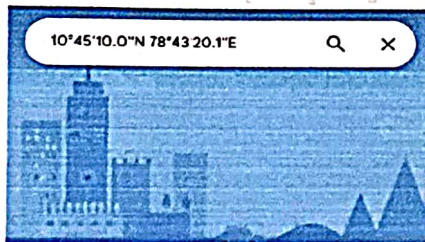


17.07.2025 16:48

10.75269, 78.72219 (±4m)

Altitude: -2m

7th sector 11th cross, Morais City Rd behind Golden woods hall, Sembattu, Gundur 620007



10°45'10.0"N 78°43'20.1"E



10°45'10.0"N 78°43'20.1"E

10.752790, 78.722247



Directions



Save



Nearby



Send to
phone



Share



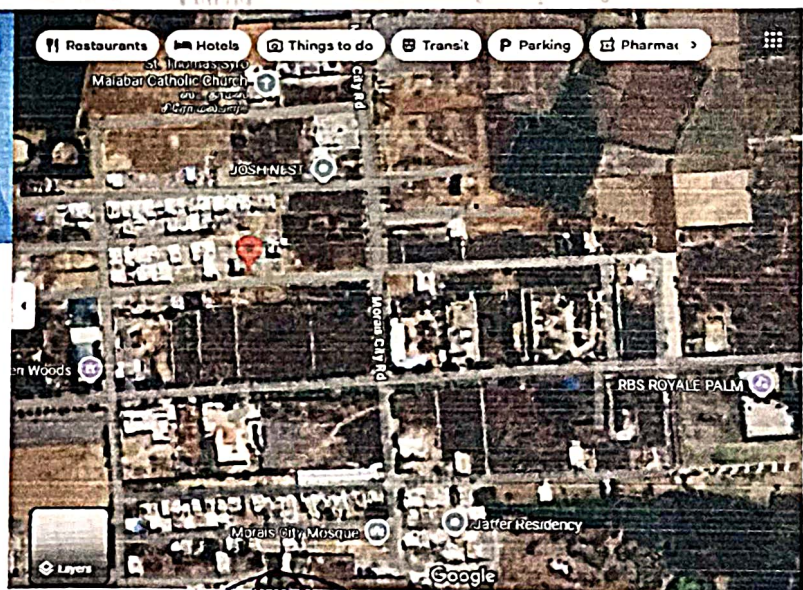
OP3C-4V9 Gundur, Tamil Nadu

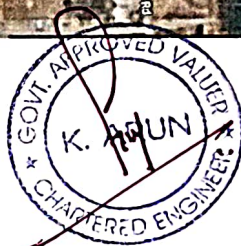
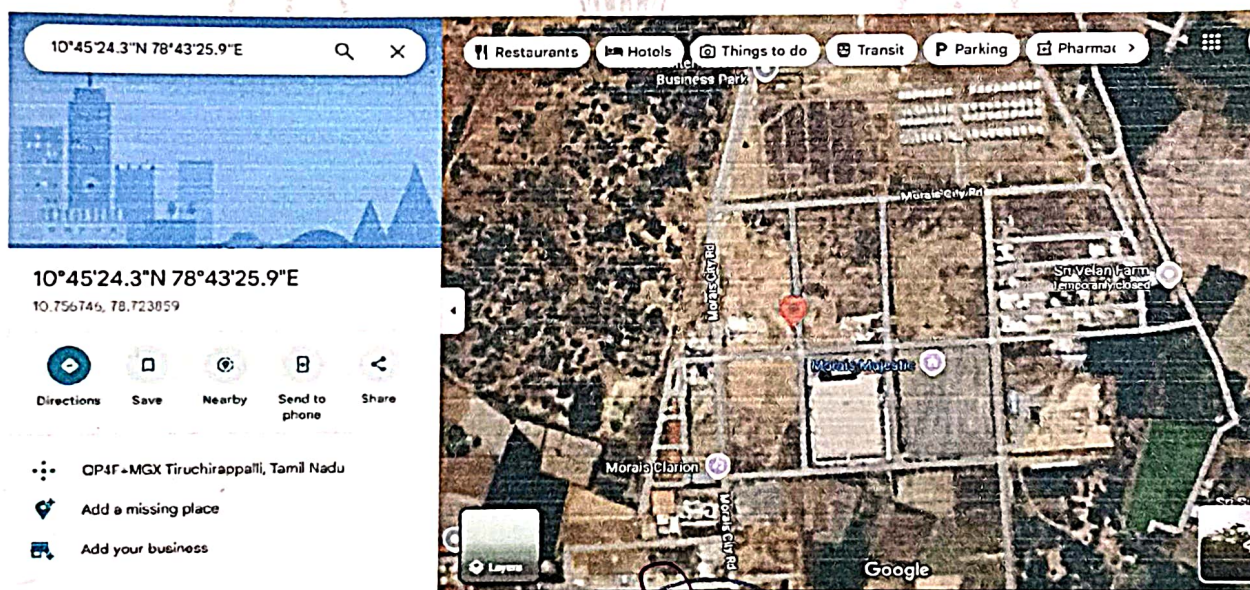


Add a missing place



Add your business





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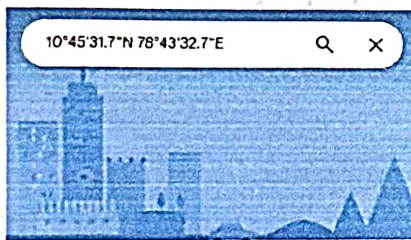


14

PLOT NO. C3



17.07.2025 17:27
10.75862, 78.72591 (+3m)
Altitude: 2m
QP5G+P9, Tiruchirappalli, Kilakurichy 620007



10°45'31.7\"/>

Directions Save Nearby Send to phone Share

QP5G+G79 Tiruchirappalli, Tamil Nadu

Add a missing place

Add your business

