DEPOSITION OF WITNESS

(Chapter XXIII code of Criminal Procedure)

In the Court of XI Additional Special Judge for CBI Cases

(CBI Cases Relating to Banks and Financial Institutions)

Chennai - 600 001.

Calendar Case	:	C.C. No.6/2006
Deposition of witness for	:	PW22
Name	:	P.Sundararajan
Husband's Name	:	R.E.Ponnambalam
Address for Communication	:	Plot No.258, 6th Main Road, Lakshmi Nagar Extn., Porur, Chennai.600 116.
Village	:	
Taluk	:	
Calling	:	Joint General Manager at Hudco, New Delhi
Religion & Caste	:	
Age	:	52 years, Mobile No.9442573992

Solemnly affirmed in accordance with the provisions of Act X of 1873 on this the 1st day of April, 2021.

Chief Examination:

Presently I am working as Joint General Manager, Hudco, New Delhi During 2002 I was working as Appraisal Officer, Hudco Chennai. During 1998 also I was working as Appraisal Officer Hudco Niwas Chennai.Therefore from 1998 to 2002 I was working as Appraisal Officer, Hudco, Chennai.As Apprisal Officer, my nature of job was counseling the customers,preparation of credit appraisal for sanction, site inspection and default follow up works.As a Siddhi Developers and Promoters is a Plot Promotor.

The buyers of M/s. Siddhi Developers and Promoters applied for individual Plot loan with Hudco Niwas Chennai. Generally the loan application will be distributed to various Officers for preparing, credit appraisal note. In that way I have seen some files of M/s. Siddhi Developers and Promoters and their plot at Bhuvanalakshmi Nagar and Bhuvanalakshmi Nagar Extension at Arungal Village, Chengalpet Taluk.as mentioned in their loan application submitted to the HUDCO.

The Technical Officer has to verify the plan and the estimate provided along with the application. Generally after the site inspection loan will be released in installment based on the progress of the building or whatever the work envisaged in the estimate. In respect of M/s. Siddhi Developers and Promoters as a routine matter I was given few loan applications pertaining to M/s.Siddhi Developers and Promoters for processing the same for sanction by the competent authority, the Regional Chief V.Arulkumar(A1). In this case I was asked by my Senior Manager Sri.Muralidharan and Subramanian to inspect the site at Arungal Village, Chengalpet Taluk said to be part of the loan application submitted by Radha Narayanan, loan Account No.2434. The technical inspection report dt.28/2/2002 conducted by me at Bhuvanalakshmi Nagar, Arungal Nagar, Kattankulathur is now marked as **Ex.P50 (one sheet) (D.No.10)**. I went to the site, went around the layout and saw the plot. The layout have been formed, the provisions of space for road has been done by placing the corner stones in the plot. Only the demarcation of the plot was there as per the layout. The power supply line was available nearby the layout. Regarding the loan application of M/s.Siddhi Developers and Promoters I have conducted inspection of some plots and no inovice pertains to details of break up of development charges, planning charges, stamp duties, registration charges and other charges of the plot were not available. Detailed Estimates are required for proper assessment of the property. But no estimates are available in the file for development works. Other than the demarcation of the plot there was no development work has been done in the above said layout. After inspection I came to the Office and I reported to the Senior Manager and the Regional Chief that there was no development work in the above said layout. Then the Regional Chief vide Office note dt. 5.3.2002 which is marked as Ex.P3 taken a decision to process the loan application based on the individual repayment capacity and based on the valuation report submitted by the Hudco Empaneled Valuer, P.M.Sankaran (A9 died) whichever is less. When I submitted my report, I have specifically noted valuation report may be obtained . Generally technical inspection report was required for construction of the house. If the plot/Flat/House is promoted by the Government agency no technical inspection is required. In other cases, the technical inspection report has to be considered while releasing the loan. The above said point in respect of M/s.Siddhi Developers and Promoters,(A3) namely the demarcation by stones alone is available in the site and other developments are not available in the layout is not mentioned in my report. Regional Chief,(A1) has instructed that we will obtain the valuation report from the empanelled valuer and asked me to write the same in my inspection report. I have mentioned that valuation report to be obtained . I don't remember when the note dt. 5.3.2002 was prepared. On 5/3/2002 I was in the office when the note was said to be prepared. when this note was discussed by Regional Chief and Senior Manager Muralidaran and Subramanian and I was also present. I was asked to sign in the note dt. 5/3/2002 marked as Ex.P3, I refused to sign in the note by stating that I was not involved in the disbursement process and I do not agree with the justification contained in the note with regard to the funding of the plot and the registration value of the plot. The valuation report regarding M/s. Siddhi Developers and Promoters was obtained from Sri.P.M.Sankaran, Empanelled Valuer of Hudco, marked as Ex.P20 in this case. Since there was no development work in the lay out belongs to M/s. Siddhi

Developers and Promoters, the Regional Chief has decided to carry out the valuation from one of the Hudco Empanelled Valuer to find out the market value and to fund which was decided when the discussion taken place regarding this issue. I was examined by CBI in this regard.

Cross examination by :A1 filed Petition u/s. 242 Cr.P.C.and dismissed. No cross.

Cross examination by A2,A3,A5,A6: No cross.