

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.46/2015
Deposition of witness for : PW-13 (LW-23)
Name of the witness : Mr. Mohandas
Father's name : Mr. Govindarajan
Age : 61 years
Occupation : Panel Valuer of Indus Ind Bank
Address : Plot No.1248, Golden Colony, 1st Street,
Anna Nagar West Extension, Chennai-50.

Solemnly affirmed in accordance with the provisions of Oaths Act, 1969
(Central Act 44 of 1969) on the 12th day of December 2025.

(A2, A6 present. A3, A5 Charge abated. Other accused absent. Petition u/s.317 CRPC
filed and allowed).

Chief Examination :

I am approved Panel Valuer of Indus Ind Bank, SBI etc. M/s Mohandas &
Associates (Engineers & Valuers) is owned by me as Proprietor. I am shown with
Valuation Report dated 09.06.2010, prepared by me in respect of property situated
at Survey No.20/49, 20/50 and 20/51 of Karikili Village, Maduranthagam Taluk,

Kanchipuram District. It is marked as **Ex.P116 (7 sheets)**. Other Valuation Report prepared by me dated 09.06.2010 in respect of property situated at Plot No.3B, NRM Compound, Lakshmipuram, II Street, New Avadi Road, Villivakkam, Chennai is marked as **Ex.P117 (9 sheets)**. Valuation Report prepared by me dated 10.06.2010 in respect of property situated at Plot No.109, Pummal Village, Thambaram is marked as **Ex.P118 (6 sheets)**. The valuation was done in all reports based on the request given by Mr.Saravanan, then Chief Manager of Indus Ind Bank. I don't remember who is Venkatraman. I visited the properties referred to in the reports. The Market value was ascertained based on the local enquiry while getting Guideline value from the Government website. I did not visit the concern SRO office. I don't know whether the property of Karikili Village is situated near Vedathangal Bird Sanctuary and it is protected and restricted area. In this regard, the CBI enquired me.

Cross Examination by A2:

The request was made to issue Valuation report on Fair Market value. I did not mention in the Valuation Reports regarding the local persons, nearby owners and real estate agents with whom I had interacted regarding the Market value. I did not get any particulars from the SRO regarding the Fair Market value of the recently registered documents. Value of the land is fluctuating time to time. I deny

the suggestion that I prepared my report without conducting proper enquiry on the Market value. I deny the suggestion that I prepared the reports with lesser value.

(Learned Counsel for A1 has no cross examination).

Taken down before me in the open court
read over to the witness and
acknowledged by him/her to be correct.

12.12.2025 XI Additional Special
Judge for CBI Cases.

