

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.27/2015
Deposition of witness for : PW 7
Name : Mr. V.Balasubramani
Father's / Husband's Name :
Address for Communication :
Village :
Taluk :
Calling :
Religion & Caste :
Age : years Mobile:

Solemnly affirmed in accordance with the provisions of Act X of 1873 on this the 4th day of September, 2018.

Chief Examination:

Presently I am Architect cum Valuer. Basically I am an Architect. During 2010-2015 I was in the Panel of Valuer of Central Bank of India. Normally for giving valuation the branch manager contact me and I collect those relevant records from the branch and through the owner of the property and I identify the property through the records and give a valuation report directly to the bank. For valuing the property I will see the record and inspect the property, identify the location and give my valuation. For valuing the property I will not get any assistance from revenue authorities. The party will identify the property and based on the documents I will give the valuation.

In this case, on 5.11.2013 I valued the property at Erikarai Street, Singarathottam Main road at Vandalur Village, Chengalpet Taluk, Kanchipuram District on the request of Mr.G.R.Pradhan and Mr.Mahendran.

I have not received any request from the Central bank of India, Mylapore branch but the parties informed me that the valuation is meant for Central bank of India, Mylapore branch where they have applied for a credit facility. The party has informed me that it is a second supporting valuation since the value of the property referred to the bank is more than Rs.1 Crore. As per Central bank of India guidelines the credit facility proposed was more than Rs.1 Crore the collateral security to be independently valued by 2 panel valuers separately. I know Gnana Ranjan Pradhan and he is present before the court today. I know Mahendran also and he is also present before the court today.

On their request I valued the property which was shown to me by Mahendran at Erikarai Street, Vandalur. The office copy of my valuation report dated 7.11.2013 bearing my signature and the photograph taken by us on the day of inspection and location key plan were marked together as **Ex.P.113 (12 sheets)**. (D233)

The original of Ex.P.113 was signed by me and handed over to Mahendran on the instruction of G.R.Pradhan by me. I have not directly handed over my valuation report to Central Bank of India, Mylapore branch. Ex.P.113 is the copy kept by me in my office. Ex.P.113 was handed over by me to the Inspector of Police, CBI on 25.4.2015 and the covering letter for the same is now marked as **Ex.P.114 (1 sheet)**. (D232)

In Ex.P.113 in page no.4, I have mentioned the boundaries of the property which was inspected by me on 5.11.2013 as North by survey no.185, South by survey no.173, East by survey no.179, West by survey no.187. This was recorded by me based on the original records shown to me by the parties.

Now I am shown Ex.P.16 the valuation report handed over by me to Mahendran for the valuation given the property at Erikarai Street which bears

my signature and the office seal. In Ex.P.16 at sheet no.4, the boundaries of the valued property has been altered as North by survey no.185, South by survey no.186 instead of 173, East by survey no.187 and 183 instead of 179 and West by survey no.179 instead of 187. These alterations were not done by me and I have no knowledge regarding the alterations made by the parties. If any alterations made in my report, I used to put my signature nearby and also correct my office copy. Ex.P.16 has not actual report given by me to Mahendran and G.R.Pradhan. The boundaries of the properties were altered without my knowledge. I have been examined by CBI in this regard.

Cross examination by A1, A2, A3, A4, A6 – No cross

Cross examination by A5

I have completed M.Sc. Real Estate Valuation. Based on my qualification I am being empaneled as a valued surveyor. Only 5 years I have been served in Central Bank of India. I am aware of the procedures and rules of the Central Bank of India. I did not enquire concern bank from which the documents originated. I have not been prepared any notes paper at the time of visit to the site. I have mentioned my Assistant name Mr.Gnanasekar who assisted me on 5.11.2013 to visit the place and verify the said property. I have not verified the FM sketch to find out the property where it is located and boundaries. Only Mr.Mahendran identify the property. I did not verify the neighbors about the property or the boundaries, I only saw the original documents. I am taken only the guideline value from the net and I did not physically verify SRO in respect of value of the property or the registration number to be true and correct. I did not go to bank and inform about the verification done by me and surveyor report to that effect. I have perused the previous valuation but I was not mentioned in my report. I am an accused in another case in CC.46/2015. I am an accused of this case regarding my

valuation report. I deny the suggestion that the investigation office has compelled me to state as though physical verification been done by me and a report prepared based on that was furnished to the parties and the corrections made in such report not aware and initials and signatures will be made if any corrections by me. I deny the suggestion that the valuation report is only the table work and thats why I am unable to give my notes paper for the visit and how I valued the property. I deny the suggestion that I did not mention the length and breadth of the property since I have not visited the property. As per Central Bank of India rules, I have to send the valuation report directly to the concerned bank is correct but I have not followed it. Some cases Central bank give me a letter, I have sent a report directly to the bank. I deny the suggestion that the compulsion of CBI, I have given the statement before the CBI and submitted the valuation report as required by the CBI. I had seen the first valuation report but I did not mention in my report about the first report. At the time of investigation by CBI, I did not say about the first valuation report. Survey numbers alone altered in the boundaries in my report. I deny the suggestion that corrections were made by me as requested by the parties. I deny the suggestion that at request of CBI investigation officer, I depose lie before this court.

Re-examination - NIL