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## A.P. & ASSOCIATES

✦ ENGINEERS

✦ ARCHITECT

✦ BUILDERS

✦ VALUERS

### VALUATION REPORT

#### [LAND & BUILDING]

Name of the Owner : M/s.Sakthi Sugars Limited,

Property at : M/s.Sakthi Sugars Limited -  
**Soya Division,**  
Patta No.74 - S.No.642/B,  
642/C1, 642/C2, 642/D1,  
642/D4, 642/A, 641/2,  
643/A2B, 643/B2A, 643/C,  
609/1B, 644/1, 644/2, 644/3,  
646/B1, 646/B2, 618/B2A,  
619/2A, 620/2A, 622/2A,  
623/2A, Opp. Karur KCP  
Packagings Pvt. Ltd.,  
Meenkarai Road,  
Ambarampalayam (Po),  
Marchanaickenpalayam  
Village & Panchayat,  
Anamalai S.R.O.,  
Pollachi Taluk,  
Coimbatore Dt - 642 103.

#### For Industrial property

Latitude : 10.629698 N

Longitude : 76.900367 E

#### For Pump House property

Latitude : 10.63781 N

Longitude : 76.90857 E

Purpose of Valuation : To ascertain present market value of the property strictly for internal audit purpose of the company.

- ❖ Consulting Civil Engineer
- ❖ Registered Valuer For Income Tax & Wealth Tax (C-1/442/99) Govt. of India.
- ❖ Competent person under factories act for issuing Stability Certificate (C1/11356/2001)
- ❖ Registered Engineer Class 1-A of Tamilnadu Govt. Public Buildings Act for issuing structural Soundness Certificate for Public Buildings & Cinema Theatres & Schools. (D. Dist. 6529/99/H1)
- ❖ Panel Engineer & Valuer for SBI, Indian Bank, UB, Canara Bank, Syndicate Bank, BOI, PNB, ING Vysya, Karnataka Bank, LVB, South India Bank, Dena Bank, IOB, Axis Bank, SIDBI, BOM, OBC, CBI, UBI & Kotak Mahindra Bank, HUDCO.
- ❖ Insurance surveyor & Loss Assessor. (Ministry of Finance/ Govt. of India.)
- ❖ Licensed Building surveyor (94/2001-2002) & Regd. Engineer - Salem Local Planning Authority.
- ❖ Registered Consulting Engineer for Tamilnadu Pollution control Board.
- ❖ Regd. Contractor For Salem Steel Plant (Class-C) PWD (Class II)
- ❖ Regd. Panel valuer & Govt. approved valuer for Burn Standard Co. Ltd. (Govt. of India undertaking) and IOC.



# A.P. & ASSOCIATES

❖ ENGINEER ❖ ARCHITECT ❖ BUILDERS ❖ VALUERS

Er. **A.P. RAVIMURUGAN**, M.E., M.Sc (RV), PGDIP (VAL) F.I.V., M.I.E.,  
Chartered Civil Engineer & Govt. Regd. Valuer. (IBBI)

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- ❖ Regd. Valuer for Income Tax & Wealth Tax Govt. of India (C-1/442/99)
- ❖ Regd. Valuer for Insolvency and Bankruptcy Board of India.
- ❖ Regd. Engineer TN DTCP approved, Regd. Geotech Engineer (RGTE)
- ❖ Regd. Engineer Grade - I (RE-I)
- ❖ Regd. Engineer Class 1-A of Tamilnadu Govt. Public Bidg's Act to issue
- ❖ Structural Soundness Certified for Public Bldg's & Cinema Theatres & Schools
- ❖ Competent Person Under Factories Act for Issuing Stability Certificate
- ❖ Insurance Survey and Loss Assessor (Ministry of Finance Govt. of India)
- ❖ Panel Valuer for SBI, United Bank, Canara Bank, Syndicate Bank, BOI, PNB, Karnataka Bank, TIIC, SIDBI, BOM, OBC, CBI, UBI & Kotak Mahindra Bank, HUDCO
- ❖ Licenced Building Surveyor 94/2001 - 2002 & Regd. Engineer - Salem Local Planning Authority
- ❖ Regd. Consulting Engineer for Tamilnadu Pollution Control Board
- ❖ Regd. Contractor Salem Steel Plant (Class C) & PWD (Class II)
- ❖ Regd. Panel Engineer & Govt Approved Valuer for Burn Standard Co., Ltd (Govt. of India) and IOC

**Date:** 15-06-2021

## VALUATION REPORT

Pursuant to the request of **M/s.Sakthi Sugars Limited** for the property located at **M/s.Sakthi Sugars Limited - Soya Division, Patta No.74 - S.No.642/B, 642/C1, 642/C2, 642/D1, 642/D4, 642/A, 641/2, 643/A2B, 643/B2A, 643/C1, 609/1B, 644/1, 644/2, 644/3, 646/B1, 646/B2, 618/B2A, 619/2A, 620/2A, 622/2A, 623/2A, Opp. Karur KCP Packagings Pvt. Ltd., Meenkarai Road, Ambarampalayam (Po), Marchanaickenpalayam Village & Panchayat, Anamalai S.R.O., Pollachi Taluk, Coimbatore Dt - 642 103.** which is owned by **M/s.Sakthi Sugars Limited** was inspected by me on 04<sup>th</sup> June' 2021 for the purpose of assessing the present market value of the fixed assets in it.

The following documents were produced before me for scrutinisation:

- a) Xerox copy of Patta.
- b) Xerox copy of FMB & Topo Sketch.

Based upon actual observations and particulars provided to me, detailed valuation report has been prepared and furnished in the following annexures. After giving careful consideration to various important factors like specification, present condition, age, future life, depreciation, marketability etc., I am of the opinion that the present values of the **Land & Building** as on 31<sup>st</sup> Mar' 2021 are

<b>Market Value</b>	<b><u>Rs.33,70,31,000</u></b>	(Rupees Thirty Three Crores Seventy Lakhs Thirty One Thousand only)
<b>Realizable Value</b>	<b><u>Rs.28,64,76,000</u></b>	(Rupees Twenty Eight Crores Sixty Four Lakhs Seventy Six Thousand only)
<b>Distress Sale Value</b>	<b><u>Rs.25,27,73,000</u></b>	(Rupees Twenty Five Crores Twenty Seven Lakhs Seventy Three Thousand only)

**Note:** This report contains 12 Pages.

For A.P. & ASSOCIATES

1. \* Purpose for which valuation is made : To ascertain present market value of the land & building strictly for internal audit purpose and not for any bank use.
2. \* Date as on which valuation is made : 04/06/2021.
3. Name & Address of the Owner : **M/s.Sakthi Sugars Limited,**  
D.No.180, Race Course Road,  
Coimbatore -641 018.  
Ph: 99444 51500 (Mr.Panchalingam).
4. \* If the property is under joint ownership/  
co - ownership, share of each such owner.  
Are the shares undivided ? : Company ownership.
5. \* Brief description of the property : Industrial property.
6. \* Location, Street, Ward No. :

**M/s.Sakthi Sugars Limited - Soya Division,**

Patta No.74 - S.No.642/B, 642/C1, 642/C2, 642/D1, 642/D4, 642/A, 641/2, 643/A2B, 643/B2A, 643/C1, 609/1B, 644/1, 644/2, 644/3, 646/B1, 646/B2, 618/B2A, 619/2A, 620/2A, 622/2A, 623/2A, Opp. Karur KCP Packagings Pvt. Ltd., Meenkarai Road, Ambarampalayam (Po), Marchanaickenpalayam Village & Panchayat, Anamalai S.R.O., Pollachi Taluk, Coimbatore Dt - 642 103.

7. \* Survey/ Plot No. of the land : --do--
8. \* Is the property situated in residential / commercial / mixed area / industrial area ? : Mixed area.
9. Classification of locality - high class / middle class / poor class : Middle class.
10. Proximity to civic amenities like schools, hospitals, offices, markets, cinema, etc : All are at moderate distance.
11. Means and proximity to surface communication by the locality is served : Meenkarai Road,
12. \* Area of land supported by documentary proof, shape, dimensions and physical features. :
- a) Xerox copy of Patta.  
b) Xerox copy of FMB & Topo Sketch.
13. \*Is it leasehold, the name of Lessor / Lessee, nature of lease, dates of commencement and termination of lease and terms of renewal of lease : ----  
i) Initial premium : ----  
ii) Ground rent payable per annum : ----  
iii) Unearned increase payable to the lessor in the event of sale or transfer : ----
14. \* Is there any restrictive covenant in regard to use of land? If so, attach a copy of the covenant : -----
15. Are there any agreements of easements? If so, attach copies : -----
16. Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give particulars : -----



17. Has any contribution been made towards development or is any contribution been made towards development or is any demand for such contribution still outstanding? : ----
18. Has the whole or part of land been notified for acquisition by Government or any statutory body? Give date of the notification : ----
19. Attach a dimensional site plan : Xerox copy of FMB & Topo Sketch are attached.
20. \* Attach plans and elevations of all structures standing on the land a layout plan : Xerox copy of Layout plan is attached.
21. Furnish technical details of the building on a separate sheet (The Annexure to this form may be used) : Refer Annexure II.
22. \* (i) Is the building owner - occupied/tenanted/both? : Occupied by M/s.Sakthi Sugars Limited - Soya Division.  
(ii) If partly owner - occupied, specify portion and extent of area under owner - occupation : ----
23. \* What is the Floor Space Index permissible and percentage actually utilized? : ----
24. \* (i) Names of tenants / lessees etc. : ----  
(ii) Portions in their occupations : ----  
(iii) Monthly or annual rent / compensation / license fee etc. paid by each : ----  
(iv) Gross amount received for the whole property : ----
25. \* Are any of the occupants related to, or close business associates of, the owner? : ----
26. Is separate amount being recovered for the use of fixtures like fans, geysers, refrigerators, cooking ganges, built in ward robes, etc. or for service charges? If so, give details : ----
27. Give details of water and electricity charges, if any, to be borne by the owner : Not provided for valuation.
28. Has the tenant to bear the whole or part of the cost of repairs and maintenance? Give particulars : ----
29. \* If a lift is installed, who is to bear the cost of maintenance and operation - owner or tenant? : ----
30. If a pump is installed, who has to bear the cost of maintenance and operation - owner or tenant? : Owner.
31. Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passages, compound, etc.-owner or tenant? : ----
32. What is the amount of property tax? Who is the bear it? Give details with documentary proof : Not provided for valuation.
33. Is the building insured? If so, give the policy No. amount for which it is insured and the annual premium : Not known.



34. \* Is any dispute between landlord and tenant regarding rent pending in a court of law : -----
35. Has any standard rent been fixed for the premises under any law relating to the control of rent? : -----
36. \* Give instances of sales of immovable property in the locality on a separate sheet, indicating the name and address of the property, registration No., sale price and area of land sold : -----
37. Land rate adopted in this valuation. : Refer Annexure - I
38. If sale instances are not available or not relied upon, the basis of arriving at the land rate : We arrive the market rate of the land by making extensive enquiry in the surrounding area.
39. \* Year of commencement of construction and year of completion : Refer Annexure II Building Valuation.
40. What was the method of construction -- by contract / by employing labour directly / both? : Not known.
41. For items of work done on contract, produce copies of agreements : -----
42. For items of work done by engaging labour directly, give basic rates of materials and labour supported by documentary proof : -----
43. Land & Building approval details : Not provided for valuation.

**ANNEXURE - I LAND VALUATION.**

1. Boundaries of the property. : Refer FMB & Topo Sketch.
- For Industrial property                      Latitude : 10.629698 N  
Longitude : 76.900367 E
- For Pump House property                      Latitude : 10.63781 N  
Longitude : 76.90857 E
2. Total land measurements. : Refer FMB & Topo Sketch.
3. Total extent of the land. : As per previous valuation report
- Industrial property : 59.70 Acres  
Pump House property : 1.24 Acres  
-----  
60.94 Acres  
-----
- As per actual
- Industrial property : 64.71 Acres  
Pump House property : 1.24 Acres  
-----  
65.95 Acres  
-----
- Extent of the land considered for valuation : 65.95 Acres only.



## ANNEXURE - I LAND VALUATION

No.	Patta No.	Survey No.	Extent of land in Acres	Market Rate of land per Acre	Market Value of land
1	74	642/B	3.26	Rs. 5,500,000.00	Rs. 17,930,000.00
2	74	642/C1	3.03	Rs. 5,500,000.00	Rs. 16,665,000.00
3	74	642/C2	3.88	Rs. 5,500,000.00	Rs. 21,340,000.00
4	74	642/D1	4.17	Rs. 5,500,000.00	Rs. 22,935,000.00
5	74	642/D4	2.16	Rs. 3,000,000.00	Rs. 6,480,000.00
6		642/A	3.74	Rs. 5,500,000.00	Rs. 20,570,000.00
7	74	641/2	11.34	Rs. 3,800,000.00	Rs. 43,092,000.00
8	74	643/A2B	0.07	Rs. 3,000,000.00	Rs. 210,000.00
9	74	643/B2A	3.71	Rs. 3,000,000.00	Rs. 11,130,000.00
10	74	643/C1	3.47	Rs. 3,000,000.00	Rs. 10,410,000.00
11	74	609/1B	4.00	Rs. 3,000,000.00	Rs. 12,000,000.00
12	74	644/1	2.40	Rs. 3,000,000.00	Rs. 7,200,000.00
13	74	644/2	4.20	Rs. 3,000,000.00	Rs. 12,600,000.00
14	74	644/3	3.51	Rs. 3,000,000.00	Rs. 10,530,000.00
15	74	646/B1	6.93	Rs. 3,000,000.00	Rs. 20,790,000.00
16	74	646/B2	4.84	Rs. 3,000,000.00	Rs. 14,520,000.00
17	74	618/B2A	0.19	Rs. 2,870,000.00	Rs. 545,300.00
18	74	619/2A	0.02	Rs. 2,930,000.00	Rs. 58,600.00
19	74	620/2A	0.17	Rs. 2,870,000.00	Rs. 487,900.00
20	74	622/2A	0.19	Rs. 2,870,000.00	Rs. 545,300.00
21	74	623/2A	0.67	Rs. 2,870,000.00	Rs. 1,922,900.00
Total (Acres)			65.95		Rs. 251,962,000.00

Market Value of land

Rs.25,19,62,000



ANNEXURE - II BUILDING VALUATIONPart - I Technical Details.

1.	No. of floors and height of each floor	:	Ground + 5 floors.
2.	Plinth area floor - wise (As per IS : 3861 - 1966)	:	Refer Annexure II Part II Building Valuation.
3.	Year of construction	:	Refer Annexure II Part II Building Valuation.
4.	Age of the building	:	Refer Annexure II Part II Building Valuation.
5.	Estimated future life	:	Refer Annexure II Part II Building Valuation.
6.	Type of construction	:	Framed & Load bearing structure.
7.	Type of foundations	:	Column footing & R.R.Masonry.
8.	Walls		
	(a) Basement and plinth	:	Column footing & R.R.Masonry with plint beam.
	(b) Ground floor	:	Brick work in cement mortar.
	(c) Super structure above ground floor	:	-- do --
9.	Partitions	:	Brick work in cement mortar.
10.	Doors and windows (Floor - wise)		
	(a) Ground floor	:	Steel, G.I.shutters & country wood.
	(b) 1st floor	:	-- do --
	(c) 2nd floor, etc.	:	-- do --
11.	Flooring (Floor - wise)		
	(a) Ground floor	:	Cement & Mosaic flooring.
	(b) 1st floor	:	-- do --
	(c) 2nd floor, etc.	:	Cement flooring.
12.	Finishing (Floor - wise)		
	(a) Ground floor	:	Normal
	(b) 1st floor	:	-- do --
	(c) 2nd floor, etc.	:	-- do --
13.	Roofing and terracing	:	R.C.C & A.C.Sheet roof with steel truss.
14.	Special architectural or decorative features, if any	:	-----
15.	(i) Internal wiring--- surface or conduit	:	Concealed & Open line
	(ii) Class of fittings : Superior/ordinary/poor	:	Ordinary
16.	Sanitary installations	:	
	(a) (i) No. of water closets	:	Available.
	(ii) No. of lavatory basins	:	Available.
	(iii) No. of Urinals	:	Available.
	(iv) No. of sinks	:	-----
	(v) No. of bath tubs	:	-----
	(vi) No. of bidets	:	-----
	(vii) No. of geysers	:	Available.
	(b) Class of fittings : Superior/Coloured/white/ordinary	:	Ordinary.
17.	Compound wall	:	-----
	(i) Height and length	:	-----
	(ii) Type of construction	:	-----
18.	No. of lifts and capacity	:	-----



**ANNEXURE - I PART II BUILDING VALUATION**

No.	Name of the Building	Roof	Plinth Area in S.Ft	Rate per S.Ft	Value of the Building	Year of Construction	Age of the building (in years)	Total life of the building (in years)	Dep %	Market Value of the building after depreciation
	<u>Buildings in Industrial property.</u>									
1	Raw material storage godown	A.C.Sheet	32,629.00	Rs. 750.00	Rs. 24,471,750.00	1990	31	60	47	Rs. 12,970,027.50
	Cattle feed storage godown	A.C.Sheet	26,522.00	Rs. 500.00	Rs. 13,261,000.00	1990	31	60	47	Rs. 7,028,330.00
	Edible product storage godown	A.C.Sheet	21,862.00	Rs. 500.00	Rs. 10,931,000.00	1990	31	60	47	Rs. 5,793,430.00
2	<u>Edible Floor Grinding Plant</u>									
	Ground floor building	R.C.C	2,500.00	Rs. 850.00	Rs. 2,125,000.00	1990	31	60	47	Rs. 1,126,250.00
	1st floor building	R.C.C	2,500.00	Rs. 750.00	Rs. 1,875,000.00	1990	31	60	47	Rs. 993,750.00
	2nd floor building	R.C.C	2,499.00	Rs. 750.00	Rs. 1,874,250.00	1990	31	60	47	Rs. 993,352.50
	3rd floor building	R.C.C	937.00	Rs. 750.00	Rs. 702,750.00	1990	31	60	47	Rs. 372,457.50
	3rd floor building	Steel structure	1,562.00	Rs. 500.00	Rs. 781,000.00	1990	31	60	47	Rs. 413,930.00
	4th floor building	R.C.C	2,499.00	Rs. 750.00	Rs. 1,874,250.00	1990	31	60	47	Rs. 993,352.50
	5th floor building	R.C.C	1,562.00	Rs. 750.00	Rs. 1,171,500.00	1990	31	60	47	Rs. 620,895.00
3	<u>Cattle Feed Grinding Plant</u>									
	Ground floor building	R.C.C	1,675.00	Rs. 850.00	Rs. 1,423,750.00	1990	31	60	47	Rs. 754,587.50
	1st floor building	R.C.C	1,675.00	Rs. 750.00	Rs. 1,256,250.00	1990	31	60	47	Rs. 665,812.50
	2nd floor building	R.C.C	1,675.00	Rs. 750.00	Rs. 1,256,250.00	1990	31	60	47	Rs. 665,812.50
	3rd floor building	R.C.C	1,675.00	Rs. 750.00	Rs. 1,256,250.00	1990	31	60	47	Rs. 665,812.50
	4th floor building	R.C.C	1,675.00	Rs. 750.00	Rs. 1,256,250.00	1990	31	60	47	Rs. 665,812.50
	Ground floor Electrical room	R.C.C	750.00	Rs. 850.00	Rs. 637,500.00	1990	31	60	47	Rs. 337,875.00
4	<u>Oil Refinery Plant</u>									
	Ground floor building	R.C.C	6,037.00	Rs. 850.00	Rs. 5,131,450.00	1990	31	60	47	Rs. 2,719,668.50
	1st floor building	R.C.C	6,038.00	Rs. 750.00	Rs. 4,528,500.00	1990	31	60	47	Rs. 2,400,105.00
	2nd & 3rd floor building	R.C.C	1,374.00	Rs. 750.00	Rs. 1,030,500.00	1990	31	60	47	Rs. 546,165.00
5	<u>Solvent Extraction Plant</u>									
	Ground floor building	Steel structure	3,190.00	Rs. 500.00	Rs. 1,595,000.00	1990	31	60	47	Rs. 845,350.00
	1st floor building	Steel structure	3,190.00	Rs. 500.00	Rs. 1,595,000.00	1990	31	60	47	Rs. 845,350.00
	2nd floor building	Steel structure	2,363.00	Rs. 500.00	Rs. 1,181,500.00	1990	31	60	47	Rs. 626,195.00
	3rd floor building	Steel structure	3,181.00	Rs. 500.00	Rs. 1,590,500.00	1990	31	60	47	Rs. 842,965.00
	Intermediate floor	Steel structure	169.00	Rs. 500.00	Rs. 84,500.00	1990	31	60	47	Rs. 44,785.00
6	<u>Seed Preparation Plant</u>									
	Ground floor building	R.C.C	4,138.00	Rs. 850.00	Rs. 3,517,300.00	1990	31	60	47	Rs. 1,864,169.00
	1st floor building	R.C.C	3,687.00	Rs. 750.00	Rs. 2,765,250.00	1990	31	60	47	Rs. 1,465,582.50
	2nd floor building	R.C.C	3,687.00	Rs. 750.00	Rs. 2,765,250.00	1990	31	60	47	Rs. 1,465,582.50
	3rd floor building	R.C.C	3,252.00	Rs. 750.00	Rs. 2,439,000.00	1990	31	60	47	Rs. 1,292,670.00







7	<b>Sub-Station &amp; Generator Room</b>	R.C.C & A.C.Sheet	4,045.00	Rs.	650.00	Rs.	2,629,250.00	1990	31	60	47	Rs.	1,393,502.50
	Ground floor building												
8	<b>Boiler House &amp; Water Treatment Plant</b>												
	Shed with steel columns & steel truss	A.C.Sheet	3,590.00	Rs.	350.00	Rs.	1,256,500.00	1990	31	50	56	Rs.	552,860.00
	Utility building (Boiler section)	A.C.Sheet	2,805.00	Rs.	350.00	Rs.	981,750.00	1990	31	50	56	Rs.	431,970.00
	Power & Compressor room	A.C.Sheet	515.00	Rs.	200.00	Rs.	103,000.00	1990	31	50	56	Rs.	45,320.00
	Boiler Panel room	R.C.C	474.00	Rs.	750.00	Rs.	355,500.00	1990	31	60	47	Rs.	188,415.00
	Coal storage - 1	A.C.Sheet	249.00	Rs.	200.00	Rs.	49,800.00	1990	31	50	56	Rs.	21,912.00
	Coal storage - 2	A.C.Sheet	870.00	Rs.	200.00	Rs.	174,000.00	1990	31	50	56	Rs.	76,560.00
	Coal crushing house	A.C.Sheet	172.00	Rs.	200.00	Rs.	34,400.00	1990	31	50	56	Rs.	15,136.00
9	T.V.P. Plant	A.C.Sheet	18,240.00	Rs.	500.00	Rs.	9,120,000.00	1990	31	60	47	Rs.	4,833,600.00
10	Chemical House	R.C.C	686.00	Rs.	750.00	Rs.	514,500.00	1990	31	60	47	Rs.	272,685.00
11	Workshop												
	Ground floor building	A.C.Sheet	1,200.00	Rs.	250.00	Rs.	300,000.00	2007	14	60	21	Rs.	237,000.00
	Shed	A.C.Sheet	850.00	Rs.	100.00	Rs.	85,000.00	2007	14	50	25	Rs.	63,750.00
12	Stores												
	Ground floor building	R.C.C	3,038.00	Rs.	750.00	Rs.	2,278,500.00	1997	24	60	36	Rs.	1,458,240.00
	Ground floor building	A.C.Sheet	317.00	Rs.	300.00	Rs.	95,100.00	1997	24	50	43	Rs.	54,207.00
	1st floor building	A.C.Sheet	2,302.00	Rs.	250.00	Rs.	575,500.00	1997	24	50	43	Rs.	328,035.00
13	Seed Processing Unit	A.C.Sheet	6,380.00	Rs.	250.00	Rs.	1,595,000.00	1990	31	50	56	Rs.	701,800.00
14	Security & Time Office	A.C.Sheet	358.00	Rs.	250.00	Rs.	89,500.00	1997	24	50	43	Rs.	51,015.00
15	Weigh Bridge & Lab												
	Ground floor building	R.C.C	1,616.00	Rs.	850.00	Rs.	1,373,600.00	1990	31	60	47	Rs.	728,008.00
	Ground floor building	A.C.Sheet	633.75	Rs.	300.00	Rs.	190,125.00	1990	31	60	47	Rs.	100,766.25
	1st floor building	A.C.Sheet	194.00	Rs.	200.00	Rs.	38,800.00	1990	31	60	47	Rs.	20,564.00
16	Toilet Block - 2nos	A.C.Sheet	352.00	Rs.	175.00	Rs.	61,600.00	1997	24	50	43	Rs.	35,112.00
17	Administrative Office												
	Ground floor building	R.C.C	6,000.00	Rs.	1,000.00	Rs.	6,000,000.00	1997	24	75	29	Rs.	4,260,000.00
	Ground floor Portico	R.C.C	600.00	Rs.	500.00	Rs.	300,000.00	1997	24	75	29	Rs.	213,000.00
	1st floor building	R.C.C	4,522.00	Rs.	900.00	Rs.	4,069,800.00	1997	24	75	29	Rs.	2,889,558.00
18	Transport Office	R.C.C	365.00	Rs.	850.00	Rs.	310,250.00	1997	24	60	36	Rs.	198,560.00
19	Canteen	R.C.C	3,748.00	Rs.	850.00	Rs.	3,185,800.00	2007	14	75	17	Rs.	2,644,214.00
20	Cycle Stand	A.C.Sheet	538.00	Rs.	100.00	Rs.	53,800.00	1990	31	50	56	Rs.	23,672.00
21	Guest House												
	Ground floor building	R.C.C	2,119.00	Rs.	850.00	Rs.	1,801,150.00	1990	31	75	37	Rs.	1,134,724.50
	Portico	R.C.C	381.50	Rs.	400.00	Rs.	152,600.00	1990	31	75	37	Rs.	96,138.00
	1st floor building	R.C.C	1,582.00	Rs.	750.00	Rs.	1,186,500.00	1990	31	75	37	Rs.	747,495.00



22	SPP Hulls Godown	A.C.Sheet	3,946.00	250.00	Rs. 986,500.00	1990	31	50	56	Rs. 434,060.00
23	SPP Expander shed	A.C.Sheet	1,580.00	200.00	Rs. 316,000.00	1990	31	50	56	Rs. 139,040.00
24	TVP Extn Godown	A.C.Sheet	8,252.00	200.00	Rs. 1,650,400.00	1997	24	50	43	Rs. 940,728.00
25	Godown	A.C.Sheet	1,414.00	300.00	Rs. 424,200.00	1990	31	50	56	Rs. 186,648.00
<u>Buildings in Pump House property</u>										
<u>Labour Quattr</u>										
26	Ground floor building	R.C.C	2,218.00	750.00	Rs. 1,663,500.00	1990	31	60	47	Rs. 881,655.00
	1st floor building	R.C.C	2,218.00	750.00	Rs. 1,663,500.00	1990	31	60	47	Rs. 881,655.00
	Lobby	A.C.Sheet	1,045.00	100.00	Rs. 104,500.00	1990	31	60	47	Rs. 55,385.00
27	Generator room	R.C.C	634.00	750.00	Rs. 475,500.00	1990	31	60	47	Rs. 252,015.00
<u>Miscellaneous Items</u>										
28	Loading bay platforms 4 nos. x 185.00 S.Ft		740.00	300.00	Rs. 222,000.00	1990	31	50	56	Rs. 97,680.00
29	<u>Silos &amp; Bins (Foundation &amp; Bed masonry structures)</u>									
	Day Silo 300 Tons capacity 1 no.		416.50	300.00	Rs. 124,950.00	1990	31	50	56	Rs. 54,978.00
	Storage Silos (curing) 300 ton capacity 3 nos.		1,250.00	300.00	Rs. 375,000.00	1990	31	50	56	Rs. 165,000.00
	Split Bin Silos 150 ton capacity 1 no.		208.00	300.00	Rs. 62,400.00	1990	31	50	56	Rs. 27,456.00
	Seed drier		240.00	300.00	Rs. 72,000.00	1990	31	50	56	Rs. 31,680.00
30	<u>Conveyor Belt case &amp; Hopper</u> Conveyor belt trench with C.R.masonry structure, concrete pedestals & beams		2,028.00	300.00	Rs. 608,400.00	1990	31	50	56	Rs. 267,696.00
31	<u>Hexane Storage Installations</u> Elevated pathway connecting Seed Preparation Plant & Solvent Extraction Plant with R.C.C columns & R.C.C roof slabs Cooling tower bed 4'0" Ht. 1,255.00 S.Ft x 3 nos. Hot water tank - 140 KL capacity (R.C.C masonry structure) Effluent Treatment Tank - 29 KL capacity (Brick masonry structure)		532.00	300.00	Rs. 159,600.00	1990	31	50	56	Rs. 70,224.00
			3,765.00	300.00	Rs. 1,129,500.00	1990	31	50	56	Rs. 496,980.00
			140,000.00	3.00	Rs. 420,000.00	1990	31	50	56	Rs. 184,800.00
			29,000.00	3.00	Rs. 87,000.00	1990	31	50	56	Rs. 38,280.00



19. Underground sump--capacity and type of construction : Available.
20. Over head tank : Available.  
 (i) Where located : ----  
 (ii) Capacity : ----  
 (iii) Type of construction : ----
21. Pumps--- No. and their horse power : Available.
22. Roads and paving with in the compound, approximate area and type of paving : Bitumen road available.
23. Sewage. If septic tanks provided, No. and capacity : Available.

**PART - III. AMENITIES, SERVICES AND OTHER EXTRA ITEMS.**  
**(After depreciation)**

1.	T.N.E.B Electricity bill deposit and electrical fittings	: - L.S - :	Rs.10,00,000
2.	Cost for Borewell with submercible motor	: - L.S - :	Rs. 50,000
3.	Cost for Septic tank 4 nos.	: - L.S - :	Rs. 20,000
4.	Cost for Panchayat water supply	: - L.S - :	Rs. 5,000
			-----
			Rs.10,75,000
			-----

**Market Value For Amenities, Services and Extra : Rs.10,75,000**

**ANNEXURE - III ABSTRACT VALUATION.**

**As per Market Value:**

1.	Land valuation	:	Rs.25,19,62,000
2.	Building valuation	:	Rs. 8,39,93,564
3.	Amenities, services & extra items	:	Rs. 10,75,000
			-----
	<b>Total</b>	<b>:</b>	<b>Rs.33,70,30,564</b>
			-----
	<b>Say Total Amount</b>	<b>:</b>	<b>Rs.33,70,31,000</b>

(Rupees Thirty Three Crores Seventy Lakhs Thirty One Thousand only)

**DECLARATION:**

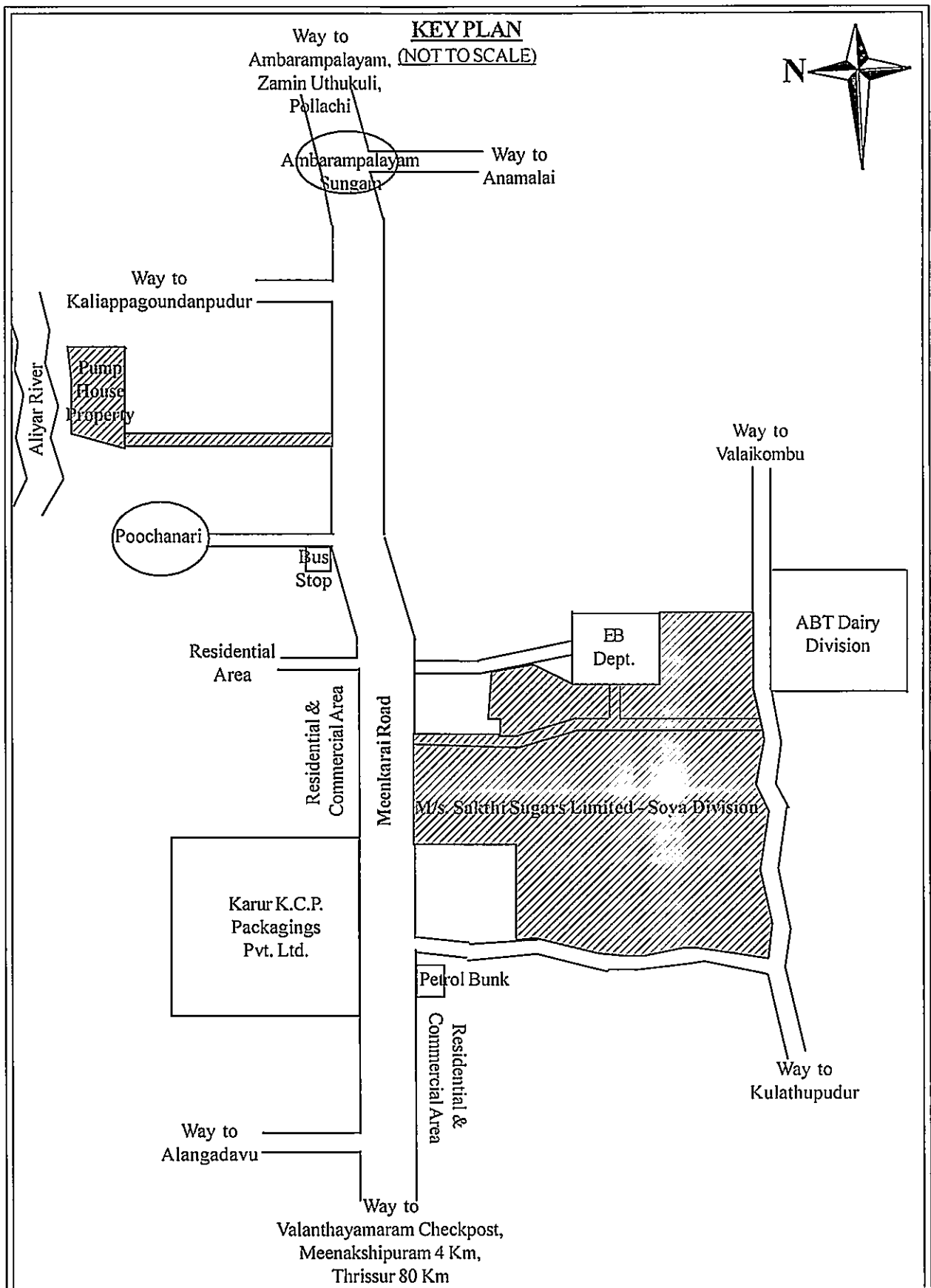
1. It is hereby certified that in my opinion
2. Value varies with the purpose and date.
3. This report is prepared only for internal audit purpose and not for any bank use and also it should not be referred for the banks.
4. The property was inspected by me on 04<sup>th</sup> June' 2021 in the presence of Mr.S.K.Panchalingam, Secretarial Officer, M/s.Sakthi Sugars Limited.
5. The legal aspects were not considered in this valuation.
6. This valuation work is undertaken by this valuer based upon the request from M/s.Sakthi Sugars Limited.

**Place :** Coimbatore.



**Date :** 15 - 06 - 2021.

**For A.P & ASSOCIATES**

*(Handwritten Signature)*



**APPROX. 5.00 KM FROM PROPERTY TO APPAKOODAL**

<p>PROPERTY SHOWN IN </p>	<p>(R) RESIDENTIAL AREA</p>	
<p>OWNER NAME AND PROPERTY ADDRESS :</p>	<p>(C) COMMERCIAL AREA</p>	
<p>M/S. SAKTHI SUGARS LIMITED.</p>	<p>(I) INDUSTRIAL AREA</p>	
<p>M/S. SAKTHI SUGARS LIMITED - SOYA DIVISION,</p>	<p>(A) AGRICULTURAL AREA</p>	
<p>OPP. KARUR KCP PACKAGINGS PVT. LTD., MEENKARAI ROAD,</p>	<p>(+) CHURCH</p>	
<p>AMBARAMPALAYAM (PO), MARCHANAICKENPALAYAM</p>	<p>(T) TEMPLE</p>	
<p>VILLAGE &amp; PANCHAYAT, ANAMALAI S.R.O., POLLACHI TALUK,</p>	<p>(M) MOSQUE</p>	
<p>COIMBATORE DT - 642 103.</p>	<p><b>TOTAL EXTENT OF LAND : 65.95 Acres</b></p>	