

VALUATION REPORT

NAME OF THE OWNER

M/s.SAKTHI SUGARS LIMITED

ADDRESS OF THE PROPERTY

Plot No.3 & 4, Race Course Road, Ward No.1, Tea Estates Compound, Old
T.S.No.631/1, 633, T.S.No.1379/1, 1379/2, 1379/3, 1381, 1382, 1383/1,
1383/2, 1383/3, 1384 & 1385/1, 1385/2, 1385/3, Coimbatore Corporation,
Coimbatore Joint I SRO, Coimbatore North Taluk & District - 641018

Market Value (Land & Building) : Rs.1,04,86,30,000/-

(Rupees One hundred and four Crore eighty six lakhs and thirty
thousand only)

DATE OF THE REPORT

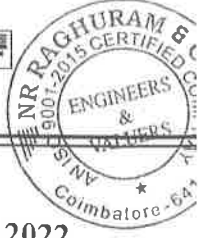
10.03.2022

Ref. No: VI/VI/872/Private

NR RAGHURAM & CO

AN ISO 9001:2015 CERTIFIED COMPANY ENGINEERS & VALUERS

ORIGINAL

Proprietor : Rtn. **N.RAGHURAMAN**, MRICS., ME.(Struct), MSc (REV), MSc (P&M), FIV., MIE., MISSE, MISTE, MIIT (Arb)International Valuers, Registered Valuers, (Wealth Tax Valuers),
Bank Approved Valuers, Chartered Civil Engineers, Class 1A Panel Engineers,
Consulting Civil Engineers, L B S (Grade I), Technical Arbitrators

Ref: VI/VI/872/Private

Date: 10.03.2022

VALUATION REPORT

Date of Inspection : 09.03.2022

Purpose : Private Purpose

This is to certify that I have inspected the property that belongs to

M/s.SAKTHI SUGARS LIMITED,

Plot No.3 & 4, Race Course Road, Ward No.1, Tea Estates Compound, Old T.S.No.631/1, 633, T.S.No.1379/1, 1379/2, 1379/3, 1381, 1382, 1383/1, 1383/2, 1383/3, 1384 & 1385/1, 1385/2, 1385/3, Coimbatore Corporation, Coimbatore Joint I SRO, Coimbatore North Taluk & District - 641018

Location:

The Property is a Commercial building located 350m distance from Thomas park bus stop, 2.6 Km away from Coimbatore Railway station and all civic amenities such as Schools, Colleges, Hospitals, etc., are available within 2Km radius from this property. The locality of the property is commercial area and is situated in the prime location of the city. The nearest landmark of this property is Race Course and the proximity to this property from National Highway is nearby.

Boundaries & Dimensions:

Boundaries of the property	As Per Deed	As Per Actual
North	30' Layout road	30' Road
South	Race Course road	Race Course Road (50' wide)
East	Plot No.5 sold to Sri Varadharaja Textiles (P) Ltd & Plot No.6 sold to Mr.D.Varadharajan and others	Land and Building
West	Plot No.1 & 2 sold to Lakshmi Machine Works Limited	Land and Building

Off : " Narayan Niwas" D.No. 17-1, 1st Floor, MKP Colony, Main Street, Ganapathy, Coimbatore - 641 006.

Office Ph: 0422-2533891, Cell: 97877 15858, 93840 27326

E.mail : n_raghuram2000@yahoo.com, nrraghuram@gmail.com Website : www.nrraghuram.org

Cell : 98438 - 15858





Dimensions of the property	As Per Deed	As Per Actual
North	138'6"	138'6"
South	140'0"	140'0"
East	162'0" & 141'3"	303'3"
West	141'6" & 171'0"	312'6"
Extent of land	98.101 Cents or 42,733 Sq.ft	98.101 Cents or 42,733 Sq.ft
Total extent of the land	98.101 Cents or 42,733 Sq.ft	

General:

1	Document reference No	1. Copy of Sale Deed No:2684/1969, Dt:27.08.1969 At Coimbatore Joint I SRO 2. Copy of Property tax receipt No.162/CTR/03/21- 22/0003776 3. Copy of EB Bill No.CBM0051A1D291 4. Copy of Water tax receipt No.162/CTR/03/21- 22/0008260
2	Latitude & Longitude	Latitude No : 11.004288 Longitude No : 76.979453
3	Property Tax No	New Ass.No:162/071/02331
4	EB No	03-004-003-1474
5	Layout Number	TP/DTP/277/64, by DTP Madras under T.P. Schem No.8

VALUE OF THE LAND

MARKET VALUE (as per local enquiry)	98.101 Cents or 42,733 Sq.ft 98.101 Cents x Rs.90,00,000/Cent = Rs.88,29,09,000/- UDS Separation: UDS is calculated by dividing total land area by total number of floors. $42,733/5 = 8,546.60$ Sq.ft/floor
GUIDELINE VALUE (As per website)	Rs.4,690/Sq.ft (or) Rs.20,42,964/Cent 98.101 Cents x Rs.20,42,964/Cent = Rs.20,04,16,000/-

**VALUE OF THE BUILDING:****Specification of the building:**

i. Foundation	Framed Structure / Column Footing
ii. Walls (Load Bearing /Partition)	Brick Work in CM
iii. Doors & Windows	--
iv. Flooring, skirting, adoring	Marble
v. Roof	RCC Roof & GI Sheet
vi. Year of Construction	2003
vii. Age of the Building	19 Years
viii.. Future Life expectancy	51 Years

Plinth area details:

1. Ground floor – 13,450 Sq.ft
2. First floor – 11,465 Sq.ft
3. Second floor – 11,465 Sq.ft
4. Third floor – 11,465 Sq.ft
5. Fourth floor – 15,855 Sq.ft

Common area Details:

Common area is 1/5th share of the plinth area of Basement floor.

Plinth area of Basement floor = 13,230 Sq.ft

Common area for each floor = $13,230/5 = 2,646$ Sq.ft

For  NR RAGHURAM & CO

N. Raghuraman

Proprietor

AMENITIES, SERVICES AND MISCELLANEOUS

1	Electricity deposits and Fittings	Rs.50,00,000/-
2	Water supply deposits	Rs.5,00,000/-
3	OHT 1,00,000 liter capacity	Rs.3,50,000/-
4	Septic tank	Rs.1,50,000/-
5	Compound wall with gate	Rs.10,00,000/-
6	Borewell with motor	Rs.5,00,000/-


 N. RAGHURAMAN, MRCS., ME(Struct), MSc., (P&M), FIV, MIE, MISSE, MISTE, MIT(Arb)
 Registered Valuer No : 1/2013-2014, Approved Valuer No : F16406
 Chartered Civil Engineer No : M-147258-5, Technical Arbitrator M-001-092
 Registered Engineer Grade-I (RE) 004/2019, Class 1A Panel Engineer No : 3/2013
 "Narayan Niwas " 17-1, MKP Colony, Main Street, Ganapathy, Coimbatore-641 006
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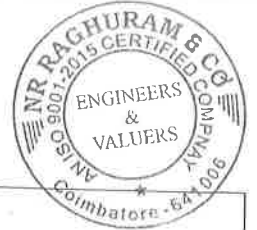
7	Sump 1,50,000 litre capacity	Rs.15,00,000/-
8	Interior works	Rs.10,00,000/-
	Total	Rs.1,00,00,000/-
	Depreciation for 19 years @1.5% considering salvage value of 10%	(-) Rs.28,50,000/-
	Total value after depreciation	Rs.71,50,000/-



For
NR RAGHURAM & CO
 N. Raghuraman
 Proprietor

CALCULATION OF COMMON FACILITIES:

S.	Floor details	Description	Age of building	Plinth area (Sq.ft)	Estimated replacement rate of construction - (Rs./Sq Ft)	Replacement cost - Rs.	Depreciation. Rs.	Net value after depreciation
1	Ground floor	Portico	19 Yrs	2,895	Rs.1,800/-	Rs.52,11,000/-	Rs.52,11,000/- @1.5% = (0.24961) Rs.13,00,718/-	Rs.39,10,282/-
2	First floor	Balcony	19 Yrs	2,423	Rs.1,800/-	Rs.43,61,400/-	Rs.43,61,400/- @1.5% = (0.24961) Rs.10,88,649/-	Rs.32,72,751/-
3	Fifth floor	Staff dining	19 Yrs	1,914	Rs.700/-	Rs.13,39,800/-	Rs.13,39,800/- @1.5% = (0.24961) Rs.3,34,427/-	Rs.10,05,373/-
4	Fifth floor	CCTV Control room	19 Yrs	1,037	Rs.2,000/-	Rs.20,74,000/-	Rs.20,74,000/- @1.5% = (0.24961) Rs.5,17,691/-	Rs.15,56,309/-
5	Fifth floor	Toilet & Lift head room	19 Yrs	1,504 Sq.ft	Rs.2,000/-	Rs.30,08,000/-	Rs.30,08,000/- @1.5% = (0.24961) Rs.7,50,827/-	Rs.22,57,173/-
6	Fifth floor	Stair and Store room	19 Yrs	1,500 Sq.ft	Rs.2,000/-	Rs.30,00,000/-	Rs.30,00,000/- @1.5% = (0.24961) Rs.7,48,830/-	Rs.22,51,170/-
						Total		Rs.1,42,53,058/- Say Rs.1,42,53,000/-

**VALUE OF THE BUILDING:**

S. No	Floor details	Age of the building	Builtup area (Incl. common area)	Estimated replacement rate of construction - (Rs./Sq Ft)	Replacement cost - Rs.	Depreciation. Rs.	Net value after depreciation
1.	Ground floor	19 Yrs	16,096 Sqft	Rs.2,500/-	Rs.4,02,40,000/-	Rs.4,02,40,000/ - @1.5% = (0.24961) Rs.1,00,44,306/	Rs.3,01,95,694/-
2	First floor	19 Yrs	14,111 Sqft	Rs.2,500/-	Rs.3,52,77,500/-	Rs.3,52,77,500/ - @1.5% = (0.24961) Rs.88,05,617/-	Rs.2,64,71,883/-
3	Second floor	19 Yrs	14,111 Sqft	Rs.2,500/-	Rs.3,52,77,500/-	Rs.3,52,77,500/ - @1.5% = (0.24961) Rs.88,05,617/-	Rs.2,64,71,883/-
4	Third floor	19 Yrs	14,111 Sqft	Rs.2,500/-	Rs.3,52,77,500/-	Rs.3,52,77,500/ - @1.5% = (0.24961) Rs.88,05,617/-	Rs.2,64,71,883/-
5	Fourth floor	19 Yrs	18,501 Sqft	Rs.2,500/-	Rs.4,62,52,500/-	Rs.4,62,52,500/ - @1.5% = (0.24961) Rs.1,15,45,087/	Rs.3,47,07,413/-
Total							Rs.14,43,18,756/ Say Rs.14,43,18,000 /-


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 Registered Engineer Grade-I (RE)-004/2019, Class 1A Panel Engineer No : 3/2013
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 E-mail/Website : nrraghuram@gmail.com / www.nrraghuramco.com
 Mobile : 98438 15858, 93840 27328

For  NR RAGHURAM & CO

Proprietor

COMMON FACILITIES CALCULATION ON PROPORTIONATE BASIS

S.No.	Particulars	Amount
1	Total Land value	Rs.88,29,09,000/-
2	Common facilities	Rs.1,42,53,000/-
3	Amenities, Services & Miscellaneous	Rs.71,50,000/-
4	Total	Rs.90,43,12,000/-
5	1/5 th share of above items	Rs.18,08,62,400/-



For **NR RAGHURAM & CO**
 N. Raghuraman
 Proprietor

TOTAL VALUE OF THE BUILDING WITH COMMON FACILITIES:

S.No	Floor details	Plinth area	Common area	UDS	Value of Individual floor after depreciation	Proportionate value of Common facilities including land	Total value of the land and building
1	Ground floor	13,450 Sq.ft	2,646 Sq.ft	8,546.60 Sq.ft	Rs.3,01,95,694/-	Rs.18,08,62,400/-	Rs.21,10,58,094/-
2	First floor	11,465 Sq.ft	2,646 Sq.ft	8,546.60 Sq.ft	Rs.2,64,71,883/-	Rs.18,08,62,400/-	Rs.20,73,34,283/-
3	Second floor	11,465 Sq.ft	2,646 Sq.ft	8,546.60 Sq.ft	Rs.2,64,71,883/-	Rs.18,08,62,400/-	Rs.20,73,34,283/-
4	Third floor	11,465 Sq.ft	2,646 Sq.ft	8,546.60 Sq.ft	Rs.2,64,71,883/-	Rs.18,08,62,400/-	Rs.20,73,34,283/-
5	Fourth floor	15,855 Sq.ft	2,646 Sq.ft	8,546.60 Sq.ft	Rs.3,47,07,413/-	Rs.18,08,62,400/-	Rs.21,55,69,813/-
Total							Rs.1,04,86,30,756/- Say Rs.1,04,86,30,000/-

N. Raghuraman

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I am qualified Civil Engineer with 26 years of experience in the construction and valuation of building and land.

I have no direct or indirect interest in the owner of the property.

I am a

- ❖ Registered valuer under Chapter XVII of the companies act 2013, holding certificate of Practice to practice as a valuer for Immovable Properties, vide No.IOVRV00240LB, Dt.24.01.2019 issued by IOVRVF (recognised by IBBI) in exercise of the powers conferred by Rule 12(2)(b) by the companies (Registered valuers and valuation) Rules 2017.
- ❖ Registered Valuer approved by income tax dept ,Wealth tax No: U/S.34AB OF wealth tax ACT 1957"
- ❖ Licensed building surveyor at Coimbatore Corporation No 25 /GR1/ 2011-12
- ❖ Approved Valuer approved by Institution of Valuers New Delhi.FIV No. F – 16406
- ❖ Chartered Engineer approved by Institution of Engineers (India) (AMIE)AM096848-2, MIE – 147258-5
- ❖ Class IA Panel Engineer approved by the District Collector Coimbatore, 3/2016
- ❖ Life Member for Indian Society For Technical Education (MISTE) –LM 75870
- ❖ Member at Indian Institution of Technical Arbitrators (MIIT arb) –M-001-092
- ❖ Member in Coimbatore Civil Engineer Associate
- ❖ Member in CEBCA (Coimbatore Builders and Contractors Association)
- ❖ Member in Indian Society of Structural Engineers MISSE No:1455
- ❖ Association of Consulting Civil Engineers (INDIA) No:4165-L
- ❖ Member in ECI National Register of Professional Engineers 2016-17

Note:

This report is only for internal Purpose to ascertain floor wise market value of the property

The property is valued at a cost of **Rs.1,04,86,30,000/-**

(Rupees One hundred and four Crore eighty six lakhs and thirty thousand only)

by considering the age of the building, Nature of the locality, Type of construction, Specification and prevailing market value of the locality is concern.



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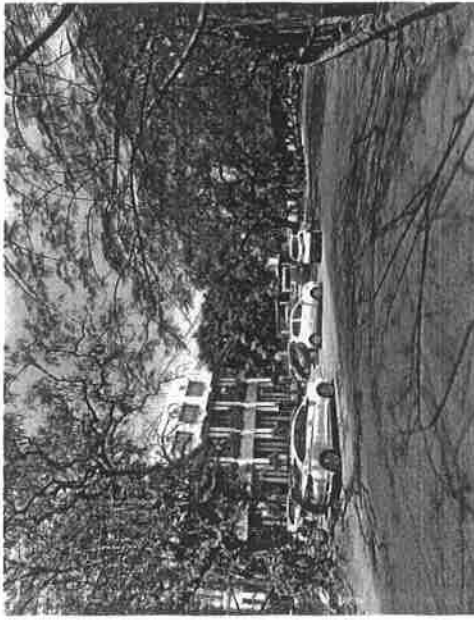
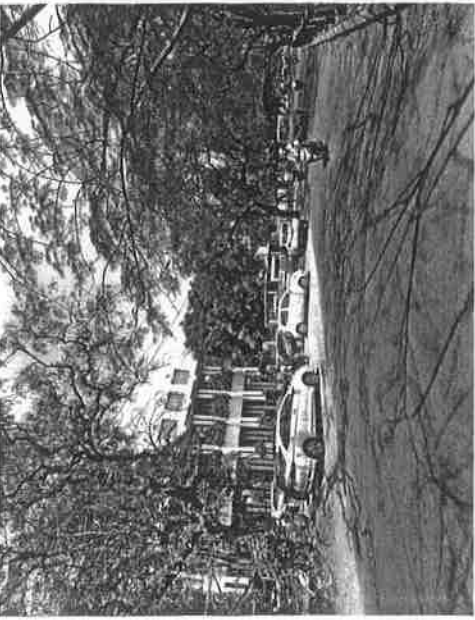
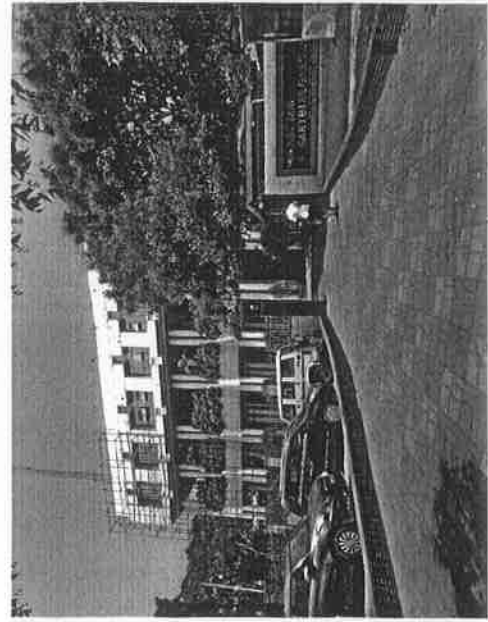
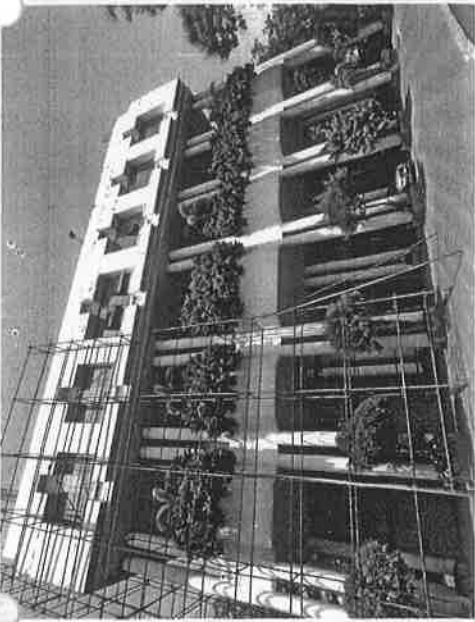
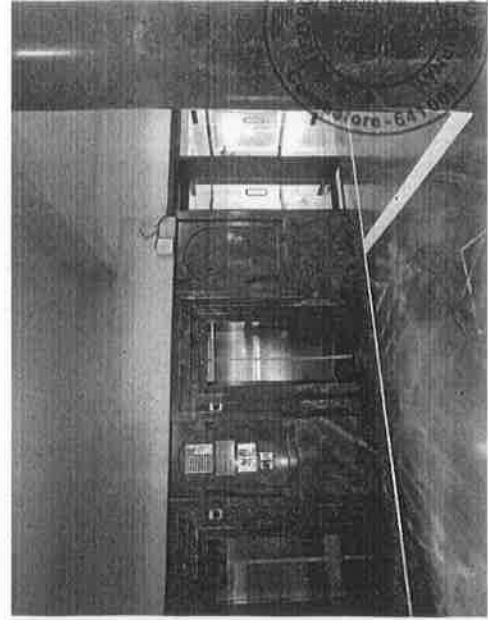
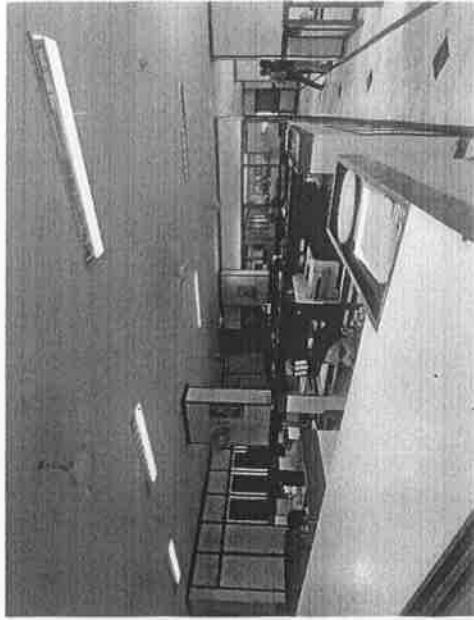
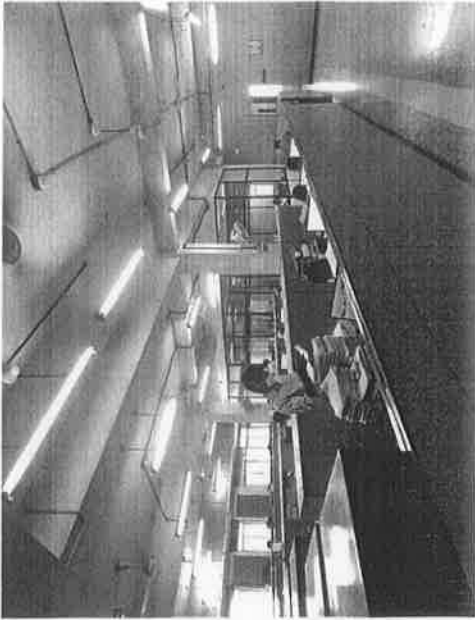
Zone: Coimbatore
 Zone: Coimbatore
 Guideline Village: Ward-1
 Revenue District: COIMBATORE
 Sub Registrar Office: Coimbatore Joint I
 Revenue Village: COIMBATORE NORTH [URBAN]
 Revenue Taluka: COIMBATORE NORTH

Sr.No.	Street Name	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date
1	<u>RACE</u> <u>COURSE</u> <u>ROAD</u> <u>MAIN</u>	4690/ Square Feet	50485/ Square Metre	Commercial Special Type - I	09-Jun-2017
2	<u>RANGA</u> <u>KONAR</u> <u>LANE</u>	1340/ Square Feet	14430/ Square Metre	Residential Class I Type - III	09-Jun-2017
3	<u>RANGA</u> <u>KONAR</u> <u>STREET</u> <u>LANE</u>	1340/ Square Feet	14430/ Square Metre	Residential Class I Type - III	09-Jun-2017
4	<u>RANGA</u> <u>KONAR</u> <u>STREET</u> <u>MAIN</u>	2010/ Square Feet	21645/ Square Metre	Commercial Class I Type - II	09-Jun-2017
5	<u>RESERVE</u> <u>POLICE</u> <u>LANE</u>	1675/ Square Feet	18040/ Square Metre	Residential Class I Type - II	09-Jun-2017



CAVEATS, LIMITATIONS, AND DISCLAIMERS AS PER GUIDELINE ON IBBI

- 1) I/We have not verified the title deeds of the properties with the records of registrar's officer as this beyond the agreed scope of our services stated in our engagement letter.
- 2) I/We assume no responsibility for the legal matters including, but not limited to, legal of title concerns, The assets and interests therein have been valued free and clear of any lines or encumbrances unless stated otherwise. No hidden or apparent conditions regarding the subject assets or their ownership are assumed to exist. No opinion of title is rendered by this report and a good title is assumed.
- 3) The RV has endeavored to visually identify the land boundaries and dimensions; however, he is not a Surveyor, So where there is a doubt about the precise position of the structures, it is recommended that a licensed Surveyor be contacted.
- 4) The physical condition of the improvements was based on visual inspection, No liability is assumed for the soundness of the structure since no engineering test was made at the site. Any unknown conditions existing at the time if inspection could alter the value. No responsibility is assumed for latent defects of any nature whatsoever, which may affect value, nor for any required to disclose such conditions.
- 5) Where a sketched plan is attached to this report, it does not purport to represent accurate architectural plans and photographs are provided as general illustrations only.
- 6) Unless otherwise stated as part of the terms of engagement, the RV has not made a specific compliance survey or analysis of the various permits and licenses under central, state and local laws/ regulations applicable to the operation and use of the subject property, and this valuation does not consider the effect, if any, of non-compliance.
- 7) The sale of the subject property is assumed to be on an all cash basis. Financial arrangements would affect the price at which the property may sell for is placed on the market.
- 8) Value varies with the purpose and date. This report is not to be referred if the purpose is different other than mentioned.
- 9) The actual realizable value that is likely to be fetched upon sale of the property under consideration shall entirely depend on the demand and supply of the same in the market at the time of sale.
- 10) In the course of the valuation, we were provided with both written and verbal information, We have however, evaluated the information provided to us by the company through broad inquiry, analysis and review but have not carried out a due diligence or audit of the information provided for the purpose of engagement. Our conclusions are based on the assumptions, forecasts and other information given by / on behalf of the company.
- 11) We are independent of the client /company and have no current or expected interest in the company or its assets. The fee paid for our services in no way influenced the result of our analysis.
- 12) Our report is meant for the purpose mentioned above and should not be used any purpose other than the purpose mentioned there in. The report should not be copied or reproduced without obtaining our prior written approval for any purpose other than the purpose for which it is prepared.



GPS Map Camoza Ltd

611, 611, Race Course Rd, Race Course, Pulliakulam, Coimbatore, Tamil Nadu 641018, India

Latitude 11.00351918° Longitude 76.9727814°

Local: 12:46:40 PM Altitude: 336.4 meters GMT: 07:16:40 AM Wednesday, 09-03-2022

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store

ATD St

Mey Memorial Ent Trust
Hospital, Coimbatore Tn

Zone 2 Race Course Road

Race Course Rd

Race Course Aarush
Childrens Park

செஸ் கார்ஸ்

ஆடுதல்...

Sakthi Sugars Limited

சக்தி
சர்க்கரை...

ABT Infocloud

ஆபி
இன்ஃபாக்களவுட்

Dough Master

டோய் மாஸ்டர்

Kingsway German
Shepherds

கிங்ஸ்வே
டெர்மன்
ஷெப்பர்டஸ்...

Lara Styles Premium
Unisex Salon

லாரா ஸ்டைல்ஸ்
பிரீமியம்
யூனிசெக்ஸ் சாலன்

Fab car
யுகார்ட்

Experience
ஆட்டோ
கிளட்

Hawa Mahal Model

ஹவா மஹால்
மாதல்

Office
கார்டர்

ஆலுவன்

ABT Travels
180, Race Course Road 4th Floor, ...
11.004291, 76.979456

