

Ref No: KVB-893

1<sup>st</sup> Feb 2019

## VALUATION REPORT

Pursuant to the request from **M/s.Kothari Industrial Corporation Limited** a detailed valuation report for the land and Commercial building located at **Door No.114, Kothari Building, Ground & First Floor, Mahatma Ganthi Salai, Nungambakkam High Road, Nungambakkam, Chennai – 600 034** is carried out.

**OWNER : M/S.KOTHARI INDUSTRIAL CORPORATION LIMITED**

Based upon the actual observation and particulars provided to me, detailed valuation report has been prepared and furnished in the following Report. And

<b>I am of the opinion that the (Value as on 01.02.2019),</b>		
<b>A</b>	<b>Fair Market value of the property (21,38,40,000 + 1,67,43,000)</b>	<b>₹ 23,05,83,000/-</b>
<b>B</b>	<b>Guideline value of the property (10,61,28,000 + 1,67,43,000)</b>	<b>₹ 12,28,71,000/-</b>
<b>C</b>	<b>Forced sale value of the property (75% of FMV)</b>	<b>₹ 17,29,37,250/-</b>
<b>Hence the fair market value of the property assessed as on date is say ₹ 23.05 Crore (Rupee Twenty Three Crore Five Lakh Only)</b>		

This report contains 5 Pages

I		ANNEXURE - I GENERAL	
1	Purpose of which valuation is made		Bank Loan or Sale of property
2	A	Date of Inspection	01.02.2019
	B	Date on which valuation is made	01.02.2019
	C	Name & designation of Company Representative who accompanied the valuer on the date of visit	Company Representative VP of Kothari Industrial Corporation Ltd Accompanied me
3	List of documents produced for perusal		Copy of Legal Opinion
4	Name of the Owner/s of the property and his/ their address with (Furnish the details of share of each owner in case of joint ownership)		<b>M/S.KOTHARI INDUSTRIAL CORPORATION LIMITED,</b> # 114, MG Salai, Nungambakkam, Chennai - 34
5	Is the property under single/ Joint Ownership		Company Owned ownership
6	Brief description of the property		Property is G + 5 Floor Commercial Building
7	A	Plot No. / Survey No. T.S No. / Ward No.	O.S.No.330, R.S.No.58/2, & 58/81
	B	Plot No.	No.114, Mahatma Ganthi Salai, Ground & First Floor
	C	Street Name	Nungambakkam High Road,
	D	Place and district	Nungambakkam, Chennai - 600 034
8	Is the property situated at Residential/ Commercial / Mixed or Industrial area		Commercial Area
9	Classification of the area		
	A	High / Middle / Poor	Middle
	B	Metro / Urban / Semi Urban / Rural	Metro
10	Coming under Corporation limit / municipality / Village panchayat		Chennai Corporation limit
11	Whether covered under state / central Govt. enactments (i.e. Urban Land ceiling act) or notified under agency area / scheduled area / cantonment area or for specific purpose		Nil
12	Incase it is a agricultural land, any conversion to house site plots is contemplated		Nil
13	<b>Boundaries</b>	<b>As per Deed</b>	<b>As per Actual</b>
	North By	Belongs to Kulandiaya Chetiyar	Belongs to Kulandiaya Chetiyar
	South By	Rutland Gate IVth Street	Rutland Gate IVth Street



	East By	Belongs to Pattabiraman	Belongs to Pattabiraman
	West By	Nungambakkam High Road	Nungambakkam High Road
	Extent	2/3 Share Out of 42000 Sqft (or) 28000 Sqft	2/3 Share Out of 42000 Sqft (or) 28000 Sqft
14	Extent of the site considered for valuation		3.30 Ground UDS

II	CHARACTERISTICS OF THE SITE	
1	Classification of locality	Commercial
2	Development of surrounding areas	Well Developed area
3	Possibility of frequent flooding/Submerging	Nil
4	Feasibility to the Civic amenities like School, Hospital, Bus stop, Market etc.	Available nearby
5	Level of land with topographical conditions	Level Land
6	Shape of land	Rectangular in shape
7	Type of use to which it can be put	Commercial
8	Any usage restriction- Lake or Slum, Polluting Industrial Units, H.T. Lines and any factors which affect the Marketability of the site	Nil
9	Is it a land-locked land?	No
10	Is plot in town planning approved layout	Building plan Approved
11	Corner plot or intermittent plot	Corner plot
12	Availability of road facilities	Available
13	Type of road available at present	Bitumen road
14	Width of Road- is it below 20 ft. or more than 20 ft.	more than 20' wide road
15	Water supply / Potentiality	Available
16	Underground sewerage system/Septic Tank	Available
17	Power supply is available in the site	Available
18	Advantage of this site	--
19	General remarks, if any like threat of acquisition of land for public service purpose, road widening or applicability of CRZ provisions etc (distance from sea coast / tidal level must be incorporated)	Nil



PART - A (VALUATION OF LAND)		
1	Size of Plot	3.30 Ground UDS
2	Extent of the site Considered	3.30 Ground UDS
3	Guideline rate	₹ 13400/- per Sqft
4	Guideline Value (3.30 Ground X ₹ 13400/Sqft)	₹ 10,61,28,000/-
5	Prevailing marker rate	₹ 27000/- to 28000/- per Sqft
6	Rate Considered for Valuation	₹ 27000/- per Sqft
7	Land Value (3.30 Ground X ₹ 27000/Sqft)	₹ 21,38,40,000/-

PART - B (VALUATION OF BUILDING)							
1	Technical details of the building			Property is Ground + 5 Floor Commercial			
A	Type of building (Residential/commercial/Industrial)			Commercial Building			
B	Type of construction (Load bearing / RCC / steel framed)			RCC Framed structure			
C	Whether approved plan copy is available			PPA.No.B/4753/1966, Dt : 27.04.1967			
D	Year of construction			1967			
E	Number of floors and height of each floor including basement, if any			Ground + 5 Floor (Each 10' Height)			
F	<b>Floors</b>			<b>As per Plan</b>		<b>As per Actual</b>	
	Ground Floor			8577 Sqft		8577 Sqft	
	First Floor			8166 Sqft		8166 Sqft	
	Area considered for the Valuation			As per Plan (Whichever is Lowest Above )			
G	Condition of the building						
	Exterior – Excellent, Good, Normal, poor			Good			
	Interior – Excellent, Good, Normal, Poor			Good			
2	<b>Building</b>	<b>Area in Sqft</b>	<b>Dep Considered</b>	<b>Dep %</b>	<b>Rep.Cost</b>	<b>Rep.Cost after Dep</b>	<b>Amount</b>
A	Total area	16743	1%	40%	1800/-	1000/-	₹ 1,67,43,000/-
B	Add Extra Amenities ( Interior, Generator, EB Deposit, Water Supply)						--
C	Total value of the building						₹ 1,67,43,000/-



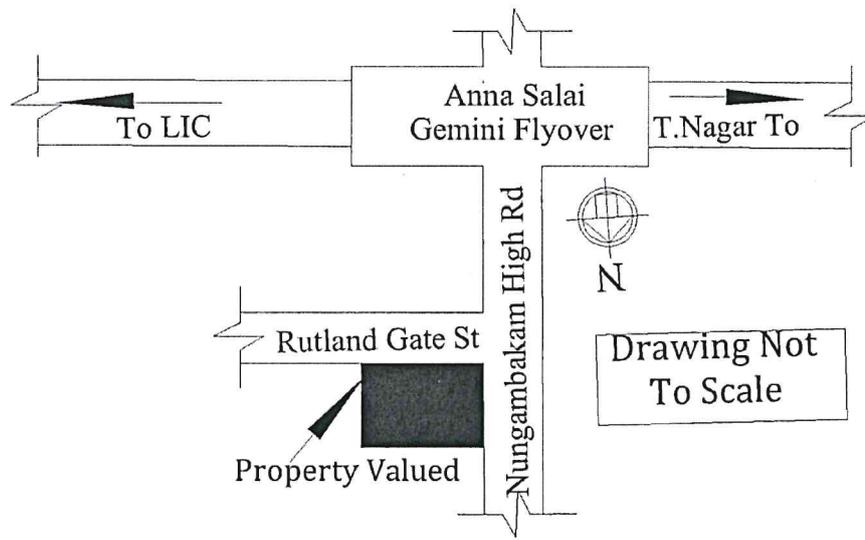
V	ABSTRACT (LAND + BUILDING)	
A	Fair Market value of the property (21,38,40,000 + 1,67,43,000)	₹ 23,05,83,000/-
B	Guideline value of the property (10,61,28,000 + 1,67,43,000)	₹ 12,28,71,000/-
C	Forced sale value of the property (75% of FMV)	₹ 17,29,37,250/-
Hence the fair market value of the property assessed as on date is say <b>₹ 23.05 Crore</b> (Rupee Twenty Three Crore Five Lakh Only)		

**GUIDELINE VALUE**

ZONE : CHENNAI SRO : CHENNAI CENTRAL JOINT II Village : NUNGAMBAKKAM

STREET NAME	GUIDELINE VALUE	GUIDELINE VALUE (IN METRIC)	CLASSIFICATION
Nungambakkam High Road (or) Uthamar Gandhi Road	13400/Sqft	144240/Sqmt	Commercial Special Type - I

**KEY PLAN**



**DECLARATION:**

I hereby declare that:

- 1 . I have personally inspected the property on 01.02.2019
- 2 The information furnished in my valuation report is true and correct to the best of my knowledge and belief
- 3 I have no direct or indirect interest in the property valued
- 4 If this property is offered as collateral security, concerned financial institution is requested to verify the land extent mentioned in the report to the latest legal opinion
- 5 Financial Institution is requested to collect Latest original property Tax Receipt, Patta and FMB from the borrower.

