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FIXED ASSET (LAND AND BUILDING) VALUATION REPORT OF JK TYRE & INDUSTRIES LIMITED

SITUATED AT

JK TYRE & INDUSTRIES LTD. CHENNAI TYRE PLANT, VILLAGE-KOLATHUR,
TALUK-SRIPEERUMBUDUR, DISTRICT- KANCHEEPURAM, CHENNAI, TAMIL
NADU

OWNER/ PROMOTER

M/S. J.K. TYRE & INDUSTRIES LTD.

- Corporate Valuers
- Business/ Enterprise/ Equity Valuations
- Lender's Independent Engineers (LIE)
- Techno Economic Viability Consultants (TEV)
- Agency for Specialized Account Monitoring (ASM)
- Project Techno-Financial Advisors
- Chartered Engineers
- Industry/ Trade Rehabilitation Consultants
- NPA Management
- Panel Valuer & Techno Economic Consultants for PSU Banks

REPORT PREPARED FOR	REPORT PREPARED BY
JK TYRE & INDUSTRIES LTD. LCB BRANCH, NEW	R.K. ASSOCIATES VALUERS & TECHNO ENGINEERING CONSULTANTS PVT. LTD.

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at valuers@rkassociates.org. We will appreciate your feedback in order to improve our services.*

*NOTE: As per ICAI Guidelines, please provide your feedback on the report within 15 days of its submission after which
report will be considered to be correct.*

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Part K: R.K Associates Important Notes and Enclosure 1: Valuer's Remarks are integral part of this report and Value is assessment is subject to both of these sections. Reader of the report is advised to read all the points mentioned in these sections carefully.

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PART A

SNAPSHOT OF THE ASSET/ PROPERTY UNDER VALUATION



SITUATED AT

**JK TYRE & INDUSTRIES LTD. CHENNAI TYRE PLANT, VILLAGE-KOLATHUR,
TALUK-SRIPERUMBUDUR, DISTRICT- KANCHEEPURAM, CHENNAI, TAMIL
NADU**

PART B

INTRODUCTION

1. NAME OF THE PROJECT:

Tyre Manufacturing Unit (Chennai) set up by M/s JK Tyre & Industries Ltd. (herewith known as "company" or "JK Tyre") located at Kolathur Village, Kancheepuram District, Chennai, Tamil Nadu.

2. PURPOSE OF THE REPORT:

R.K Associates has been appointed by Bank of India, LCB Branch, New Delhi for carrying out the fixed asset valuation (i.e., valuation of land and building) of the subject property on as-is-where-is basis.

3. BRIEF DESCRIPTION OF THE PROJECT:

JK Tyre & Industries Ltd. has implemented the Tyre manufacturing Unit. As per the information from the company, both passenger and truck tyres are manufactured and also the same gets exported. Major client country is United State of America. Also, as per discussion with the company officials we came to know that they have installed 6MW roof-top solar plant in the year 2017. The subject plant is a stand-alone plant in the near locality.

Details pertaining to Land & Building (*Building & Civil Work*) are enumerated in different section of this report.

3.1 LOCATION:

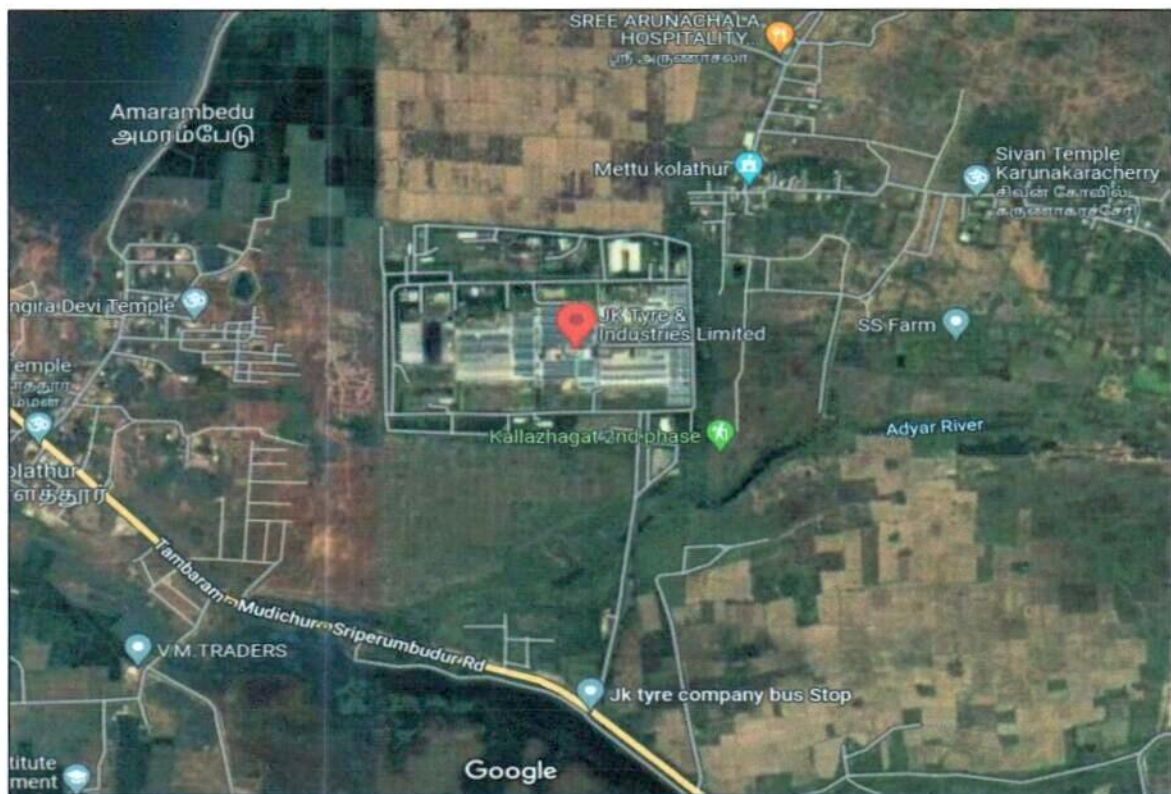
Subject property is located at Kolathur Village, Kancheepuram District, Chennai, Tamil Nadu.

The plant is connected with the Tambaram Mudichur Sriperumbudur highway through their personal constructed bituminous internal road which is ~40ft. in width.

As per the information in the public domain, the nearest highway i.e., Tambaram Mudichur Sriperumbudur is getting reconstructed from 2 lane to 4 lane. As a result of which the demand for the land has risen.

Also, as per information available in public domain a new airport has been proposed in Sriperumbudur.





State and District

Tamil Nadu is a state in southern India. It is the tenth largest Indian state by area and the sixth largest by population. Its capital and largest city is Chennai. Chennai is located on the south-eastern coast of India in the north-eastern part of Tamil Nadu on a flat coastal plain known as the Eastern Coastal Plains.

Chennai, the capital city of the state of Tamil Nadu, India, is the largest industrial and commercial center of South India. Recent estimates of the economy of the Chennai Metropolitan Area is around US\$78.6-86 billion, \$200 billion with industrial zones; PPP GDP, ranking it from fifth most productive metro area of India, and the third highest by GDP per capita. Industrial Areas in Chennai can be divided into 4 zones: North Chennai, West Chennai, South West and South Chennai. West Chennai clusters include: Maduyavoyal, Noombal and Poonamallee cluster Thirumazhisai cluster that includes Goodapakkam, Kuthambakkam, Tandalam Irrungattukottai cluster that includes Pillaipakkam and Mevaloor kuppam Mannur cluster that includes Sengadu, Polivakkam, Valarapuram, Mappedu etc

Sripurumbudur cluster that includes Araneri, Pondur, Mambakkam, Sunguvarchatram and beyond



3.2 Land Requirement

For the purpose of setting up the Plant the company has acquired a total land area admeasuring 100.99 Acres. The Land area is considered as per mentioned in the CLU provided by the company.

Moreover, as per the Google measurement of the subject Plant total land area admeasure approximately the same as stated by the company.



Civil Work

Plant is distributed into different blocks comprising of different buildings as per their utility. These mainly comprise of buildings made out of brickwork and RCC column and beams with G.I. Roofs. Other type of Structures composing of major portion are Industrial Structures consisting of massive steel structural members embedded in RCC base and covered by Industrial heavy duty corrugated steel sheets/Brick wall.

3.2.1 Status of Plant during Site Survey

Our engineering team has visited the plant project site on 17th & 18th October 2022 .During the site visit, the plant was found to be in operational condition.

4. TYPE OF REPORT: Detailed Fixed Asset Valuation of the Project (Revaluation)



5. SCOPE OF THE REPORT: Valuation of the Fixed Assets (Land and Building) of M/s JK Tyre & Industries Ltd Chennai.

- i. *This is just the fixed asset valuation of the project based on the cost & market approach methodologies considering the utility of the asset for the business & the company as on-ongoing concern basis. This Valuation shall not be construed as the transactional value of the Project which may be determined through Enterprise/ Business Valuation based on Income approach methodologies.*
- ii. *This report only contains general assessment & opinion on the Depreciated market value of the assets of the project found on as-is-where basis on site for which the Bank/ customer has shown & asked us to conduct the Valuation for which photographs is also attached with the report. No legal aspects in terms of ownership or any other legal aspect is taken into consideration. It doesn't contain any due-diligence other than the valuation assessment of the property shown to us on site. Information/ data/ documents given to us by Bank/ client has been relied upon in good faith. This report doesn't contain any other recommendations of any sort.*

6. DOCUMENTS/ DATA REFERRED:

- Memorandum of entry (MOE)
- Change of Land Use (CLU)

7. DOCUMENTS/ DATA/ INFORMATION PROVIDED BY THE COMPANY:

- Memorandum of entry (MOE)
- Change of Land Use (CLU)
- NOCs



PART C

CHARACTERISTICS DESCRIPTION OF THE PROJECT

Name & Address of the Branch	Bank of India, LCB branch, New Delhi
Name & Designation of the concerned officer	Mr. Ravishankar
Name of the Customer	M/s. JK Tyre & Industries Limited

S.NO.	CONTENTS	DESCRIPTION																		
I.	GENERAL																			
1.	Purpose of Valuation	For Periodic Re-valuation of the mortgaged property																		
2.	a. Date of Inspection of the Property	17 October 2022																		
	b. Date of Valuation Assessment	28 October 2022																		
	c. Date of Valuation Report	28 October 2022																		
3.	List of documents produced for perusal (Documents has been referred only for reference purpose)	<table> <tr> <th>Documents Requested</th><th>Documents Provided</th><th>Documents Reference No.</th></tr> <tr> <td>Total 04 documents requested.</td><td>Total 04 documents provided</td><td>Total 04 documents provided</td></tr> <tr> <td>Property Title document</td><td>Memorandum of Entry</td><td>Dated: 17/08/2021</td></tr> <tr> <td>Building Sheet</td><td>Building Sheet</td><td>---</td></tr> <tr> <td>CLU</td><td>CLU</td><td>Dated: 19/09/2014</td></tr> <tr> <td>Other Approvals/NOC</td><td>Other Approvals/NOC</td><td>---</td></tr> </table>	Documents Requested	Documents Provided	Documents Reference No.	Total 04 documents requested.	Total 04 documents provided	Total 04 documents provided	Property Title document	Memorandum of Entry	Dated: 17/08/2021	Building Sheet	Building Sheet	---	CLU	CLU	Dated: 19/09/2014	Other Approvals/NOC	Other Approvals/NOC	---
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Building Sheet	Building Sheet	---																		
CLU	CLU	Dated: 19/09/2014																		
Other Approvals/NOC	Other Approvals/NOC	---																		
4.	Name of the owner(s)	M/s JK Tyre & Industries Limited																		
	Address/ Phone no.	Address: JK Tyre & Industries Ltd. JK Tyre & Industries Ltd. Chennai Tyre Plant, Village-Kolathur, Taluk-Sriperumbudur, District- Kancheepuram, Chennai, Tamil Nadu																		
		Phone No.: Not available																		



5.

Brief description of the property

For the purpose of setting up the plant, the company has acquired a total land area admeasuring 100.99 Acres. The land area is considered as mentioned in the CLU provided by the company.

NET LAND & Dry
NOC

<p>அனுப்புநர் திரு.கா.பாண்டுகரன், இ.ஆ.ப., மாவட்ட ஆட்சித்தலைவர், காஞ்சிபுரம் மாவட்டம்</p>	<p>பெறுநர் M/s JK Tyres & Industries, Sriperumbudur-Tambaram Road, Kolathur, Sriperumbudur Taluk</p>
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த.க.30791/2012/ஆ2 நாள். 19. 9.2014

அப்பா.

பொருள் தடையின்மை சான்று - காஞ்சிபுரம் மாவட்டம் -
திருப்பெரும்புதூர் வட்டம் - கொளத்தூர் கிராமம் புல எண்.150
மற்றும் சில மொத்த விஸ்தீரணம் 40.08.3 ஏக்கர் நிலத்தில்
தொழிற்சாலை அமைக்க M/s JK Tyres & Industries
நிறுவனத்தினர் தடையில்லாச் சான்று கோரியது - தொடர்பாக

மர்வை 1.M/s JK Tyres & Industries நிறுவனத்தினர்
மனு நாள் 21.12.12.
2.இதர ஆவணங்கள்.

காஞ்சிபுரம் மாவட்டம் திருப்பெரும்புதூர் வட்டம், 105.கொளத்தூர் கிராமம்,
புல எண்.150 மற்றும் புல எண்.150 மொத்தம் மரப்பு 40.08.3 ஹெக்டேர்ஸ் உள்ள நன்செய்
நிலங்களில் ரேடியல் டயர் பாய்ண்ட் அமைக்க தி.வி.ஜே.கே.டயர்ஸ் இண்டஸ்ட்ரீஸ் என்ற
நிறுவனத்தினர் தடையில்லாச் சான்று கோரியது தொடர்பாக சார்நிலை அலுவலர்களின்
அறிக்கை மற்றும் மனுதாரரால் சமர்ப்பிக்கப்பட்ட ஆவணங்கள் பரிசீலனை செய்யப்பட்டது.

மேற்கண்ட புலங்களை நிறுவனத்தினர் கிரயம் பெற்று மட்டா மற்றும் செவ்வப்பட்டு
நிறுவனத்தினர் அனுபவத்தில் வைத்துள்ளனர். மேற்படி நிறுவனத்தினர் தடையில்லாச் சான்று
கோரிய புலங்களில் புல எண் 172, 175, 176, 177, 178, 180, 181, 182, 183, 184, 185,
186, 187, 189, 190, 191, 192, 193, 194, 195, 196, மற்றும் புல எண் 217 வழியாகவும்,
மற்றும் புல எண் 212, 215, 216, 219, 221, 222, 223, 224, 225, 226, 227, 228, 229,
230, 174, 231, 232, 233 வழியாகவும் மற்றும் புல எண் 249, 259, 260, 264, 267, 269,
270, 273, மற்றும் புல எண் 275 வழியாகவும் மேற்கிலிருந்து கிழக்காக ஏரி நீர்வாசன
புஸ்திதி வாய்க்கால் சென்று கொண்டிருந்தது என ஆவணங்களிலிருந்து
தெரியவருகின்றது. தற்சமயம் பூமியில் பூஸ்திதி வாய்க்கால் தூர்க்கப்பட்டுள்ளது
முதியதாக புல எண் 150, 151, 154, 155, 156, 159, 161, 163, 166, 167, 168, 170,
171, 172, 173, 233, 234, 274, மற்றும் புல எண் 277 வழியாக கால்வாய் தோண்டப்பட்டு
கம்பெனி நீரும் செல்லும் விதமாக அமைக்கப்பட்டுள்ளது. இது தொடர்பாக
பொதுப்பணித்துறையினர் தொழில் நுட்பக் கருத்துரு பெறப்படவில்லை. மேற்படி
கம்பெனியில் மேற்கு பக்கம் மற்றும் தெற்கு பக்கத்திலிருந்து ஏரி நீர்வாசன வாய்க்கால்

The plant is distributed into different blocks comprising of different buildings as per their utility. These mainly comprise of buildings made out of brickwork and RCC column and beams with G.I. Roofs. Other type of structures composing of major portion are industrial structures consisting of large steel structural members embedded in RCC base and covered by Industrial heavy duty corrugated steel sheets/brick wall. Our plant setup is on a large land parcel of 100.99 Acres and is ~700mtrs inside from main road.

The subject property is located at Kolathur Village, Kancheepuram District, Chennai, Tamil Nadu. The plant is connected with the Tambaram Mudichur Sriperumbudur highway through their personal constructed bituminous internal road which is ~40ft. in width. Major civic amenities are available within ~5 K.M. of the subject plant.

In case of discrepancy in the address mentioned in the property documents and the property shown to us at the site due to change in zoning or administrative level at the site or client misled the valuer by

providing the fabricated document, the valuation should be considered of the property shown to us at the site of which the photographs are also attached. Our responsibility will be only related to the valuation of the property shown to us on the site and not regarding matching from the documents or searching the property from our own. Banker to verify from district administration/ tehsil level the identification of the property if it is the same matching with the document pledged.

This report only contains general assessment & opinion on the Guideline Value and the indicative, estimated Market Value of the property of which Bank/ customer asked us to conduct the Valuation for the property found on as-is-where basis as shown on the site by the Bank/ customer of which photographs is also attached with the report. No legal aspects in terms of ownership or any other legal aspect is taken into consideration. Even if any such information is mentioned in the report it is only referred from the information provided for which we do not assume any responsibility. Due care has been given while doing valuation assessment but it doesn't contain any due-diligence or audit or verification of any kind other than the valuation computation of the property shown to us on site. Information/ data/ documents given to us by Bank/ client have been relied upon in good faith. This report doesn't contain any other recommendations of any sort.

6.	Location of the property		
	6.1 Plot No. / Survey No.	Several survey numbers as per the documents provided by the client. (Please refer to Part F for the provided data)	
	6.2 Door No.	---	
	6.3 T. S. No. / Village	Village- Kolathur	
	6.4 Ward / Taluka	Taluka- Sriperumbudur	
	6.5 Mandal / District	Kancheepuram	
	6.6 Postal address of the property	JK Tyre & Industries Ltd. Chennai Tyre Plant, Village-Kolathur, Taluk-Sriperumbudur, District- Kancheepuram, Chennai, Tamil Nadu	
	6.7 Latitude, Longitude & Coordinates of the site	12°56'19.1"N 80°00'03.5"E	
	6.8 Nearby Landmark	The subject plant is itself a landmark	
7.	City Categorization	Village	Rural
	Type of Area	Majorly all nearby lands are used for Agriculture purpose	
8.	Classification of the area	Lower Class (Poor)	Rural
		Within backward village area	
9.	Local Government Body Category (Corporation limit / Village Panchayat / Municipality) - Type & Name	Rural	Kolathur Gram Panchayat
10.	Whether covered under any prohibited/ restricted/ reserved area/ zone through State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area/ heritage area/ coastal area	No	NA
11.	In case it is an agricultural land, any conversion of land use done	As per documents it is not an Agriculture land	
12.	Boundary schedule of the Property		
	Are Boundaries matched	No, boundaries are not mentioned in the documents.	

13.	Directions		As per Documents		Actually found at Site		
	North		----		Agricultural Land		
	South		----		Road		
	East		----		Agricultural Land		
	West		----		Agricultural Land		
14.	Dimensions of the site						
	Directions		As per Documents (A)		Actually found at Site (B)		
	North		NA		Shape uneven, not measurable from sides.		
	South		NA		Shape uneven, not measurable from sides.		
	East		NA		Shape uneven, not measurable from sides.		
15.	West		NA		Shape uneven, not measurable from sides.		
	Extent of the site		100.99 acres (Land Area) (As per the data provided by the client)		99 acres (As per the measurement through satellite tools)		
16.	Extent of the site considered for valuation (least of 14A & 14B)			100.99 acres (Land Area)			
17.	Property presently occupied/ possessed by			Owner			
II. CHARACTERISTICS OF THE SITE							
1.	Classification of the locality			Rural area			
2.	Development of surrounding areas			Rural area, mostly agricultural			
3.	Possibility of frequent flooding / submerging			No such information came into knowledge			
4.	Proximity to the Civic amenities & social infrastructure like school, hospital, bus stop, market, etc.						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	~5 K.M.	~5 K.M.	~5 K.M.	~5 K.M.	~12 K.M.	NA	~30 K.M.
5.	Level of land with topographical conditions			on road level/ Plain Land			
6.	Shape of land			Irregular			
7.	Type of use to which it can be put			Best for industrial use			
8.	Any usage restriction			Yes . The land is only for industrial use.			
9.	Is plot in town planning approved layout?/ Zoning regulation			No		Industrial as per visual observation and as per surrounding area conditions	
10.	Corner plot or intermittent plot?			It is not a corner plot.			
11.	Road facilities						
	(a) Main Road Name & Width			Tambaram Mudichur Sriperumbudur Highway		~40 ft.	
	(b) Front Road Name & width			J.K. Tyres Internal Industrial Road		~40 ft.	
	(c) Type of Approach Road			Bituminous Road			
	(d) Distance from the Main Road			On road			



12.	Type of road available at present	Bituminous Road
13.	Width of road – is it below 20 ft. or more than	More than 20 ft.
14.	Is it a land – locked land?	No
15.	Water potentiality	Yes available from borewell/ submersible
16.	Underground sewerage system	Yes
17.	Is power supply available at the site?	Yes
18.	Advantages of the site	<p>The subject plant is close to the highway.</p> <p>As per the information in the public domain the nearest highway i.e., Tambaram Mudichur Sriperumbudur is getting reconstructed from 2 lane to 4 lane. As a result of which the demand for the land has risen.</p> <p>Also, as per the information available on public domain, a new airport has been proposed in Sriperumbudur.</p>
19.	Special remarks, if any, like:	
	a. Notification of land acquisition if any in the area	No information came to our knowledge
	b. Notification of road widening if any in the area	No information came to our knowledge
	c. Applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	No, our subject property is not close to any coastal region.
	d. Any other	NA
III. VALUATION OF LAND		
1.	Size of plot	100.99 Acres (As per documents provided by the client)
	North & South	NA, since the plot is irregular in shape.
	East & West	NA, since the plot is irregular in shape.
2.	Total extent of the plot	100.99 Acres (As per documents provided by the client)
3.	Prevailing market rate (Along with details/reference of at least two latest deals/ transactions with respect to adjacent properties in the areas)	Please refer to Part F - Procedure of Valuation Assessment section.
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof is enclosed with the report)	
5.	Assessed / adopted rate of valuation	
6.	Estimated Value of Land	
IV. VALUATION OF BUILDING		
1.	Technical details of the building	
	a. Type of Building (Residential / Commercial/ Industrial)	INDUSTRIAL / INDUSTRIAL PROJECT LAND & BUILDING

b. Type of construction (Load bearing /RCC / Steel Framed)	Structure	Slab	Walls
	Steel frame structure and RCC Framed Structure	Reinforced Cement Concrete	Brick walls and RCC Walls
	c. Architecture design & finishing		
	Interior		Exterior
	Ordinary regular architecture / Plain ordinary finishing		Ordinary regular architecture / Simple/ Average finishing
	d. Class of construction		
	Class of construction: Class C construction (Simple/ Average)		
	e. Year of construction/ Age of construction		refer Sheet attached
	f. Number of floors and height of each floor including basement, if any		NA
	g. Plinth area floor-wise		NA
	h. Condition of the building		Interior Average
	i. Maintenance issues		Exterior Average
	j. Visible damage in the building if any		No maintenance issue, structure is maintained properly
	k. Type of flooring		No visible damages in the structure
a. Class of electrical fittings		VDF, PCC, Vitrified tiles, Ceramic Tiles	
b. Class of plumbing, sanitary & water supply fittings		Mixed (Internal & External)	
b. Class of plumbing, sanitary & water supply fittings		Mixed (Internal & External)	
2. Map approval details			
a. Status of Building Plans/ Maps and Date of issue and validity of layout of approved map / plan		The DTCP approved map has not been provided to us. However, we have received the map approved by Director of Occupational Safety and Health Department (DISH).	
b. Approved map / plan issuing authority		DTCP	
c. Whether genuineness or authenticity of approved map / plan is verified		Not within our scope of work	
d. Any other comments on authenticity of approved plan		No	
e. Is Building as per copy of approved Map provided to Valuer?		Cannot comment since we have received the map approved by Director of Occupational Safety and Health Department (DISH).	
f. Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the approved plan		<input type="checkbox"/> Permissible alterations	NA
		<input type="checkbox"/> Non permissible alterations	NA
g. Is this being regularized		No Information	
V. SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF			
1.	Foundation	This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis.	
2.	Basement		
3.	Superstructure		
4.	Joinery / Doors & Windows (please furnish details about size of frames.		

	shutters, glazing, fitting etc. and specify the species of timber)	
5.	RCC works	
6.	Plastering	
7.	Flooring, Skirting, dadoing	
8.	Special finish as marble, granite, wooden paneling, grills, etc	
9.	Roofing including weather proof course	
10.	Drainage	
11.	Compound wall	Yes
	Height	~8 ft.
	Length	~2500 mtrs.
	Type of construction	Brick Wall with barbed wiring on top
12.	Electrical installation	This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis.
	Type of wiring	
	Class of fittings (superior / ordinary / poor)	
	Number of light points	
	Fan points	
	Spare plug points	
	Any other item	
13.	Plumbing installation	This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis.
	No. of water closets and their type	
	No. of wash basins	
	No. of urinals	
	No. of bath tubs	
	No. of water closets and their type	
	Water meter, taps, etc.	
	Any other fixtures	

***NOTE:**

1. For more details & basis please refer to **Part F - Procedure of Valuation Assessment section.**
2. This valuation is conducted based on the comparable composite market rate method which is inherently inclusive of the additional items as mentioned in S.No. 2 to 8 if present in the flat at ordinary level. For any exclusive and superfine finish over and above ordinary finishing, additional value is taken in lumpsum as described in the **Procedure of Valuation Assessment section under "Valuation of Additional Aesthetic & Decor Works in the Property".**
3. Estimated Value is subject to the assumptions, limitations, basis of computation, caveats, information, facts came during valuation within the limited available time & cost.
4. This Valuation is guided by Valuation Terms of Service and Valuer's Important Remarks which can also be found at www.rkassociates.org.



PART D

INDUSTRY STATUTORY APPROVAL & NOC'S DETAILS

SR. NO.	REQUIRED APPROVALS	REFERENCE NO./ DATE	STATUS (Approved/ Applied For/ Pending/Not provided)
1.	Factory License	Reg No.-KPM08844	Approved
2.	Electricity Bill	Bill No.-H4110917092211	Provided
3.	Fire Insurance	Policy No. -1001/252735321/00/000	Approved



PART E

PROCEDURE OF VALUATION ASSESSMENT

1.	GENERAL INFORMATION			
i.	Important Dates	Date of Inspection of the Property	Date of Valuation Assessment	Date of Valuation Report
		17 October 2022	28 October 2022	28 October 2022
ii.	Client	Bank of India, LCB branch, New Delhi.		
iii.	Intended User	Bank of India, LCB branch, New Delhi.		
iv.	Intended Use	To know the general idea on the market valuation trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, and considerations of any organization as per their own need, use & purpose.		
v.	Purpose of Valuation	For Periodic Re-valuation of the mortgaged property		
vi.	Scope of the Assessment	Non binding opinion on the assessment of Detailed Physical Asset Valuation of the property identified to us by the owner or through his representative.		
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other than as specified above.		
viii.	Manner in which the proper is identified	<input checked="" type="checkbox"/> Done from the name plate displayed on the property <input type="checkbox"/> Identified by the owner <input checked="" type="checkbox"/> Identified by the owner's representative <input type="checkbox"/> Enquired from local residents/ public <input type="checkbox"/> Cross checked from the boundaries/ address of the property mentioned in the documents provided to us <input type="checkbox"/> Identification of the property could not be done properly <input type="checkbox"/> Survey was not done		
ix.	Type of Survey conducted	Full survey (inside-out with approximate sample random measurements verification & photographs).		

2.		ASSESSMENT FACTORS		
i.	Nature of the Valuation	Fixed Assets Valuation (Land and Building)		
ii.	Nature/ Category/ Type/ Classification of Asset under Valuation	Nature	Category	Type
		LAND & BUILDING	INDUSTRIAL	INDUSTRIAL PROJECT LAND & BUILDING
		Classification	Income/ Revenue Generating Asset	
iii.	Type of Valuation (Basis)	Primary Basis	Market Value & Govt. Guideline Value	

	of Valuation as per IVS)	Secondary Basis	On-going concern basis		
iv.	Present market state of the Asset assumed (Premise of Value as per IVS)	Under Normal Marketable State			
		Reason: Asset under free market transaction state			
v.	Property Use factor	Current/ Existing Use	Highest & Best Use <small>(in consonance to surrounding use, zoning and statutory norms)</small>	Considered for Valuation purpose	
		Industrial	Industrial	Industrial	
vi.	Legality Aspect Factor	Assumed to be fine as per copy of the documents & information produced to us. However Legal aspects of the property of any nature are out-of-scope of the Valuation Services. In terms of the legality, we have only gone by the documents provided to us in good faith. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. have to be taken care by Legal expert/ Advocate.			
vii.	Class/ Category of the locality	Middle Class (Ordinary)			
viii.	Property Physical Factors	Shape	Size	Layout	
		Irregular	Large	Normal Layout	
ix.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics	Floor Level
		Village	Poor	Near to Highway	NA
		Rural	Average	Road Facing	
			Within Remote area	Not Applicable	
		Property Facing			
		South Facing			
x.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		Yes from borewell/	Underground	Yes	Not easily available

		submersible			
		Availability of other public utilities nearby	Availability of communication facilities		
		Transport, Market, Hospital etc. are not available in close vicinity	Major Telecommunication Service Provider & ISP connections are available		
xi.	Social structure of the area (in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, etc.)	Rural Area			
xii.	Neighbourhood amenities	Poor			
xiii.	Any New Development in surrounding area	Proposed Highway came to knowledge.			
xiv.	Any specific advantage/ drawback in the property	The subject property is close to the highway.			
xv.	Property overall usability/ utility Factor	Good for industrial unit			
xvi.	Do property has any alternate use?	No			
xvii.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes demarcated properly			
xviii.	Is the property merged or colluded with any other property	No, it is an independent single bounded property			
		Comments: NA			
xix.	Is independent access available to the property	Clear independent access is available			
xx.	Is property clearly possessable upon sale	Yes			
xxi.	Best Sale procedure to realize maximum Value (in respect to Present	Fair Market Value			
		Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any			

	market state or premise of the Asset as per point (iv) above)	compulsion.		
xxii.	Hypothetical Sale transaction method assumed for the computation of valuation	Fair Market Value		
		Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.		
xxiii.	Approach & Method of Valuation Used	Land & Building	Approach of Valuation	Method of Valuation
			Mixture of Market & Cost Approach	Market Comparable Sales Method for Land Valuation & Depreciated Replacement Cost Method for Building Valuation
xxiv.	Type of Source of Information	Level 3 Input (Tertiary)		
xxv.	Other Market Factors			
	Current Market condition	Growing		
		Remarks: NA		
		Adjustments (-/+): 0%		
	Comment on Property Salability Outlook	Easily sellable		
		Adjustments (-/+): 0%		
	Comment on Demand & Supply in the Market	Demand		Supply
		Good		Adequately available
		Remarks:		
		Demand is related to the current use of the property only and only limited to the selected type of buyers.		
		Adjustments (-/+): 0%		
xxvi.	Any other special consideration	Reason: NA		
		Adjustments (-/+): 0%		
xxvii.	Any other aspect which has relevance on the value or marketability of the property	High utility property as per its nature and location.		
		Valuation of the same asset/ property can fetch different values under different circumstances & situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will fetch considerably lower value. Similarly, an asset sold directly by an owner in the open market through free market arm's length transaction then it will fetch better value and if the same asset/ property is sold by any financier or court decree or Govt. enforcement agency due to any kind of encumbrance		

on it then it will fetch lower value. Hence before financing, Lender/ FI should take into consideration all such future risks while financing.

This Valuation report is prepared based on the facts of the property & market situation on the date of the survey. It is a well-known fact that the market value of any asset varies with time & socio-economic conditions prevailing in the region/ country. In future property market may go down, property conditions may change or may go worse, property reputation may differ, property vicinity conditions may go down or become worse, property market may change due to impact of Govt. policies or effect of domestic/ world economy, usability prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk while financing.

Adjustments (-/+): 0%

xxviii. Basis of computation & working

- Valuation of the asset is done as found on as-is-where basis on the site as identified to us by client/ owner/ owner representative during site inspection by our engineer/s unless otherwise mentioned in the report.
- Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.
- For knowing comparable market rates, significant discreet local enquiries have been made from our side based on the hypothetical/ virtual representation of ourselves as both buyer and seller for the similar type of properties in the subject location and thereafter based on this information and various factors of the property, rate has been judiciously taken considering the factors of the subject property, market scenario and weighted adjusted comparison with the comparable properties unless otherwise stated.
- References regarding the prevailing market rates and comparable are based on the verbal/ informal/ secondary/ tertiary information which are collected by our team from the local people/ property consultants/ recent deals/ demand-supply/ internet postings are relied upon as may be available or can be fetched within the limited time & resources of the assignment during market survey in the subject location. No written record is generally available for such market information and analysis has to be derived mostly based on the verbal information which has to be relied upon.
- Market Rates are rationally adopted based on the facts of the property which came to our knowledge during the course of the assessment considering many factors like nature of the property, size, location, approach, market situation and trends and comparative analysis with the similar assets. During comparative analysis, valuation metrics is prepared and necessary adjustments are made on the subject asset.
- The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market research and is not split into formal & informal payment arrangements. Most of the deals takes place which includes both formal & informal payment components. Deals which takes place in complete formal payment component may realize relatively less actual transaction value due to inherent added tax, stamp registration liabilities on the buyer.
- Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges,

Brokerage, Commission, Bank interest, Selling cost, Marketing cost, etc. pertaining to the sale/ purchase of this property are not considered while assessing the indicative estimated Market Value.

- This report includes both, Govt. Guideline Value and Indicative Estimated Prospective Market Value as described above. As per the current market practice, in most of the cases, formal transaction takes place for an amount less than the actual transaction amount and rest of the payment is normally done informally.
- Area measurements considered in the Valuation Report pertaining to asset/ property is adopted from relevant approved documents or sample site measurement whichever is less unless otherwise mentioned. All area measurements are on approximate basis only.
- Verification of the area measurement of the property is done based on sample random checking only.
- Area of the large land parcels of more than 2500 sq.mtr or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
- Drawing, Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.
- Construction rates are adopted based on the present market replacement cost of construction and calculating applicable depreciation & deterioration factor as per its age, existing condition & specifications based on visual observation only of the structure. No structural, physical tests have been carried out in respect of it. No responsibility is assumed for latent defects of any nature whatsoever, which may affect value, or for any expertise required to disclose such conditions.
- Construction rates are adopted based on the plinth area rates prevailing in the market for the structure as a whole and not based on item wise estimation or Bills of Quantity method unless otherwise stated.
- The condition assessment and the estimation of the residual economic life of the structure are only based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity & strength.
- Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset or on its owners has not been factored in the Valuation.
- This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. Analysis done is a general assessment and is neither investigative in nature nor an audit activity.
- Valuation is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown to us on site of which some reference has been taken from the information/ data given in the copy of documents provided to us which have been relied upon in good faith and we have assumed that it to be true and correct.

xxix. ASSUMPTIONS

- a. Documents/ Information/ Data provided by the client/ property owner or his representative both written & verbally is true and correct without any fabrication and has been relied upon in good faith.
- b. Local verbal enquiries during micro market research came to our knowledge are assumed to be taken on record as true & factual.
- c. The assets and interests therein have been valued free and clear of any liens 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 in this report and a good title is assumed unless stated otherwise.

- d. It is assumed that the concerned Lender/ Financial Institution has asked for the valuation of that property after satisfying the authenticity of the documents given to us and for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Valuation report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.
- e. Payment condition during transaction in the Valuation has been considered on all cash bases which includes both formal & informal payment components as per market trend.
- f. Sale transaction method of the asset is assumed as Free market transaction without any compulsion unless otherwise mentioned while assessing Indicative & Estimated Fair Prospective Market Value of the asset unless otherwise stated.

xxx. SPECIAL ASSUMPTIONS

None

xxxi. LIMITATIONS

None



PART F

VALUATION OF LAND

1. LAND VALUATION ASSESSMENT:

A. METHODOLOGY ADOPTED:

Land valuation assessment is done considering the land use as industrial and considering the same as its highest & best use.

Overall valuation assessment is done based on the fact that if any new promoter/ buyer would plan to setup a similar plant today at same location and similar size then what will cost to him as on date of valuation.

The land considered for the valuation assessment is 100.99 acres of land area as per the information/ data supplied by the company.

Circle Rate Value:

Circle rate of the land is calculated based on guidelines issued by Tamil Nadu government on their website <https://tnreginet.gov.in/portal/> under which rates allocated to village-Kolathur in District-Kancheepuram, Chennai is taken into consideration. In the procedure of assessment following points are taken into consideration:

1. This subject land is used for Industrial purpose. So, the Circle rate available for the industrial land is taken into consideration.
2. The subject land parcel of 100.99 acres lies in village namely Kolathur.
3. The current ongoing Circle rates per acre. of agricultural land located in above mentioned village is Rs.33,50,000/- per acres.
4. From Circle rates the total value comes out to be Rs.33,16,50,000/-.
5. However, these circle rates give only the indicative values. Actually, this value has no reference to the real market transaction value which is higher for this kind of land for which the land use is Industrial. Also, after implementation of such ultra large projects, market rates extensively go high ↑ in the nearby region. Hence, no reference can be derived out of the Circle Guideline Value alone.



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9488452110 / 9488452120 / 9488452130
(Can be contacted from Monday to Friday from 10 am to 5-45 pm excluding public holidays)

For software related queries contact:
1800 102 5174
(Monday to Friday 8 AM to 5 PM and Saturday 10 AM to 5 PM except public holidays)

The information provided through this website has been updated. There is no need to visit the office in person to avail the online services.

Using Credentials Detail Viewing facility by visiting website login

Homepage | Registration Department | Registration | Electronic Services | circulars | Guide value | drawing board | Help | Further

Guide value search

Search definition:

Region: CHENNAI Office of the Registrar: SRI PERUMBUDUR
Guide Village: KOLATHUR Revenue Village: Kolathur
Revenue District: Kanchipuram Revenue Circle: Thiruperumbudur
Street Plot Number: 172

There are species, all in sight.

Serial Number	Field No./Subdivision No	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	CLASSIFICATION OF LAND	Effective Start Date
1	172/1	3350000/-	8278000/- hectare	Nanjai Special Type - I	09-Jun-2017
2	172/2	2250000/-	6278000/- hectare	Nanjai Special Type - I	09-Jun-2017

Fair Market Value: Market Value of this project land would be the value which any new promoter company will be willing to spend in procuring the equal size of the land parcel if the promoter wants to setup a similar plant today on the date of valuation.

We enquired from multiple local people and the few dealers dealing in the locality. Few of the conversation and the information is listed below:

- **M. Pichumani | Contact No.+91-9994533195 (Contractor/Dealer)**

As per our conversation with above person we have been informed that the land rates in the area generally prevail in between Rs.90 Lakhs to Rs.1.2 Cr. per acre for the land in areas near to the subject plant and further depends on the land shape and approach road width. Also, as per discussion held with the dealer, we came to know recently land rates got elevated due to commission of new 4 lane highway.

- **Mr. Badhunabham | Contact No. +91-8144588888 (President of Malaipattu)**

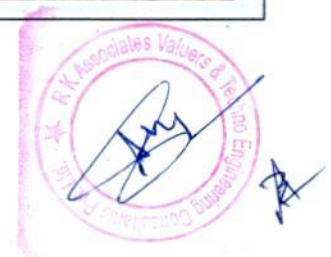
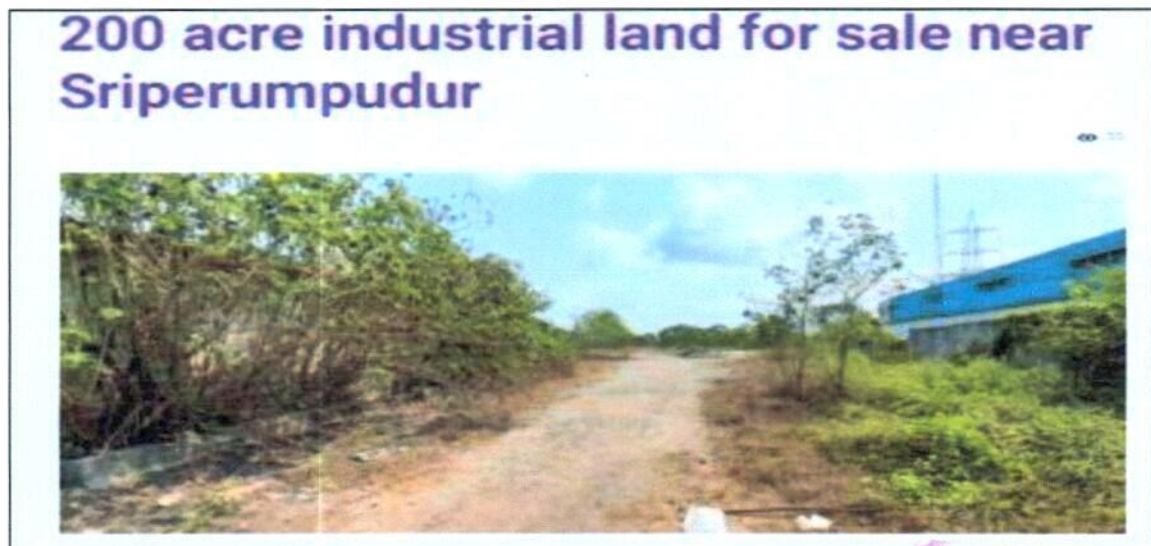
As per our conversation with above person we have been informed that the residential land rates on road level in Malaipattu area generally prevail in between Rs.2 Cr. to Rs.2.5 Cr. per acre. Local person informed that land rate in our subject area will be lower than Rs.2 Cr. per acre.

Malaipattu is around ~4 K.M. from our subject location.

Adopted Rate Justification:

We have found the smaller plots of around 30 to 40 Acres in a range of Rs.2.00 cr. To Rs.2.50 Cr. per Acre depending on location, size and the availability of such land parcel. We have also found 200 Acres of land parcel with a demand of Rs.1.25 Cr. per Acre. Considering above all findings and adjusting the rates we have adopted a rate of Rs.1 Cr. Per acre for our subject property, which is fair and reasonable in our opinion.

The screenshot shows a property listing on the 99acres website. The header includes the 99acres logo, navigation links like 'Commercial Buy', and filters for 'Sriperumbudur'. The main content area displays a property titled 'Industrial land / Plot for sale in Sriperumbudur'. It lists a price of ₹ 68 Cr and an area of 1,306,800 sq. ft. (30.2425 ac. m.). The listing includes features like 'Recently Renovated' and 'Rain Water Harvesting'. A note mentions '30 acres dry land in mapped, near Sriperumbudur Available for...more'. The listing is marked as 'Approved by Authority' and 'Approved for Industry Type'. A sidebar on the left shows filters for 'Posted by' and 'Localities'. A 'Seek help from Featured Dealers' button is at the bottom.



PROPERTY ID NO 1139

owner sale property

200 acre industrial land for sale near Sriperumpudur

100 feet road

near Mannur Delphi TVS

Located at Sriperumpudur to Thiruvallur on road

pure dry land

suitable for logistics, warehouse, and factory, companies

surrounded by well-developed warehouses and companies

30 minutes traveling from poonamallee

price 1.25 crore per acre

Contact Syed Basheer

8681073762

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WEBSITE PRIVATE SALE properties- <https://chennaipropertyale.com>

Source - <https://chennaipropertyale.com/industrial-land-for-sale-near-sriperumpudur/>

B. LAND VALUATION CALCULATION: Fair Market Valuation as per current market scenario is described in below table:

J.K. TYRES, CHENNAI			
Land Area		Rate Adopted (Acres)	Total Value
In Acre	In Hectares		
100.99	40.08	₹ 1,00,00,000	₹ 1,00,99,00,000
Notes-			
Total land area have been taken from the data provided by the client.			



PART G

VALUATION OF BUILDINGS & CIVIL STRUCTURES .

1. BUILDING & STRUCTURES VALUATION ASSESSMENT:

A. METHODOLOGY ADOPTED: The fair market value of the building on the date of valuation is its cost of reproduction on that date less the depreciation & other deterioration deductions from the date of completion of the building to the date of its valuation.

- i. We have only considered the buildings for the valuation as per the building sheet provided by the company which is verified randomly at the site during the site visit. Although accuracy of the same can't be ascertain based on sample measurement.
- ii. The valuation of the civil structures/ buildings has been carried out on the basis of Cost Approach (plinth area rate basis).
- iii. Reproduction Cost of the structure is calculated as per the Current Market rate prevailing for such industrial building.
- iv. Depreciation is charged on the buildings & structures considering the economic life of civil structure/ building as 30-60 years as per the Industrial Norm for different structures.
- v. The condition of the buildings and structures found to be average to good during the site visit. However, the buildings and structures were having old architecture and interiors.



BUILDING VALUATION OF PROPERTY OF JK TYRES SITUATED AT KANCHEEPURAM										
Sr. No.	Name of Building	Type of Structure	Area (in sq ft)	Height (in ft.)	Year of Construction	Year of Valuation	Total Life Consumed (In year)	Plinth Area Rate (In per sq ft)	Gross Replacement Value (INR)	Depreciated Replacement Market Value (INR)
1	RMS Building (1029.96 sqm)	GI shed roof mounted on iron pillars, trusses frame structure	11086	18	2013	2022	9	₹ 1,200	₹ 1,33,03,702	₹ 1,02,24,846
2	F270 Banbury Building +0.00 M Ground Floor - TSS MILL & BATCH OFF (1582.83 sqm)	GI shed roof mounted on iron pillars, trusses frame structure	17037	15	2013	2022	9	₹ 1,200	₹ 2,04,44,916	₹ 1,57,13,379
3	F270 Banbury Building +4.50M MIXER FLOOR (446.57 sqm)	GI shed roof mounted on RCC pillars with RCC Slab, trusses frame structure	4807	41	2013	2022	9	₹ 1,400	₹ 67,29,593	₹ 51,72,173
4	F270 Banbury Building +6.80 M POLYMER CHARGING FLOOR (1148.55 sqm)	GI shed roof mounted on iron pillars, trusses frame structure	12363	16	2013	2022	9	₹ 1,200	₹ 1,48,35,499	₹ 1,14,02,141
5	F270 Banbury Building +9.00M CONTROL PANEL ROOM FLOOR (235.05 sqm)	GI shed roof mounted on iron pillars, trusses frame structure	2530	28	2013	2022	9	₹ 1,250	₹ 31,62,590	₹ 24,30,676
6	F270 Banbury Building +11.30M AUTO CHEMICAL WEIGHING FLOOR (593.31 sqm)	GI shed roof mounted on iron pillars, trusses frame structure	6386	19	2013	2022	9	₹ 1,200	₹ 76,63,642	₹ 58,90,056
7	F270 Banbury Building +16.90M CHEMICAL & CARBON CHARGING & DAY BIN FLOOR (593.31 sqm)	GI shed roof mounted on iron pillars, trusses frame structure	6386	17	2013	2022	9	₹ 1,200	₹ 76,63,642	₹ 58,90,056
8	F270 Banbury Building +22.50M LIFT M/C Room (40.77 sqm)	GI shed roof mounted on iron pillars, trusses frame structure	439	74	2013	2022	9	₹ 1,500	₹ 6,58,208	₹ 5,05,880
9	Extruder Building (10513.65 sqm)	GI shed roof mounted on iron pillars, trusses frame structure	113168	23	2013	2022	9	₹ 1,200	₹ 13,58,01,453	₹ 10,43,73,116
10	Stock Preparation Building (4947.60 sqm)	GI shed roof mounted on iron pillars, trusses frame structure	53255	16	2013	2022	9	₹ 1,200	₹ 6,39,06,566	₹ 4,91,16,761
11	Stock Preparation Building mezzanine floor at +5.00 M level (709.45 sqm)	GI shed roof mounted on iron pillars, trusses frame structure	7636	7	2013	2022	9	₹ 600	₹ 45,81,869	₹ 35,21,494
12	TBR Tyre Building (3252.38 sqm)	GI shed roof mounted on iron pillars, trusses frame structure	35008	18	2013	2022	9	₹ 1,200	₹ 4,20,09,960	₹ 3,22,87,655
13	Canteen/dining hall building (556.51 sqm)	GI shed roof mounted on iron pillars, trusses frame structure	5990	23	2013	2022	9	₹ 1,200	₹ 71,88,205	₹ 55,24,649
14	Workshop Building (376.78 sqm)	GI shed roof mounted on iron pillars, trusses frame structure	4056	23	2013	2022	9	₹ 1,200	₹ 48,66,755	₹ 37,40,449
15	Engineering store Building (556.51 sqm)	GI shed roof mounted on iron pillars, trusses frame structure	5990	23	2013	2022	9	₹ 1,200	₹ 71,88,205	₹ 55,24,649
16	Building for Utility scada, utility control room and PRS room (Pressure reducing station) (214.39 sqm)	GI shed roof mounted on iron pillars, trusses frame structure	2308	23	2013	2022	9	₹ 1,200	₹ 27,69,159	₹ 21,28,296
17	PCR Tyre Building (3252.38 sqm)	GI shed roof mounted on iron pillars, trusses frame structure	35008	16	2013	2022	9	₹ 1,200	₹ 4,20,09,960	₹ 3,22,87,655
18	Chiller & Compressor Building (753.56 sqm)	GI shed roof mounted on iron pillars, trusses frame structure	8111	16	2013	2022	9	₹ 1,200	₹ 97,33,510	₹ 74,80,897
19	PCR drum Tooling area Building (197.06 sqm)	GI shed roof mounted on iron pillars, trusses frame structure	2121	16	2013	2022	9	₹ 1,200	₹ 25,45,304	₹ 19,56,248
20	PCR Drum Tooling area-First floor at +5.00 M level	GI shed roof mounted on iron pillars, trusses frame structure	2121	13	2013	2022	9	₹ 1,200	₹ 25,45,304	₹ 19,56,248
21	Kitchen & first aid center Building (197.06 sqm)	GI shed roof mounted on iron pillars, trusses frame structure	2121	16	2013	2022	9	₹ 1,200	₹ 25,45,304	₹ 19,56,248
22	TBR Curing Building (4644.06 sqm)	GI shed roof mounted on iron pillars, trusses frame structure	49988	23	2013	2022	9	₹ 1,200	₹ 5,99,85,782	₹ 4,61,03,358
23	PCR Curing Building (9051.46 sqm)	GI shed roof mounted on iron pillars, trusses frame structure	109073	23	2013	2022	9	₹ 1,200	₹ 13,08,87,431	₹ 10,05,96,340
24	Tyre Test House (860.64 sqm)	GI shed roof mounted on RCC pillars, trusses frame structure with outer brick wall	9264	23	2013	2022	9	₹ 1,200	₹ 1,11,16,611	₹ 85,43,910
25	Toilet building & Interior work for Stock preparation (43.47 sqm)	GI shed roof mounted on iron pillars, trusses frame structure with outer brick wall	468	11	2013	2022	9	₹ 700	₹ 3,27,535	₹ 2,39,100
26	Toilet building for Kitchen and First aid center (27.90 sqm)	GI shed roof mounted on iron pillars, trusses frame structure with outer brick wall	300	11	2013	2022	9	₹ 700	₹ 2,10,219	₹ 1,53,460
27	Toilet for banbury (39.90 sqm)	GI shed roof mounted on iron pillars, trusses frame structure with outer brick wall	429	11	2013	2022	9	₹ 700	₹ 3,00,636	₹ 2,19,464
28	Toilet for Lab (19.24 sqm)	GI shed roof mounted on iron pillars, trusses frame structure with outer brick wall	207	11	2013	2022	9	₹ 700	₹ 1,44,968	₹ 1,05,827
29	Toilet for Plant office (26.60 sqm)	GI shed roof mounted on iron pillars, trusses frame structure with outer brick wall	286	11	2013	2022	9	₹ 700	₹ 2,00,424	₹ 1,46,309
30	Toilet for PCR curing (9.36 sqm)	GI shed roof mounted on iron pillars, trusses frame structure with outer brick wall	101	11	2013	2022	9	₹ 700	₹ 70,525	₹ 51,483

31	Toilet for TBR curing (9.36 sqm)	GI shed roof mounted on iron pillars, trusses frame structure with outer brick wall	331	11	2013	2022	9	₹	700	₹	2,31,919	₹	1,69,301
32	Toilet for TBR FGS (21.42 sqm)	GI shed roof mounted on iron pillars, trusses frame structure with outer brick wall	231	11	2013	2022	9	₹	700	₹	1,61,394	₹	1,17,818
33	Toilet for PCR Finishing (9.36 sqm)	GI shed roof mounted on iron pillars, trusses frame structure with outer brick wall	101	11	2013	2022	9	₹	700	₹	70,525	₹	51,483
34	Toilet for Stores (14.62 sqm)	GI shed roof mounted on iron pillars, trusses frame structure with outer brick wall	157	11	2013	2022	9	₹	700	₹	1,10,158	₹	80,415
35	Carbon Godown (418.50 sqm)	GI shed roof mounted on RCC pillars, trusses frame structure with outer brick wall	4505	36	2013	2022	9	₹	1,350	₹	60,81,334	₹	46,73,940
36	Sulphur Godown (135.95 sqm)	GI shed roof mounted on RCC pillars, trusses frame structure with outer brick wall	1463	16	2013	2022	9	₹	1,200	₹	17,56,074	₹	13,49,669
37	TBR FGS	GI shed roof mounted on iron pillars, trusses frame structure	5651	16	2013	2022	9	₹	1,200	₹	67,81,257	₹	52,11,880
38	PCR FGS	GI shed roof mounted on iron pillars, trusses frame structure	11302	16	2013	2022	9	₹	1,200	₹	1,35,62,514	₹	1,04,23,761
39	Boiler House & Chimney- First floor control panel room (129 sqm)	RCC framed pillar beam column structure on RCC slab	1389	33	2013	2022	9	₹	1,400	₹	19,43,960	₹	16,81,526
40	RCC Water tanks (1342.12 sqm)	RCC framed pillar beam column structure on RCC slab	14446	20	2013	2022	9	₹	1,250	₹	1,80,58,084	₹	1,56,20,242
41	Pump House (786.29 sqm)	GI shed roof mounted on iron pillars, trusses frame structure	8464	16	2013	2022	9	₹	1,200	₹	1,01,56,313	₹	87,85,211
42	Coal Handling System Foundations (563.40 sqm)	GI shed roof mounted on iron pillars, trusses frame structure with outer brick wall with U/G Retaining walls & floor	6060	86	2013	2022	9	₹	1,400	₹	84,84,106	₹	73,38,752
43	Crusher House (3 floors)	GI shed roof mounted on iron pillars, trusses frame structure	3455	48	2013	2022	9	₹	1,300	₹	44,91,775	₹	34,52,250
44	Coal shed	GI shed roof mounted on RCC pillars, trusses frame structure	3875	16	2013	2022	9	₹	1,200	₹	46,50,005	₹	35,73,861
45	DM Plant & Lab Room	GI shed roof mounted on iron pillars, trusses frame structure	3216	16	2013	2022	9	₹	1,200	₹	38,59,090	₹	29,65,986
46	DG Foundations	GI shed roof mounted on iron pillars, trusses frame structure	1870	7	2013	2022	9	₹	1,200	₹	22,43,756	₹	19,40,849
47	DG Panel Room	GI shed roof mounted on iron pillars, trusses frame structure	936	13	2013	2022	9	₹	1,200	₹	11,23,751	₹	8,63,683
48	Project Office (274.72 sqm)	GI shed roof mounted on iron pillars, trusses frame structure	2957	13	2013	2022	9	₹	1,200	₹	35,48,479	₹	27,27,259
49	Weigh Scale Control Room (20 sqm)	RCC framed pillar beam column structure on RCC slab	215	13	2013	2022	9	₹	1,200	₹	2,58,334	₹	2,23,459
50	Security Office (62.44 sqm)	RCC framed pillar beam column structure on RCC slab	672	13	2013	2022	9	₹	1,200	₹	8,06,517	₹	6,97,638
51	Plant office (473 sqm)	GI shed roof mounted on iron pillars, trusses frame structure	5091	11	2013	2022	9	₹	1,200	₹	61,09,590	₹	46,95,656
52	TS-1 Substation Building (237.32 sqm)	GI shed roof mounted on iron pillars, trusses frame structure	2554	16	2013	2022	9	₹	1,300	₹	33,20,834	₹	25,52,298
53	110 kV Switch Yard & Main Transformer foundations with cable trenches (1958.46 sqm)	RCC framed pillar beam column structure on RCC slab	21081	0	2013	2022	9	₹	1,200	₹	2,52,96,749	₹	2,18,81,688
54	TS-2 Building (Banbury Substation) Ground Floor (490.70sqm)	GI shed roof mounted on RCC Pillars rame structure with outer brick wall	5282	15	2013	2022	9	₹	1,200	₹	63,38,236	₹	48,71,387
55	TS-2 Building (Banbury Substation) First Floor (490.70sqm)	GI shed roof mounted on RCC Pillars rame structure with outer brick wall	5282	15	2013	2022	9	₹	1,200	₹	63,38,236	₹	48,71,387
56	TS-2 Transformer foundation & Yard (400 sqm)	GI shed roof mounted on iron pillars, trusses frame structure with outer brick wall	4306	7	2013	2022	9	₹	1,200	₹	51,66,672	₹	44,69,171
57	TS-4 Substation Building- Ground floor (602.74 sqm)	GI shed roof mounted on RCC Pillars rame structure with outer brick wall	6488	15	2013	2022	9	₹	1,200	₹	77,85,433	₹	59,83,662
58	TS-4 Substation Building- First floor (602.74 sqm)	GI shed roof mounted on RCC Pillars rame structure with outer brick wall	6488	15	2013	2022	9	₹	1,200	₹	77,85,433	₹	59,83,662
59	TS-4 Transformer foundation & Yard (287 sqm)	GI shed roof mounted on iron pillars, trusses frame structure with outer brick wall	3089	7	2013	2022	9	₹	1,200	₹	37,07,087	₹	32,06,630
60	RMS Building (1129.96 sqm)	GI shed roof mounted on iron pillars, trusses frame structure	12155	16	2013	2022	9	₹	1,200	₹	1,45,86,290	₹	1,12,10,606

61	440 Mixer-Banbury Building +0.00 M Ground Floor - TSS MILL & BATCH OFF (1736.09 sqm)	GI shed roof mounted on iron pillars, trusses frame structure	18687	15	2013	2022	9	₹	1,200	₹	2,24,24,454	₹	1,72,34,795
62	440 Mixer- Banbury Building +4.50M MIXER FLOOR (489.81 sqm)	GI shed roof mounted on RCC pillars with RCC Slab, trusses frame structure	5272	41	2013	2022	9	₹	1,600	₹	84,35,625	₹	64,83,381
63	440 Mixer- Banbury Building +6.80 M POLYMER CHARGING FLOOR (1259.76 sqm)	GI shed roof mounted on iron pillars, trusses frame structure	13560	15	2013	2022	9	₹	1,200	₹	1,62,71,917	₹	1,25,06,130
64	440Mixer- Banbury Building +9.00M CONTROL PANEL ROOM FLOOR (257.81 sqm)	GI shed roof mounted on iron pillars, trusses frame structure	2775	26	2013	2022	9	₹	1,250	₹	34,68,801	₹	26,66,022
65	440Mixer- Banbury Building +11.30M AUTO CHEMICAL WEIGHING FLOOR (650.76 Sqm)	GI shed roof mounted on iron pillars, trusses frame structure	7005	19	2013	2022	9	₹	1,200	₹	84,05,659	₹	64,60,349
66	440Mixer- Banbury Building +16.90M CHEMICAL & CARBON CHARGING & DAY BIN FLOOR (650.76 sqm)	GI shed roof mounted on iron pillars, trusses frame structure	7005	17	2013	2022	9	₹	1,200	₹	84,05,659	₹	64,60,349
67	TBR MOULD SHOP EXTENSION	GI shed roof mounted on iron pillars, trusses frame structure	3767	23	2013	2022	9	₹	1,250	₹	47,09,206	₹	36,19,361
68	TBR FGS BUILDING EXTENSION	GI shed roof mounted on iron pillars, trusses frame structure	15069	23	2013	2022	9	₹	1,250	₹	1,88,36,825	₹	1,44,77,446
69	TYRE BUILDING	GI shed roof mounted on iron pillars, trusses frame structure	7535	16	2013	2022	9	₹	1,200	₹	90,41,676	₹	69,49,174
70	PCR GT PAINTING MEZZANINE	GI shed roof mounted on iron pillars, trusses frame structure	22604	16	2013	2022	9	₹	1,200	₹	2,71,25,028	₹	2,08,47,522
71	FGS EXTENSION	GI shed roof mounted on iron pillars, trusses frame structure	22604	23	2013	2022	9	₹	1,250	₹	2,82,55,238	₹	2,17,16,168
72	FGS	GI shed roof mounted on iron pillars, trusses frame structure	22604	23	2013	2022	9	₹	1,250	₹	2,82,55,238	₹	2,17,16,168
73	310 MIXER BUILDING	GI shed roof mounted on iron pillars, trusses frame structure(+4.5M lvi GI shed roof mounted on RCC Pillar with RCC slab, trusses frame structure)	46769	55	2015	2022	7	₹	1,250	₹	5,84,61,432	₹	4,79,38,374
74	310 RMS BUILDING	GI shed roof mounted on iron pillars, trusses frame structure	10925	16	2015	2022	7	₹	1,100	₹	1,20,17,894	₹	98,54,673
75	310 RMS UNLOADING SHEDS	GI shed roof mounted on iron pillars, trusses frame structure	16738	21	2015	2022	7	₹	1,200	₹	2,00,85,437	₹	1,64,70,059
76	430 MIXER BUILDING	GI shed roof mounted on iron pillars, trusses frame structure	50214	82	2015	2022	7	₹	1,800	₹	9,03,84,468	₹	7,41,15,264
77	430 RMS BUILDING	GI shed roof mounted on iron pillars, trusses frame structure	15403	23	2015	2022	7	₹	1,200	₹	1,84,83,769	₹	1,51,56,691
78	CARBON GODOWN	GI shed roof mounted on RCC pillars, trusses frame structure with outer brick wall	8611	16	2015	2022	7	₹	1,200	₹	1,03,33,344	₹	84,73,342
79	SULPHUR GODOWN	GI shed roof mounted on RCC pillars, trusses frame structure with outer brick wall	1442	15	2015	2022	7	₹	1,200	₹	17,30,835	₹	14,19,285
80	CEMENT HOUSE	RCC framed pillar beam column structure on RCC slab	657	16	2015	2022	7	₹	1,400	₹	9,19,237	₹	8,22,717
81	EXTRUDER	GI shed roof mounted on iron pillars, trusses frame structure	32938	23	2015	2022	7	₹	1,200	₹	3,95,25,041	₹	3,24,10,533
82	STOCK	GI shed roof mounted on iron pillars, trusses frame structure	30634	16	2015	2022	7	₹	1,200	₹	3,67,60,871	₹	3,01,43,914
83	Mezzanine Floor For AHU	GI shed roof mounted on iron pillars, trusses frame structure	1884	13	2015	2022	7	₹	1,200	₹	22,60,419	₹	18,53,544
84	TYRE BUILDING	GI shed roof mounted on iron pillars, trusses frame structure	57565	16	2015	2022	7	₹	1,200	₹	6,90,78,405	₹	5,66,44,292
85	GT PAINTING & STORAGE	GI shed roof mounted on iron pillars, trusses frame structure	15640	39	2015	2022	7	₹	1,500	₹	2,34,59,920	₹	1,92,37,134
86	GT STORAGE-Mezzanine floors	GI shed roof mounted on iron pillars, trusses frame structure	15069	39	2015	2022	7	₹	1,500	₹	2,26,04,190	₹	1,85,35,436
87	CURING AND FINAL FINISH	GI shed roof mounted on iron pillars, trusses frame structure	92570	23	2015	2022	7	₹	1,200	₹	11,10,83,448	₹	9,10,88,427
88	FGS	GI shed roof mounted on iron pillars, trusses frame structure	27663	23	2015	2022	7	₹	1,200	₹	3,31,95,868	₹	2,72,20,611
89	FGS LOADING BAY SHEDS	GI shed roof mounted on iron pillars, trusses frame structure	20182	23	2015	2022	7	₹	1,200	₹	2,42,18,775	₹	1,98,59,396
90	CANTEEN	GI shed roof mounted on iron pillars, trusses frame structure	17104	16	2015	2022	7	₹	1,200	₹	2,05,24,605	₹	1,68,30,176

91	ENGINEERING STORE EXTENSION	GI shed roof mounted on iron pillars, trusses frame structure	20182	23	2015	2022	7	₹	1,200	₹	2,42,18,775	₹	1,98,59,396
92	Mezzanine for the Canteen area	GI shed roof mounted on iron pillars, trusses frame structure	11194	11	2015	2022	7	₹	1,200	₹	1,34,33,347	₹	1,10,15,345
93	MOULD STORAGE	GI shed roof mounted on iron pillars, trusses frame structure	13186	30	2015	2022	7	₹	1,300	₹	1,71,41,511	₹	1,40,56,039
94	EXTRUDER	GI shed roof mounted on iron pillars, trusses frame structure	33077	23	2015	2022	7	₹	1,300	₹	4,30,00,704	₹	3,52,60,577
95	STOCK	GI shed roof mounted on iron pillars, trusses frame structure	15435	16	2015	2022	7	₹	1,200	₹	1,85,22,519	₹	1,51,88,466
96	Mezzanine Floor For AHU	GI shed roof mounted on iron pillars, trusses frame structure	947	13	2015	2022	7	₹	1,200	₹	11,36,668	₹	9,32,068
97	TYRE BUILDING	GI shed roof mounted on iron pillars, trusses frame structure	354660	16	2015	2022	7	₹	1,200	₹	42,55,91,689	₹	34,89,85,185
98	GT STORAGE-Mezzanine floors	GI shed roof mounted on iron pillars, trusses frame structure	11442	39	2015	2022	7	₹	1,200	₹	1,37,30,431	₹	1,12,58,953
99	CURING AND FINAL FINISH	GI shed roof mounted on iron pillars, trusses frame structure	40817	23	2015	2022	7	₹	1,200	₹	4,89,80,051	₹	4,01,63,641
100	FINAL FINISH mezzanine floors	GI shed roof mounted on iron pillars, trusses frame structure	18837	13	2015	2022	7	₹	1,200	₹	2,26,04,190	₹	1,85,35,436
101	FGS	GI shed roof mounted on iron pillars, trusses frame structure	11926	23	2015	2022	7	₹	1,200	₹	1,43,11,681	₹	1,17,35,579
102	FGS LOADING BAY SHEDS	GI shed roof mounted on iron pillars, trusses frame structure	22604	28	2015	2022	7	₹	1,200	₹	2,71,25,028	₹	2,22,42,523
103	TOOL ROOM	GI shed roof mounted on iron pillars, trusses frame structure	1884	16	2015	2022	7	₹	1,200	₹	22,60,419	₹	18,53,544
104	MOULD STORAGE	GI shed roof mounted on iron pillars, trusses frame structure	7535	30	2015	2022	7	₹	1,300	₹	97,95,149	₹	80,32,022
105	DG House, Chimney & Control Room	GI shed roof mounted on iron pillars, trusses frame structure with outer brick wall	1485	16	2015	2022	7	₹	1,200	₹	17,82,502	₹	14,61,652
106	Sewage collection pit near FGS	RCC framed pillar beam column structure on RCC slab	215	10	2016	2022	6	₹	1,200	₹	2,58,334	₹	2,35,084
107	Service Return Tyre - forensic Lab, Drivers Dormitory, Security Dormitory	GI shed roof mounted on iron pillars, trusses frame structure with outer brick wall	10204	13	2016	2022	6	₹	1,200	₹	1,22,45,013	₹	1,03,55,782
108	KITCHEN EXTENSION	GI shed roof mounted on iron pillars, trusses frame structure	1884	16	2016	2022	6	₹	1,200	₹	22,60,419	₹	19,11,669
109	Security office First floor extension	RCC framed pillar beam column structure on RCC slab	1873	11	2016	2022	6	₹	1,200	₹	22,47,502	₹	20,45,227
110	Engineering material storage Shed (Salvaged materials shed)	GI shed roof mounted on iron pillars, trusses frame structure with outer brick wall	3972	15	2016	2022	6	₹	1,200	₹	47,66,255	₹	40,30,890
111	Construction of admin building	Glass facade on RCC steel frame	10516	39	2019	2022	3	₹	1,500	₹	1,57,74,495	₹	1,50,64,643
112	Civil works STP	GI shed roof mounted on iron pillars, trusses frame structure	3617	13	2019	2022	3	₹	1,200	₹	43,40,004	₹	40,05,204
113	PUNCHER MACHINE PLANT ROOM	GI shed roof mounted on iron pillars, trusses frame structure with outer brick wall	388	10	2020	2022	2	₹	1,200	₹	4,65,000	₹	4,41,086
114	RMS CHEMICAL STORAGE ROOM Steel Mezzanine floor, Office room and Split ac	GI shed roof mounted on iron pillars, trusses frame structure with outer brick wall	538	10	2019	2022	3	₹	1,200	₹	6,45,834	₹	5,96,013
115	100TR chiller civil works	GI shed roof mounted on iron pillars, trusses frame structure	215,278	9.84	2022	2022	0	₹	1,200	₹	2,58,334	₹	2,58,334
TOTAL												₹	1,83,56,53,041

SUMMARY- JK TYRES KANCHEEPURAM UNIT

Sr.No	Particulars	Depreciated Replacement Market Value (Building)	Depreciated Replacement Market Value (Road)	Depreciated Replacement Market Value (Drainage)	Depreciated Replacement Market Value (Boundary Wall)	Total Prospective Market Value (PFMV) (INR)
1	Kancheepuram	₹ 1,83,56,53,041	₹ 12,69,52,806	₹ 4,68,36,000	₹ 1,41,00,000	₹ 2,02,35,41,847
Total						₹ 2,02,35,41,847

Note:

1.All the details related to the Buildings and civil work has been provided by Company and all the details are relied upon for the assessor.

2. Building Area Statement has been provided to us by the company management. On the provided details we have inspected through sample measurement which was found to be approximately same.

PART H

CONSOLIDATED VALUATION ASSESSMENT OF ASSETS OF THE PROJECT

1.	Description	Values	
Sr. No.	Valuation of the Property	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
(a)	Land (A)	Rs.33,16,50,000/-	Rs.1,00,99,00,000/-
(b)	Buildings (B)	No information available on public domain	Rs.183,56,53,041/-
(c)	Other Civil Works (C)	No information available on public domain	Rs.18,78,88,806/-
(d)	Total Indicative & Estimated Prospective Fair Market Value	Rs.33,16,50,000/-	Rs.303,34,41,874/-
(e)	Rounded Off	NA	Rs.303,35,00,000/-
(f)	Indicative & Estimated Prospective Value in words	NA	Rupees Three Hundred Three Crores and Thirty Five Lakhs Only
(g)	Expected Realizable Value (@ ~15% less)	NA	Rs.257,84,75,000/-
(h)	Expected Distress Sale Value (@ ~25% less)	NA	Rs.227,51,25,000/-
(i)	Percentage difference between Circle Rate and Fair Market Value		More than 60%
2.	Concluding Comments/ Disclosures if any		
	<p>a. We are independent of client/ company and do not have any direct/ indirect interest in the property.</p> <p>b. This valuation has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team.</p> <p>c. This Valuation is done for the property found on as-is-where basis as shown on the site by the customer of which photographs is also attached with the report.</p> <p>d. This is just the fixed asset valuation of the project based on the cost & market approach methodologies considering the utility of the asset for the business & the company as on-going concern basis. This Valuation shall not be construed as the transactional value of the Project which may be determined through Enterprise/ Business Valuation based on Income approach methodologies.</p> <p>e. This is just core Asset Valuation and doesn't cover any prospective sale value of the Power Plant as a whole.</p> <p>f. Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset has not been factored in the Valuation.</p> <p>g. This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. Analysis done is a general assessment and is not investigative in nature</p>		

- h. Reference of the property is also taken from the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. However, we do not vouch the absolute correctness of the property identification, exact address, physical conditions, etc. based on the documents provided to us since property shown to us may differ on site Vs. as mentioned in the documents or incorrect/ fabricated documents may have been provided to us.
- i. Legal aspects for eg. Investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals or from any Govt. department, etc. has to be taken care by legal experts/ Advocates and same has not been done at our end.
- j. The valuation of an asset is an estimate of the worth of that asset which is arrived at by the Valuer in his expert opinion after factoring in multiple parameters and externalities. This may not be the actual price of that asset and the market may discover a different price for that asset.
- k. This report only contains opinion based on technical & market information which came to our knowledge during the course of the assignment. It doesn't contain any recommendations.
- l. This report is prepared following our Standard Operating Procedures & Best Practices and will be subject to Limitations, Conditions, Valuer's Remarks, Important Notes, Valuation TOS and basis of computation & working as described above.
- m. The use of this report will become valid only after payment of full fees as per the Payment Terms. Using this report or any part content created in this report without payment of charges will be seen as misuse and unauthorized use of the report.

3. IMPORTANT KEY DEFINITIONS

Fair Value suggested by the competent Valuer is that prospective estimated amount in his expert & prudent opinion of the subject asset/ property without any prejudice after he has carefully & exhaustively evaluated the facts & information came in front of him or which he could reasonably collect during the course of the assessment related to the subject asset on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities which is just & equitable at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction in an open & unrestricted market, in an orderly transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently without any compulsion on the date of the Valuation.

Fair Value without using the term "Market" in it describes that the value suggested by the Valuer may not mandatorily follow or may not be in complete consonance to the established Market in his expert opinion. It may or may not follow market dynamics. But if the suggested value by the valuer is not within the prevailing Market range or is assessed for an asset is located in an un-established Market then the valuer will give reasonable justification & reasoning that for what reasons the value suggested by him doesn't follow the prevailing market dynamics.

Fair Market Value suggested by the competent Valuer is that prospective estimated amount in his expert & prudent opinion of the subject asset/ property without any prejudice in consonance to the Market dynamics after he has carefully & exhaustively evaluated the facts & information came in front of him or which he could reasonably collect during the course of assessment related to the subject asset on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities which is just & equitable at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction in an open & unrestricted market, in an orderly transaction after proper marketing, wherein the parties,

each acted knowledgeably, prudently without any compulsion on the date of the Valuation.

Here the words "in consonance to the established Market" means that the Valuer will give opinion within the realms & dynamics of the prevailing market rates after exhaustively doing the micro market research. However due to the element of "Fair" in it, valuer will always look for the factors if the value should be better than the market realms which is just & equitable backed by strong justification and reasoning.

Market Value suggested by the competent Valuer is that prospective estimated amount which is average price of the similar comparable assets prevailing in an open & established market during the near period of the date of valuation at which the subject asset/ property should be exchanged between a willing buyer and willing seller on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities at an arm's length transaction in an open, established & unrestricted market, in an orderly transaction, wherein the parties, each acted without any compulsion on the date of the Valuation.

Using the term "Market Value" without "Fair" omits the elements of proper marketing, acting knowledgeably & prudently.

Market and market participants can be sentimental, inclined towards the transaction without the element of complete knowledge & prudence about facts or due diligence of the asset therefore "each acted knowledgeably, prudently" has been removed from the market Value definition.

Realizable Value is that minimum prospective estimated value of the asset/ property which it may be able to fetch at the time of actual property transaction factoring in the element of discount due to the prospects of deep negotiations between the buyer & seller when the parties in-principally find Fair Market Value reasonable and sits together to close the deal and the transaction across the table. Discount percentage on the Fair Market Value due to negotiation will depend on the nature, size, various salability prospects of the subject asset, the needs of the buyer & the seller and kind of payment terms. In some of the cases Realizable and Fair Market Value may also be equal.

Distress Sale Value* is that value when the property is attached with any process such as mortgaged financing, financial or operational dues which is under any stress condition or situation and the stakeholders are under process of finding resolution towards it to save the property from being attached to a formal recovery process. In this type of sale, minimum fetch value assessed will always be less than the estimated Fair Market Value where the discount of percentage will depend upon various circumstances and factors such as nature, size, salability prospects of the property and kind of encumbrance on the property. In this type of sale, negotiation power of the buyer is always more than the seller and eagerness & pressure of selling the property will be more on the seller than the buyer.

Liquidation Value is the amount that would be realized when an asset or group of assets are sold due to any compulsion or constraints such as in a recovery process guided by statute, law or legal process, clearance sale or any such condition or situation thereof where the pressure of selling the asset/ property is very high to realize whatever maximum amount can be from the sale of the assets in a limited time for clearance of dues or due to closure of business. In other words, this kind of value is also called as forced sale value.

Difference between Cost, Price & Value: Generally, these words are used and understood synonymously. However, in reality each of these has a completely different meaning, premise and also having different definitions in professional & legal terms. Therefore, it is our professional responsibility to describe the definitions of these words to avoid ambiguity & confusion in the minds of the user of this report.

The **Cost** of an asset represents the actual amount spend in the construction/ actual creation of the asset.

The **Price** is the amount paid for the procurement of the same asset.

The **Value** is defined as the present worth of future rights in the property/ asset and is a hypothetical

or notional price that buyers and sellers are most likely to conclude for a good or service. Value is not a fact, but an estimate of the likely price to be paid for a good or service at a given time in accordance with a particular definition of value.

Therefore, in actual for the same asset/ property, cost, price & value remain different since these terms have different usage & meaning.

4. Enclosures with the Report:

- Enclosure: I – Google Map Location
- Enclosure: II – Photographs of the property
- Enclosure: III – Copy of Circle Guideline Rate
- Enclosure IV: Important Property Documents Exhibit
- Enclosure V: Valuer's Important Remarks

SURVEY ANALYST	VALUATION ENGINEER	REVIEWER
Sachin Pandey and Abhishek Sharma	Arup Banerjee	Ashish Sawe
		

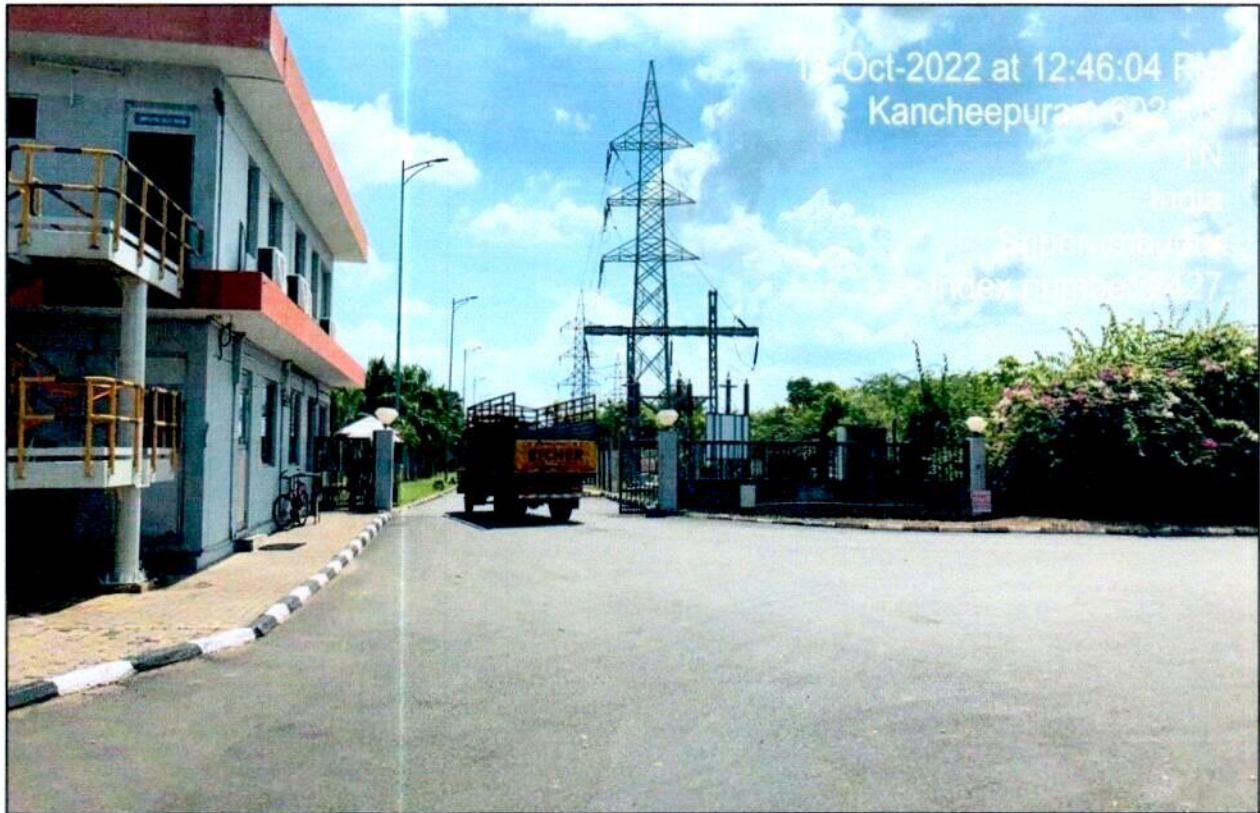


ENCLOSURE I: GOOGLE MAP LOCATION



ENCLOSURE II: PHOTOGRAPHS OF THE PROPERTY

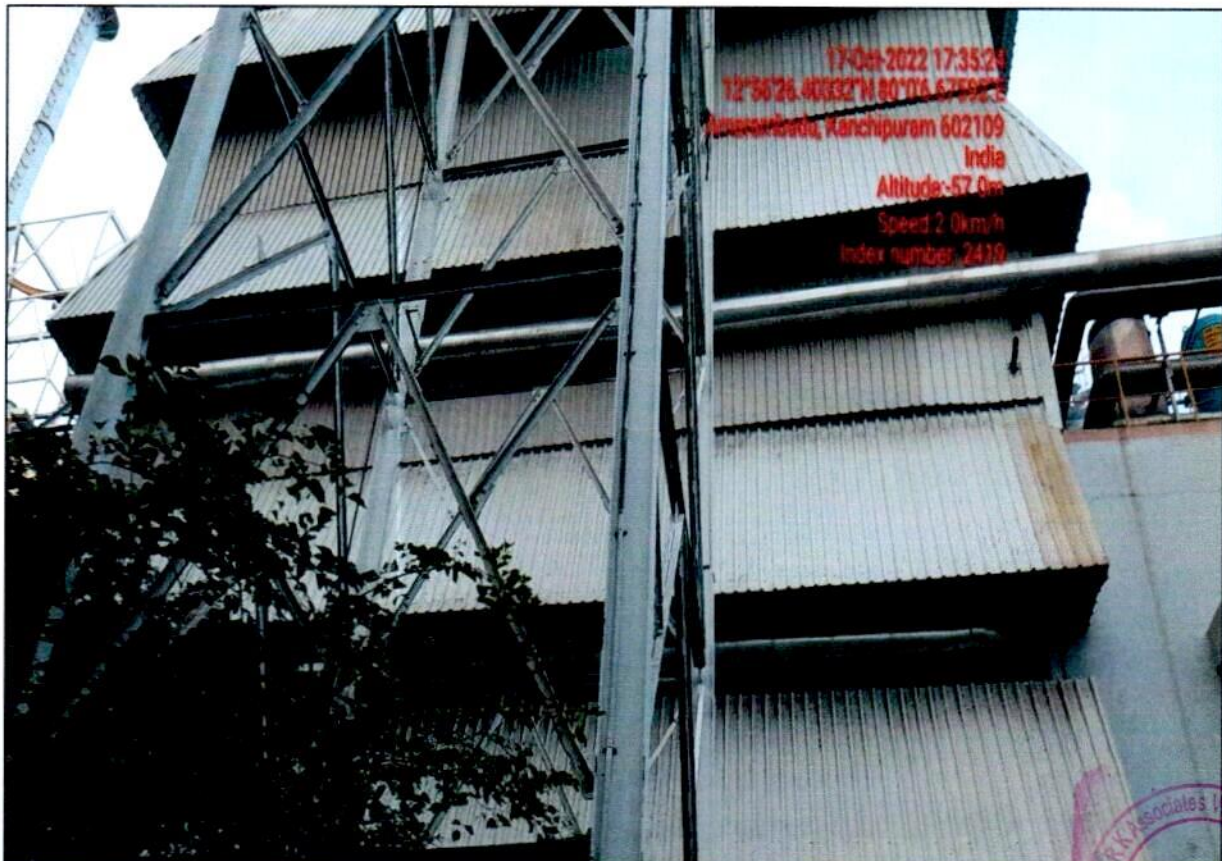
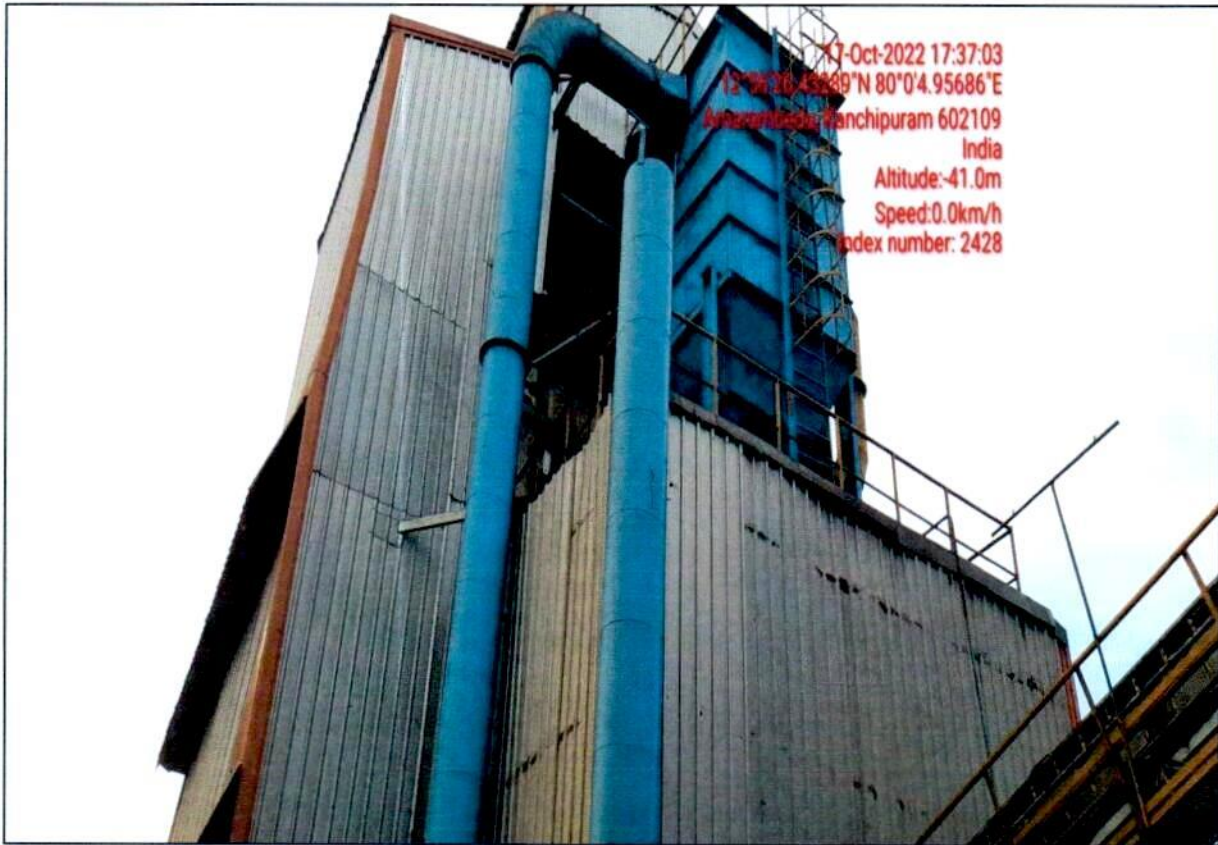


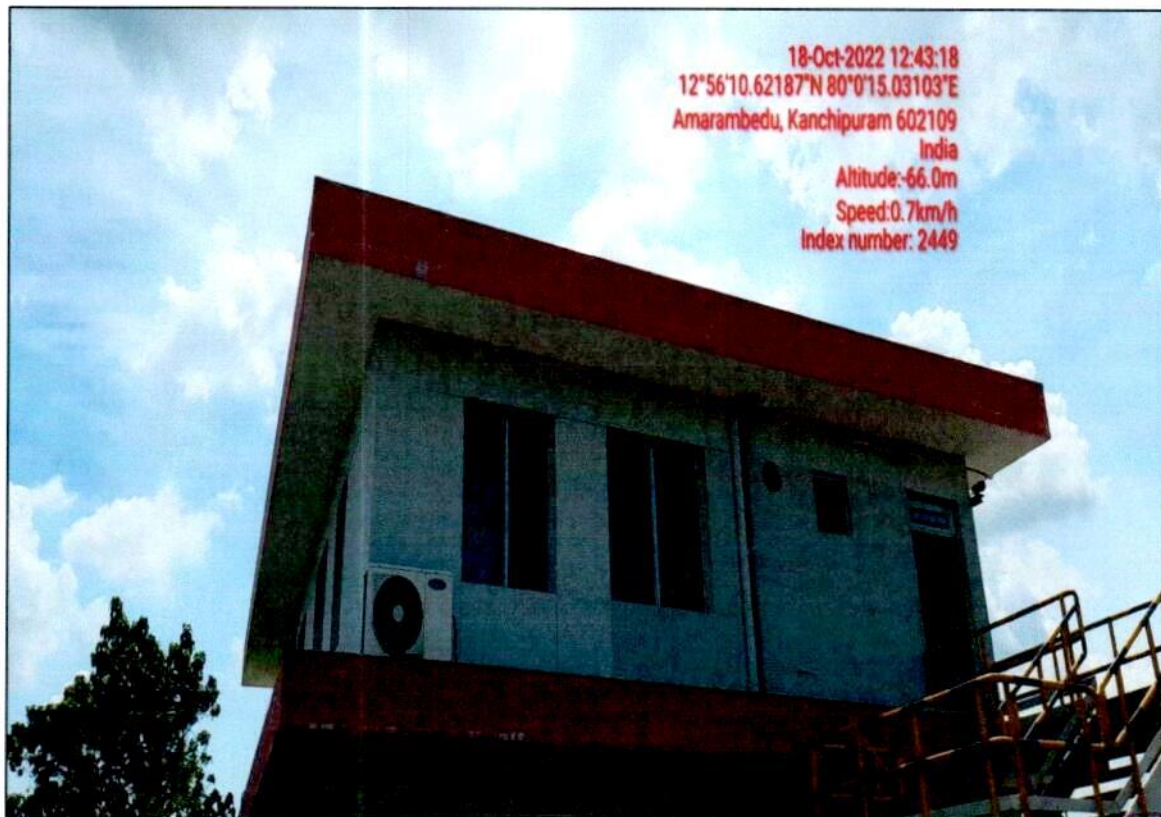






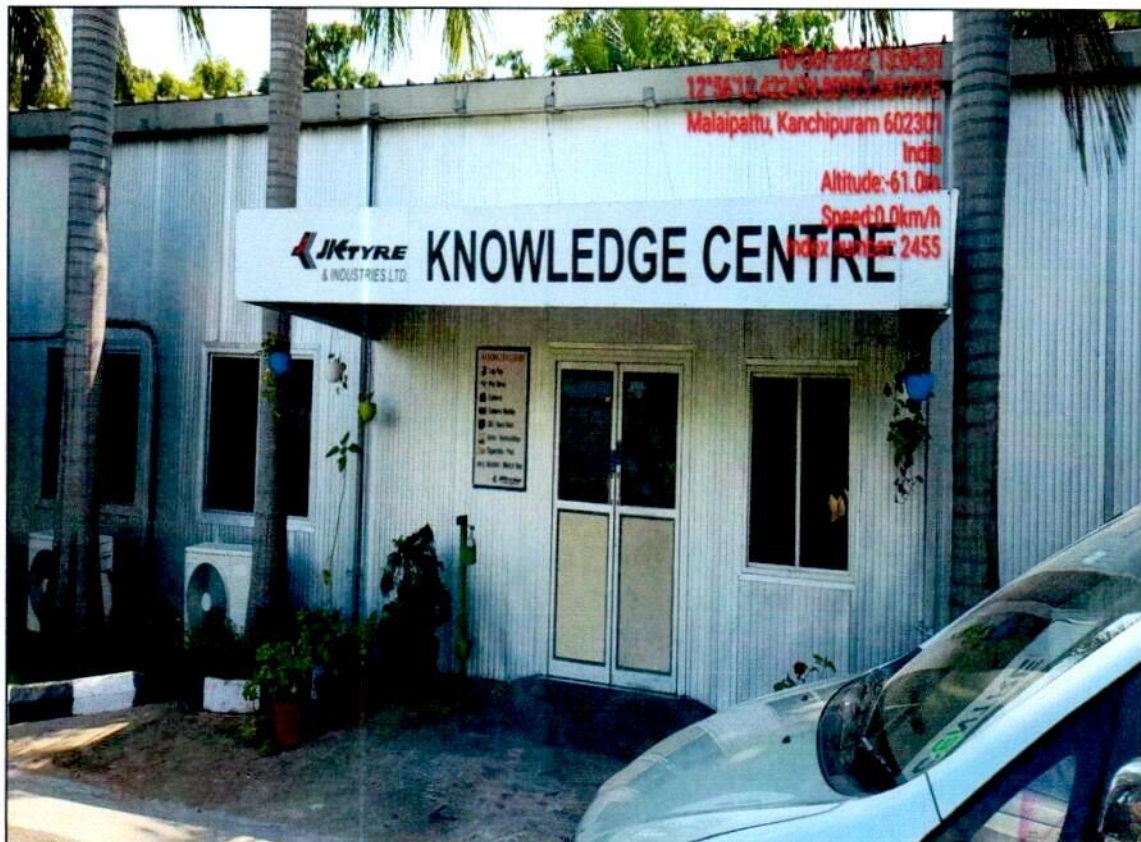


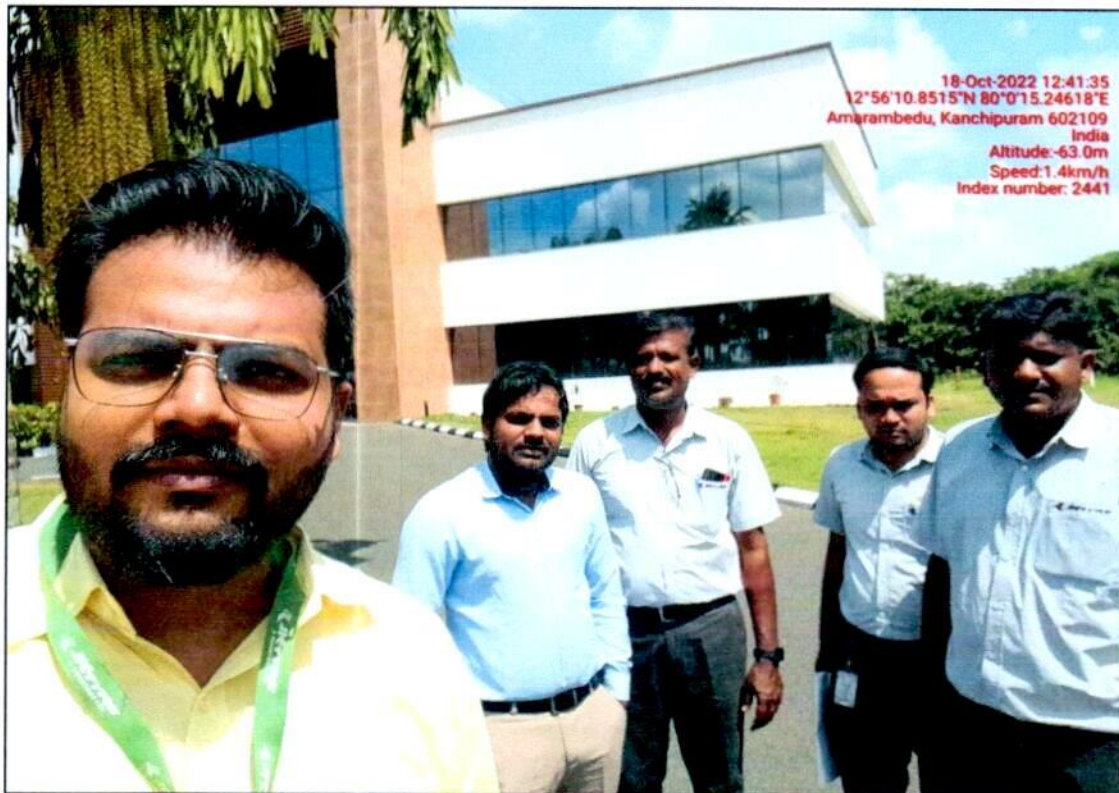




R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.







ENCLOSURE III: COPY OF CIRCLE RATES

station | Assignment Rules | Right to Information Act | Your comment | CM Helpline | CM Cell | Contact | Officers Email | English

REGISTRATION DEPARTMENT

For Complaints and Doubts related to Registry Contact
9488452110 / 9488452120 / 9488452130
(Can be contacted from Monday to Friday from
10 am to 5:45 pm excluding public holidays)

For software related queries contact
1800 102 5174
(Monday to Friday 8 AM to 3 PM and Saturday 10 AM to 3 PM except public holidays)

The information provided through this website has been updated. There is no need to visit the office in person to avail the online services.

Home Page > E-Services > Vilanga Credentials > Visit Vilanga Credentials Detail Viewing facility by visiting website login

Homepage | Registration Department | Registration | Electronic Services | circulars | Guide value | drawing board | Help | Further

Guide value search

Search definition:

Region: CHENNAI
Guide Village: KOLATHUR
Revenue District: Kanchipuram
Street/Plot Number: 172

Office of the Registrar: SRI PERUMBUDUR
Revenue Village: Kolathur
Revenue Circle: Thiruperumbudur

There are species, all in sight
1

Serial Number	Field No./Subdivision No	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	CLASSIFICATION OF LAND	Effective Start Date
1	172/1	335000000	8278000/ hectare	Nanjai Special Type - I	09-Jun-2017
2	172/2	335000000 acre	8278000/ hectare	Nanjai Special Type - I	09-Jun-2017

Handwritten signature and stamp of the Registrar, Thiruperumbudur.

ENCLOSURE IV: IMPORTANT PROPERTY DOCUMENTS EXHIBIT

NET LAND & Dry Land
NOC

<p>அனுப்புநர் திரு.க.பாண்டி.இ.ஆர். மாவட்ட ஆட்சித்தலைவர், காஞ்சிபுரம் மாவட்டம்</p>	<p>பெறுநர் M/s JK Tyres & Industries, Sriperumbudur-Tambaram Road, Kolathur, Sriperumbudur Taluk</p>
--	---

த.க.30791/2012/ஆ2 நாள் 19.9.2014

அம்மா.

பொருள் தடைபின்மை சான்று - காஞ்சிபுரம் மாவட்டம் -
திருப்பெரும்புதூர் வட்டம் - கொளத்தூர் கிராமம் புல எண்.150
மற்றும் சில பொத்த விலக்கு எண் 40.08.3 கீழ்க் நிலத்தில்
தொழிற்சாலை அமைக்க M/s JK Tyres & Industries
நிறுவனத்தின் தடையில்லாத் சான்று கோரியது - தொடர்பாக

மர்மம் 1.M/s JK Tyres & Industries நிறுவனத்தின்
மேலு நாள் 21.12.12.
2.இதர ஆவணங்கள்.

.....

காஞ்சிபுரம் மாவட்டம், திருப்பெரும்புதூர் வட்டம், 105.கொளத்தூர் கிராமம்,
புல எண்.150 மற்றும் புல மொத்தப் பரப்பு 40.08.3 கீழ்க்கீழில் உள்ள நவீன
நிலங்களில் ரெய்யல் டயர் பாண்டி அமைக்க தி.என்.ஜே.கே.டயர்ஸ் இண்டஸ்ட்ரீஸ் என்ற
நிறுவனத்தின் தடைபின்மை சான்று கோரியது தொடர்பாக சான்றிதழை அனுப்புகளில்
அறிக்கை மற்றும் மனுதாரரால் சமர்ப்பிக்கப்பட்ட ஆவணங்கள் பரிசீலனை செய்யப்பட்டது.

மேற்கண்ட புலங்களை நிறுவனத்தின் கிராமப் பெற்று பட்டா மற்றும் செயல்பட்டு
நிறுவனத்தின் அனுமதியில் வைத்துள்ளனர். மேற்படி நிறுவனத்தின் தடையில்லாத் சான்று
கோரிய புலங்களில் புல எண் 172, 175, 176, 177, 178, 180, 181, 182, 183, 184, 185,
186, 187, 189, 190, 191, 192, 193, 194, 195, 196, மற்றும் புல எண் 217 வறியாகவும்,
மற்றும் புல எண் 212, 215, 216, 219, 221, 222, 223, 224, 225, 226, 227, 228, 229,
230, 174, 231, 232, 233 வறியாகவும் மற்றும் புல எண் 240, 259, 260, 264, 267, 269,
270, 273, மற்றும் புல எண் 275 வறியாகவும் மெற்கிலிருந்து கிறக்காக ஏரி நீர்மசன
பூசுத்திதி வாங்குதல் சென்று கொண்டுள்ளது என ஆவணங்களிலிருந்து
தெரியவருகின்றது தற்சமயம் பூமிபில் பூசுத்திதி வாங்குதல் குறிக்கப்பட்டுள்ளது
புதிதாக புல எண் 150, 151, 154, 155, 156, 159, 161, 163, 166, 167, 168, 170,
171, 172, 173, 233, 234, 274, மற்றும் புல எண் 277 வறியாக காலவாய் தோண்டப்பட்டு
கம்பெனி நீரும் செல்லும் விதமாக அமைக்கப்பட்டுள்ளது இது தொடர்பாக
பொதுமணித்துறையினர் தொழில் நுட்பக் கருத்துரு பெறப்படவில்லை. மேற்படி
கம்பெனியில் மேற்கு பக்கம் மற்றும் தெற்கு பக்கத்திலிருந்து ஏரி நீர்மசன வாய்க்கால்

- Bank of India, New Delhi Large Corporate Branch, New Delhi
1. Account M/s. JK Tyre & Industries Limited, a Company within the meaning of the Companies Act, 1956 and having its Registered Office at Jayraygram, PO - Tyre Factory, Kankrola - 313 342 (Rajasthan) and Admin. Office at 3, Patel House, Banodur Shah Zafar Marg, New Delhi - 110002 (hereinafter called 'borrower')
 2. Amount/Limit: WCDL/Term Loan Facility under Covid Emergency Support Scheme (CESS). Assignment of Term Loan and Enhanced (Working Capital Limit) sanctioned Limits detailed in Annexure-I (A), I (B), I (C) and I (E)
 3. Authority and Date of Sanction: Sanctioned by the various lenders as per various sanction letters detailed in Annexure I (D) and Annexure II
 4. Tenure: -WCDL/Term Loan facility under CESS: As mention in Annexure I (E)
Term Loan - Repayable in instalment subject to annual review
-Working Capital/WCDL Facility - On Demand (Annual Review)
 5. Rate of Interest: As stated in the sanction letters of respective lenders or at such other rate/s as advised by the bank from time to time
 6. Documents for WCDL/Term Loan facility under CESS on bilateral basis, Deed of Assignment and Joint Security documents for enhanced Working capital Limits

(A) Security documents for WCDL Facility under CESS on bilateral basis:

- i. Various security documents for CESS Limit of Rs. 35.00 Crores by Bank of India executed on 30.07.2020:
 - a) Demand Promissory Note for Rs. 35.00 Crores executed at New Delhi on 30.07.2020 in favour of Bank of India by M/s. JK Tyre & Industries Limited (for fund based limits);
 - b) Deed of Hypothecation-cum-Term-Loan Agreement (Plant and Machinery & other movable fixed assets) in favour of Bank of India for Rs. 35.00 Crores executed by the borrowers dated 30.07.2020;
 - c) Multiple declaration/ undertaking regarding continuity of security, give information in case of default, etc. dated 30.07.2020;
 - d) UCC undertaking dated 30.07.2020;
 - e) Multiple declaration/ undertaking regarding non-default, not to change management, capital, non default, or appearing in the default list of RBI Bank/ ECGC, etc. The company has declared and undertaken that there are no defaulters amongst the directors. Undertaking regarding capital, management structure, etc. executed on 30.07.2020
 - f) Declaration by the borrower company that none of the directors of the company have any relations with senior official directors of the bank executed on 30.07.2020.
 - g) Revival letter dated 30.07.2020.
- ii. Various security documents for CESS Limit of Rs. 15.00 Crores by Punjab National Bank executed on 29.05.2020:
 - (a) Demand Promissory Note for Rs. 15.00 Crores executed on 29.05.2020 by JK Tyre & Industries Ltd. in favour of Punjab National Bank
 - (b) Deed of Hypothecation of moveable assets forming part of fixed assets dated 29.05.2020 executed by the borrower;
 - (c) Deed of Hypothecation of stocks and book debts dated 29.05.2020 for Rs. 15.00 Crores executed by the borrower
- iii. Various security documents for CESS Limit of Rs. 61.80 Crores by Indian Bank executed on 24.09.2020:
 - a) Demand Promissory Note of Rs. 61.80 crore dated 24.09.2020 executed by JK Tyre & Industries Ltd. in the favour of Indian Bank
 - b) Deed of Hypothecation of moveable assets dated 24.09.2020 executed by the borrower in the favour of Indian Bank
 - c) Agreement of Term Loan for Rs. 61.80 Crores dated 24.09.2020 executed by the borrower in favour of Indian Bank,
- iv. Various security documents for CESS Limit of Rs. 10.50 Crores by Union Bank of India executed on 07.07.2020:
 - a) Demand Promissory Note for Rs. 10.50 Crores dated 07.07.2020
 - b) Deed of hypothecation dated 07.07.2020 for Rs. 10.50 Crores;
 - c) Take delivery letter of DP Note dated 07.07.2020

(B) Security documents for Working Capital limits under Consortium Arrangement:

- v. Demand Promissory Note for Rs. 1,700.00 Crores executed at New Delhi on 05.11.2020 in favour of Bank of Consortium by M/s. JK Tyre & Industries Limited (for fund based limits).
- vi. Demand Promissory Note for Rs. 1,170.00 Crores executed at New Delhi on 05.11.2020 in favour of Bank of Consortium by M/s. JK Tyre & Industries Limited.
- vii. Working Capital Consortium Agreement for Rs. 2,870.00 Crores executed by the borrower company and bank of India (Lead Bank), Bank of Baroda, HDFC Bank Limited, Punjab National Bank, Federal Bank Ltd and State Bank of India, the lender consortium banks. The Agreement defines the relationship between the borrowers and the lender banks dated 05.11.2020;
- viii. Joint Deed of hypothecation for Rs. 2,870.00 Crores executed by the borrower company on 05.11.2020 in favour of the BOI Consortium. The Agreement is for hypothecation of stocks and book-debts in favour of BOI Consortium on 1st pari passu basis and 2nd pari passu charge on the current assets for the Term Loan facilities.
- ix. Multiple declaration/ undertaking regarding non-default, not to change management, capital, non-default or appearing in the default list of RBI Bank/ ECGC, etc. The company has declared and undertaken that there are no defaulters amongst the directors. Undertaking regarding capital, management structure, etc. executed on 05.11.2020.

Details of the immoveable property situate at Sripurumbudur Taluk, Kancheepuram District, situated within the Sub-Registration District of Sripurumbudur

1. All that piece and parcel of property, together with the right to use the common pathway, situated at No. 105 (Old No. 164), Kolathur Village, Sripurumbudur Taluk, Kancheepuram District, situated within the Sub-Registration District of Sripurumbudur and Registration District of Chengalpattu, as more particularly described below:
 2. Land of an extent of 36 Cents (0.145 Hectare) in Survey No. 177/2.
 3. Land of an extent of 32 Cents (0.130 Hectare) in Survey No. 168.
 4. Land of an extent of 76 Cents (0.310 Hectare) in Survey No. 246/1.
 5. Land of an extent of 44 Cents (0.180 Hectare) in Survey No. 274/1A and land of an extent of 41 Cents (0.165 Hectare) in Survey No. 274/1B totalling an extent of 85 Cents.
 6. Land of an extent of 76 Cents (0.305 Hectare) in Survey No. 246/2.
 7. Land of an extent of 38 Cents (0.155 Hectare) (40 Cents as per document) in Survey No. 218/10, land of an extent of 1 Acre and 20 Cents (0.450 Hectare) in Survey No. 216/1, land of an extent of 80 Cents (0.320 Hectare) in Survey No. 238/1 totalling an extent of 2 Acres and 40 Cents.
 8. Land of an extent of 40 Cents (0.160 Hectare) in Survey No. 234/2.
 9. Land of an extent of 73 Cents (0.295 Hectare) in Survey No. 241 and land of an extent of 72 Cents (0.290 Hectare) in Survey No. 245/1 totalling an extent of 1 Acre and 45 Cents.
 10. Land of an extent of 44 Cents (0.180 Hectare) in Survey No. 173/1 and land of an extent of 42 Cents (0.170 Hectare) in Survey No. 173/2 totalling an extent of 86 Cents.
 11. Land of an extent of 1 Acre 14 Cents (0.455 Hectare) in Survey No. 179/3 and land of an extent of 41 Cents (0.165 Hectare) in Survey No. 175/5A totalling an extent of 1 Acre and 55 Cents.
 12. Land of an extent of 77 Cents (0.310 Hectare) in Survey No. 168.
 13. Land of an extent of 40 Cents (0.160 Hectare) in Survey No. 238/3, land of an extent of 40 Cents (0.160 Hectare) in Survey No. 238/4 and land of an extent of 77 Cents (0.310 Hectare) in Survey No. 222/1 totalling an extent of 1 acre 57 cents.
 14. Land of an extent of 71 cents (0.285 Hectare) in Survey No. 150.
 15. Land of an extent of 38 Cents out of 76 Cents (0.205 Hectare) in Survey No. 161/2, bounded on the north by the balance extent of land in Survey No. 161/2, on the south by land in Survey No. 162, on the east by land in Survey No. 163 and on the west by land in Survey No. 150.
 16. Land of an extent of 42 Cents (0.170 Hectare) in Survey No. 226/3.
 17. Land of an extent of 57 Cents (0.230 Hectare) in Survey No. 179/2A.
 18. Land of an extent of 70 Cents (0.280 Hectare) in Survey No. 239/2.
 19. Land of an extent of 68 Cents (0.270 Hectare) in Survey No. 213.
 20. Land of an extent 71 Cents (0.285 Hectare) in Survey No. 182/2, land of an extent of 77 Cents (0.310 Hectare) in Survey No. 183/2, land of an extent of 41 Cents (0.165 Hectare) in Survey No. 191/2B, land of an extent of 31 Cents (0.125 Hectare) in Survey No. 171/2 totalling an extent of 2 Acres 20 Cents.
 21. Land of an extent of (78 Cents as per document), 79 Cents (0.320 Hectare) in Survey No. 191/1.
 22. Land of an extent of 78 Cents in Survey No. 182/1 and land of an extent of 36 Cents in Survey No. 223/1 totalling an extent of 1 Acre 14 Cents.
 23. Land of an extent of 72 Cents (0.290 Hectare) in Survey No. 193/2.
 24. Land of an extent of 37 Cents (0.150 Hectare) in Survey No. 231/2 and land of an extent of 73 Cents (0.295 Hectare) in Survey No. 230/1 totalling an extent of 1 Acre 10 Cents.
 25. Land of an extent of 75 Cents (0.300 Hectare) in Survey No. 176/1 and land of an extent of 18 Cents (0.075 Hectare) in Survey No. 177/1A totalling an extent of 93 Cents.
 26. Land of an extent of 40 Cents (southern portion) out of 80 Cents in Survey No. 229/1 part and bounded on the north by the balance extent in Survey No. 229/1, on the south by land in Survey No. 230, on the east by land in Survey No. 229/2 and on the west by land in Survey No. 227 and land of an extent of 73 Cents (0.295 Hectare) in Survey No. 239/5.
 27. Vacant land of an extent of 79 Cents in Survey No. 183/1 and 40 Cents in Survey No. 228/1, totalling an extent of 1 Acre 19 Cents.
 28. Vacant land of an extent of 70 Cents comprised in Survey No. 186.
 29. Vacant land of an extent of 44 Cents in Survey No. 156/1 and 39.5 Cents in Survey No. 156/2 in all totalling an extent of 83.5 Cents.
 30. Vacant land of an extent of 37 Cents in Survey No. 184/1, 40 Cents in Survey No. 184/2, 38 Cents in Survey No. 186/1 and 38 Cents in Survey No. 166/2 in all totalling an extent of 1 Acre 53 Cents 83.5 Cents.
 31. Vacant land of an extent of 73 Cents in Survey No. 193/1 and 61 Cents in Survey No. 166 in all totalling an extent of 1 Acre 54 Cents.
 32. Vacant land of an extent of 71 Cents in Survey No. 159/1, 78 Cents in Survey No. 190/3, 42 Cents in Survey No. 162, 17 Cents in Survey No. 176/2B and 40 Cents in Survey No. 234/1 in all totalling an extent of 2 Acres 48 Cents 83.5 Cents.
 33. Vacant land of an extent of 80 Cents in comprised Survey No. 214/1.
 34. Vacant land of an extent of 76 Cents in comprised Survey No. 159/3.
 35. Vacant land of an extent of 74 Cents in Survey No. 159/2 and 41 Cents in Survey No. 178/1 in all totalling an extent of 1 Acre 15 Cents.
 36. Vacant land of an extent of 37 Cents in comprised Survey No. 201/3.
 37. Land of an extent of 75 Cents (0.305 Hectare) in Survey No. 151/1.
 38. Land of an extent of 1 Acre 72 Cents out of 2 Acres 22 Cents (0.900 Hectare) in Survey No. 243, and bounded on the north by land in Survey No. 212/3, on the east by land in Survey No. 247 & 248, on the west by land in Survey No. 250 & 256 and on the south by balance extent in Survey No. 249.
 39. Land of an extent of 78 Cents (0.315 Hectare) in Survey No. 214/2.
 40. Land of an extent of 69 Cents (0.280 Hectare) in Survey No. 167.
 41. Land of an extent of 39 Cents (0.160 Hectare) in Survey No. 215/2.
 42. Land of an extent of 81 Cents (0.330 Hectare) in Survey No. 219 and land of an extent of 84 Cents (0.340 Hectare) in Survey No. 196 totalling an extent of 1 Acre 65 Cents.
 43. Land of an extent of 75 Cents (0.305 Hectare) in Survey No. 237/1.
 44. Land of an extent of 78 Cents (0.315 Hectare) in Survey No. 179/5B and land of an extent of 88 Cents (0.355 Hectare) in Survey No. 181/1 totalling an extent of 1 Acre 66 Cents.
 45. Land of an extent of 76 Cents (0.315 Hectare) in Survey No. 244/1.
 46. Land of an extent of 40 Cents (northern portion) out of 80 Cents (0.3250 Hectare) in Survey No. 229/1 part and bounded on the north by channel, on the south by balance extent in Survey No. 229/1, on the east by land in Survey No. 229/2 and on the west by land in Survey No. 229/1.
 47. Land of an extent of 31 Cents (0.125 Hectare) in Survey No. 238/1.
 48. Land of an extent of 73 Cents (0.295 Hectare) in Survey No. 155.
 49. Land of an extent of 35 Cents (0.145 Hectare) in Survey No. 228/1A and land of an extent of 39 Cents (0.155 Hectare) in Survey No. 228/1B totalling an extent of 74 Cents (0.300 Hectare).

94. Land of an extent of 27 Cents out of 34 cents (0.14.0 Hectare) in Survey No. 161/2.
95. Land of an extent of 3.7 Cents out of 5 Cents (0.2.0 Hectare) in Survey No. 160/1 and land of an extent of 7.4 Cents out of 44 Cents (0.18.0 Hectare) in Survey No. 159/1 totaling an extent of 11.1 Cents.
96. Land of an extent of 29 Cents (0.11.5 Hectare) in Survey No. 175;
97. Land of an extent of 8.5 Cents out of 10 Cents (0.4.0 Hectare) in Survey No. 162, land of an extent of 19.75 Cents out of 33 Cents (0.13.5 Hectare) in Survey No. 163, land of an extent of 38.28 Cents out of 50 Cents (0.20.5 Hectare) in Survey No. 164/1B and land of an extent of 18.5 Cents out of 22 Cents (0.09.0 Hectare) in Survey No. 161/1B totaling an extent of 65.03 Cents;
98. Land of an extent of 12 Cents out of 20 Cents (0.6.50 Hectare) in Survey No. 173/1A, land of an extent of 11 Cents out of 20 Cents (0.8.0 Hectare) in Survey No. 173/1B, land of an extent of 17.29 Cents out of 31 Cents (0.12.50 Hectare) in Survey No. 173/2, land of an extent of 13.5 Cents out of 27 Cents (0.11.0 Hectare) in Survey No. 173/3 and land of an extent of 13.5 Cents out of 29 Cents (0.11.50 Hectare) in Survey No. 173/4 totaling an extent of 67.29 Cents



(Prerna)
Senior Manager

(Vishal Shauk)
Chief Manager



TamilNadu Generation and Distribution Corporation Ltd.

High Tension Bill (Provisional) for the Month of September 2022

TANGEDCO CIN No:

GST No:33AADCT4784E1ZC

HSN : 27160000



SAC : 996912

**** Electrical Energy & Distribution Services are exempted under GST ****

To: J.K.TYRE & INDUTREIS LTD.,	Service No.	099094110917
SRIPERUMBUDUR-TAMBARAM RD(SH-110)KOLATHUR	Bill No.	H4110917092211
VILLAGE(NEAR MANIMANGALAM)SRIPERUMBUDUR TALUK,	Date of Bill	14-Oct-22
KOLLATHUR	Due Date	20-Oct-22
Sripurumbudur	Tariff App. / Bld.	HT I / HT I
Kancheepuram - 602106	GST No :	33AAACJ6716F1ZV

Permitted MD :	13000 KVA	Transformer Loss :	0units/0KVA	Tr. CAP.	0 KVA
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DETAILS	RATE	CONSUMPTION	AMOUNT (Rs.)
1. Industrial Consumption	6.75 per unit	0	0.00
2. Peak Hour Consumption	1.69 per unit	0	0.00
3. Night Hour Consumption (5% Rebate)	0.3375 per unit	0 (-)	0.00(-)
4. Quarters Consumption	0 per unit	0	0.00
5. Commercial Consumption	0 per unit	0	0.00
6. Temp. Supply Consumption	0 per unit	0	0.00
7. Total Energy Charges			0.00
8. Demand Charges	490 per KVA	11715	57,40,350.00
9. Total Demand and Energy Charges			57,40,350.00
ADD			
10. Meter Rent(Including 9 %SGST&9 %CGST)			4,118.20
11. Belated Payment Surcharge for Govt service @0.5%			
12. Levy for exceeding con. demand (Incl. 18% GST)	0 per KVA	0	0.00
13. Compensation Charges for low PF			0.00
14. Harmonics Compensation Charges (Incl. 18% GST)			0.00
15. Cross Subsidy Surcharge (Incl. 18% GST)			0.00
16. Electricity Tax			2,87,017.50
17. Additional Surcharge (Incl. 18% GST)			0.00
18. Adjustment Charges(Affecting) (Incl. 18% GST)			0.00
Rounding off			0.50
19. Assessment Amount			60,31,486.00
20. Adjustment Charges(Not Affecting) (Incl. 18% GST)			+ 25,15,685.80
21. SD Refund amount / ASD amount if any			
22. Self Generation Tax			6,50,250.00
23. Self Generation Tax for Diesel Genset 0.10 /unit			0.00
24. E Tax on consumption from IEX			0.00
Net Total			91,97,422.00
Less: Amount Deductable due to Court Case			0.00
Less: Amount Deductable due to Advance CC			0.00

தமிழ்நாடு அரசு தொழிலகப் பாதுகாப்பு மற்றும் சுகாதார இயக்ககம்		Government of Tamil Nadu Directorate of Industrial Safety and Health		
Form No.4 - Registration and Licence to work a factory [Prescribed under Rule 4 (6) of the Tamil Nadu Factories Rules 1950]				
				
Registration Number : KPM08844		Licence Fee : ₹ 384,000/-		
Licence is hereby granted / renewed to Mr. ARUN K BAJORIA valid only for the premises detailed below for use as a factory employing not more than 5000 workers on any one day during the year and using installed horse power inclusive of mobile equipment above 10000 horse power subject to the provisions of the Factories Act, 1948 and the Rules made thereunder.				
This licence shall remain in force till the 31st day of December 2022 unless such licence is cancelled before that date under rule 109.				
Name of the factory : JK TYRE INDUSTRIES LTD				
Description of Licensed Premises				
The licensed premises shown on Plan No. NIMU 11174/2014 dated 22/06/2014 are situated in Survey No.: 171/2, 176/1, 177/1A, 193/2, Door No. / Plot No.: JK TYRE, SRIPERUMBUDUR -TAMBARAM SH-110, KOLATHUR VILLAGE, SRIPERUMBUDUR, Sriperumbudur Taluk, Kancheepuram District - 602106.				
This License renewal is auto Generated through Portal. Hence no signature required.				
Date : 04/10/2021		Joint Director of Industrial Safety and Health, Kancheepuram		
Renewals				
Amendments				
Sl.No.	Amended to Install horse power	Amended to Employ maximum number of workers	Additional fee	Signature of Joint Director
1.				
2.				
Transfers				
Sl.No.	Name of the person to whom transferred	Name of the factory	Signature of Joint Director	
1.				
2.				

ENCLOSURE VI: VALUERS IMPORTANT REMARKS

1.	Valuation is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown/ identified to us on the site unless otherwise mentioned in the report of which some reference has been taken from the information/ data given in the copy of documents provided to us and informed verbally or in writing out of the standard checklist of documents sought from the client & its customer which they could provide within the reasonable expected time out of the standard checklist of documents sought from them and further based on certain assumptions and limiting conditions. The information, facts, documents, data which has become primary basis of the report has been supplied by the client which has been relied upon in good faith and is not generated by the Valuer.
2.	The client/ owner and its management/ representatives warranted to us that the information they have supplied was complete, accurate and true and correct to the best of their knowledge. All such information provided to us either verbally, in writing or through documents has been relied upon in good faith and we have assumed that it is true & correct without any fabrication or misrepresentation. I/We shall not be held liable for any loss, damages, cost or expenses arising from fraudulent acts, misrepresentations, or willful default on part of the owner, company, its directors, employee, representative or agents.
3.	Legal aspects for eg. Investigation of title, ownership rights, lien, charge, mortgage, lease, sanctioned maps, verification of documents provided to us such as title documents, Map, etc. from any concerned Govt. office etc. have to be taken care by legal expert/ Advocate and same is not done at our end. It is assumed that the concerned Lender/ Financial Institution has asked for the valuation of that property after satisfying the authenticity of the documents given to us for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Valuation report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.
4.	In the course of the valuation, we were provided with both written and verbal information. We have however, evaluated the information provided to us through broad inquiry, analysis and review but have not carried out a due diligence or audit of the information provided for the purpose of this engagement. Our conclusions are based on the assumptions and other information provided to us by the client during the course of the assessment.
5.	Getting cizra map or coordination with revenue officers for site identification is a separate activity and is not part of the Valuation services and same has not been done in this report unless otherwise stated.
6.	We have made certain assumptions in relation to facts, conditions & situations affecting the subject of, or approach to this exercise that has not been verified as part of the engagement rather, treated as "a supposition taken to be true". If any of these assumptions prove to be incorrect then our estimate on value will need to be reviewed.
7.	This is just an opinion report based on technical & market information having general assessment & opinion on the indicative, estimated Market Value of the property for which Bank has asked to conduct the Valuation. It doesn't contain any other recommendations of any sort including but not limited to express of any opinion on the suitability or otherwise of entering into any transaction with the borrower.
8.	We have relied on the data from third party, external sources & information available on public domain to conclude the valuation. These sources are believed to be reliable and therefore, we assume no liability for the truth or accuracy of any data, opinions or estimates furnished by others that have been used in this analysis. Where we have relied on the data, opinions or estimates from external sources, reasonable care has been taken to ensure that such data is extracted from authentic sources, however we still can't vouch its authenticity, correctness, or accuracy.
9.	Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.
10.	Value varies with the Purpose/ Date/ Asset Condition & situation/ Market condition, demand & supply, asset utility prevailing on a particular date/ Mode of sale. The indicative & estimated prospective Value of the asset given in this report is restricted only for the purpose and other points mentioned above prevailing on a particular date as mentioned in the report. If any of these points are different from the one mentioned aforesaid in the Report then this report should not be referred.
11.	Our report is meant ONLY for the purpose mentioned in the report and should not be used for any other purpose. The Report should not be copied or reproduced for any purpose other than the purpose for which it is prepared for. I/we do not take any responsibility for the unauthorized use of this report.
12.	We owe responsibility only to the authority/client that has appointed us as per the scope of work mentioned in the report. We will not be liable for any losses, claims, damages or liabilities arising out of the actions taken, omissions or advice given by any other person. In no event shall we be liable for any loss, damages, cost or expenses arising in any way from fraudulent acts, misrepresentations or willful default on part of the client or companies, their directors, employees or agents.
13.	This report is having limited scope as per its fields & format to provide only the general basic idea of the value of the property prevailing in the market based on the site inspection and documents/ data/ information provided by the client. The suggested indicative prospective estimated value should be considered only if transaction is happened as free market transaction.
14.	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 if placed on the market.
15.	The actual realizable value that is likely to be fetched upon sale of the asset under consideration shall entirely depend on the demand and supply of the same in the market at the time of sale.
16.	While our work has involved an analysis & computation of valuation, it does not include detailed estimation, design/ technical/ engineering/ financial/ structural/ environmental/ architectural/ compliance survey/ safety audit & works in accordance with generally accepted standards of audit & other such works. The report in this work is not investigative in nature. It is mere an opinion on the likely estimated valuation based on the facts & details presented to us by the client and third party market information came in front of us

	within the limited time of this assignment, which may vary from situation to situation.
17.	Where a sketched plan is attached to this report, it does not purport to represent accurate architectural plans. Sketch plans and photographs are provided as general illustrations only.
18.	Documents, information, data including title deeds provided to us during the course of this assessment by the client is reviewed only upto the extent required in relation to the scope of the work. No document has been reviewed beyond the scope of the work. These are not reviewed in terms of legal rights for which we do not have expertise. Wherever any information mentioned in this report is mentioned from the documents like owners name, etc., it is only for illustration purpose and may not necessary represent accuracy.
19.	The report assumes that the borrower/company/business/asset complies fully with relevant laws and regulations applicable in its area of operations and usage unless otherwise stated, and that the companies/business/assets is managed in a competent and responsible manner. Further, as specifically stated to the contrary, this report has given no consideration to matters of a legal nature, including issues of legal title and compliance with relevant laws, and litigations and other contingent liabilities that are not recorded/reflected in the documents/ details/ information/ data provided to us.
20.	This valuation report is not a qualification for accuracy of land boundaries, schedule (in physical terms), dimensions & identification. For this land/ property survey report can be sought from a qualified private or Govt. surveyor.
21.	This Valuation report is prepared based on the facts of the property on the date of the survey. Due to possible changes in market forces, socio-economic conditions, property conditions and circumstances, this valuation report can only be regarded as relevant as at the valuation date. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of the downward trend of the property value.
22.	Valuation of the same asset/ property can fetch different values under different circumstances & situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will have considerable lower value. Similarly, an asset sold directly by an owner in the open market through free market transaction then it will fetch better value and if the same asset/ property is sold by any financier due to encumbrance on it, will fetch lower value. Hence before financing, Lender/ FI should take into consideration all such future risks while financing and take decision accordingly.
23.	Valuation is done for the property identified to us by the owner/ owner representative. At our end we have just visually matched the land boundaries, schedule (in physical terms) & dimensions of the property with reference to the documents produced for perusal. Method by which identification of the property is carried out is also mentioned in the report clearly. Responsibility of identifying the correct property to the Valuer/ its authorized surveyor is solely of the client/ owner for which Valuation has to be carried out. It is requested from the Bank to cross check from their own records/ information if this is the same property for which Valuation has to be carried out to ensure that owner has not misled the Valuer company or misrepresented the property due to any vested interest. Where there is a doubt about the precision position of the boundaries, schedule, dimensions of site & structures, it is recommended that a Licensed Surveyor be contacted.
24.	In India more than 70% of the geographical area is lying under rural/ remote/ non municipal/ unplanned area where the subject property is surrounded by vacant lands having no physical demarcation or having any display of property survey or municipal number / name plate on the property clearly. Even in old locations of towns, small cities & districts where property number is either not assigned or not displayed on the properties clearly and also due to the presence of multiple/ parallel departments due to which ownership/ rights/ illegal possession/ encroachment issues are rampant across India and due to these limitations at many occasions it becomes tough to identify the property with 100% surety from the available documents, information & site whereabouts and thus chances of error, misrepresentation by the borrower and margin of chances of error always persists in such cases. To avoid any such chances of error it is advised to the Bank to engage municipal/ revenue department officials to get the confirmation of the property to ensure that the property shown to Valuer/ Banker is the same as for which documents are provided.
25.	If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then approvals, maps of the complete group housing society/ township is out of scope of this report and this report will be made for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township and the subject unit must be approved in all respect.
26.	Due to fragmented & frequent change in building/ urban planning laws/ guidelines from time to time, different laws/ guidelines between regions/ states and no strict enforceability of Building Bye-Laws in India specially in non-metro and scale b & c cities & Industrial areas, property owners many times extend or make changes in the covered area/ layout from the approved/ applicable limits. There are also situations where properties are decades old when there was no formal Building Bye-Laws applicable the time when the construction must have been done. Due to such discrete/ unplanned development in many regions sometimes it becomes tough for the Valuer to determine the exact lawful situation on ground. Unless otherwise mentioned in the report, the covered area present on the site as per site survey will be considered in the Valuation.
27.	Area of the large land parcels of more than 2500 sq.mtr or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
28.	Drawing Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.
29.	Valuation is a subjective field and opinion may differ from consultant to consultant. To check the right opinion, it is important to evaluate the methodology adopted and various data point/ information/ factors/ assumption considered by the consultant which became the basis for the Valuation report before reaching to any conclusion.
30.	Although every scientific method has been employed in systematically arriving at the value, there is, therefore, no indisputable single value and the estimate of the value is normally expressed as falling within a likely range.
31.	Value analysis of any asset cannot be regarded as an exact science and the conclusions arrived at in many cases will, of necessity, be subjective and dependent on the exercise of individual judgment. Given the same set of facts and using the same assumptions, expert opinions may differ due to the number of separate judgment decisions, which have to be made. Therefore, there can be no standard formula to establish an indisputable exchange ratio. In the event of a transaction, the actual transaction value achieved may

	be higher or lower than our indicative analysis of value depending upon the circumstances of the transaction. The knowledge, negotiability and motivations of the buyers and sellers, demand & supply prevailing in the market and the applicability of a discount or premium for control will also affect actual price achieved. Accordingly, our indicative analysis of value will not necessarily be the price at which any agreement proceeds. The final transaction price is something on which the parties themselves have to agree. However, our Valuation analysis can definitely help the stakeholders to take informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.
32.	This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component, or item wise analysis. Analysis done is a general assessment and is not investigative in nature.
33.	This report is prepared on the RKA V-L1 (Basic) Valuation format as per the client requirement and scope of work. This report is having limited scope as per its fields & format to provide only the general estimated & indicative basic idea of the value of the property prevailing in the market based on the information provided by the client. No detailed analysis, audit or verification has been carried out of the subject property. There may be matters, other than those noted in this report, which might be relevant in the context of the transaction and which a wider scope might uncover.
34.	This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Client/ Bank/ Financial Institution which is using this report for mortgaging the property that they should consider all the different associated relevant & related factors & risks before taking any business decision based on the content of this report.
35.	All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office.
36.	As per IBA Guidelines & Bank Policy, in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the valuation report has been accepted.
37.	Defect Liability Period is 15 DAYS. We request the concerned authorized reader of this report to check the contents, data, information, and calculations in the report within this period and intimate us in writing at valuers@rkassociates.org within 15 days of report delivery, if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner. After this period no concern/ complaint/ proceedings in connection with the Valuation Services will be entertained due to possible change in situation and condition of the property.
38.	Though adequate care has been taken while preparing this report as per its scope, but still we can't rule out typing, human errors, over sightedness of any information or any other mistakes. Therefore, the concerned organization is advised to satisfy themselves that the report is complete & satisfactory in all respect. Intimation regarding any discrepancy shall be brought into our notice immediately. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, to rectify these timely, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner.
39.	Our Data retention policy is of ONE YEAR . After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.
40.	This Valuation report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) R.K Associates Quality Policy, (3) Valuation & Survey Best Practices Guidelines formulated by management of R.K Associates, (4) Information input given to us by the customer and (4) Information/ Data/ Facts given to us by our field/ office technical team. Management of R.K Associates never gives acceptance to any unethical or unprofessional practice which may affect fair, correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence, default, incorrect, misleading, misrepresentation or distortion of facts in the report then we request the user of this report to immediately or atleast within the defect liability period to bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.
41.	R.K Associates never releases any report doing alterations or modifications by pen. In case any information/ figure of this report is found altered with pen then this report will automatically become null & void.
42.	We are fully aware that based on the opinion of value expressed in this report, we may be required to give testimony or attend court / judicial proceedings with regard to the subject assets, although it is out of scope of the assignment, unless specific arrangements to do so have been made in advance, or as otherwise required by law. In such event, the party seeking our evidence in the proceedings shall bear the cost/professional fee of attending court / judicial proceedings and my / our tendering evidence before such authority shall be under the applicable laws.
43.	The final copy of the report shall be considered valid only if it is in hard copy on the company's original letter head with proper stamp and sign on it of the authorized official upon payment of the agreed fees. User shall not use the content of the report for the purpose it is prepared for only on draft report, scanned copy, email copy of the report and without payment of the agreed fees. In such a case the report shall be considered as unauthorized and misused.