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Registered Valuer: **IBBI/RV/02/2022/14802**

Registered Valuer (Wealth Tax): **12A/2022-23**

05-04-2025

Observation Report – Land

1.	Date on which the valuation is made	05-05-2025
2.	List of documents produced for perusal	1. Mortgage Deed dated 27-03-2015 2. Power of Attorney Document dated 11-12-2007 3. Exclusive Property Map of M/s Coastal Gujarat Power Genco Pvt. Ltd 4. CEPL Site Map
5.	Details of owner	M/s Coastal Gujarat Power Genco Pvt. Ltd Tharuvaikulam Village, Ottapidaram Taluk, Tuticorin District, Tamil Nadu
6.	Type of Land	Freehold
7.	Plot No and Survey No. of the Property	Various Survey Numbers and its Subdivisions from S.No 1 to S.No 99 as mentioned in the MOD Documents
8.	Latitude/ Longitude coordinates	8°53'43.7"N 78°08'13.5"E
9.	Extent of the site	225.60 Acres
10.	Classification of Locality	Industrial Area
11.	Topographical Conditions	Not Levelled and Not in Proper Shape
12.	Road facilities	Proper Road Available
13.	Boundary Details	Property Located Near the manufacturing unit of M/s Ambuja Cements Limited, Tuticorin and M/s Moxie Power Generation Limited, Tuticorin

General Observation:

1. While visiting the site, there is no sign board or name board to locate the exact location, so, the location was confirmed with the Banker Representative **Mr.P.Sivakumar** through Video Call.
2. The entire extent area is also not identified because of huge extent area.
3. Also the land demarcations is also not done to identify the plots separately.
4. There is only temporary fencing along the road side and it is also discontinuous
5. No separate fencing or demarcations done to identify the plots separately.
6. Also there is some intermediate plots of owner occupied or some other persons in between the plots mentioned in the title deeds.
7. The above information is also confirmed by the banker's representative
8. This information also confirmed while online guide line value searching, there has been presence of other survey numbers also which is not included in the property details given in the Title Deeds.
9. So only location identification and photographs taken in the location identified by the Banker's Representative
10. Also as per the information received by the local enquiry, there is around 800 acres of land available in the name of the Company.

Guideline Value

Search Criteria :

Zone:

Guideline Village:

Revenue District:

THIRUNELVELI

THARUVAIKULAM

THOOTHUKUDI

Sub Registrar Office:

Revenue Village:

Revenue Taluka:

KEEZHUR

THARUVAIKKULAM

OTTAPIDARAM

Below Search results are as on 04-May-2025 05:21 PM

8 items found, displaying all items.

1

Sr.No.	Survey/Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification	Effective Start Date	G.O.Download
1	1/1	200000/ Acre	494500/ Hectare	Dry Maanavari Lands Type - I	17-Aug-2023	-
2	1/2	200000/ Acre	494500/ Hectare	Dry Maanavari Lands Type - I	17-Aug-2023	-
3	1/3	200000/ Acre	494500/ Hectare	Dry Maanavari Lands Type - I	17-Aug-2023	-
4	1/4	200000/ Acre	494500/ Hectare	Dry Maanavari Lands Type - I	17-Aug-2023	-

Image Showing GUIDELINE VALUE taken from the Tamil Nadu Government's official website

1. The guideline value is taken from Tamil Nadu Government's official website <https://tnreginet.gov.in/portal/webHP?requestType=ApplicationRH&actionVal=homePage&screenId=114&UserLocaleID=en&csrf=b5273ead-32fb-4693-a62d-8aefbdfc6cb5>
2. The Guideline value for each survey numbers given in the title deeds is taken from the above website and tabulated separately.

Total Guideline Value - Rs. 4, 48, 05,010 /-
Rupees Four Crores Forty Eight Lakhs Five Thousand and Ten Only.

Market Value

Reference 1:

1. On enquiry with the local person named **Mr.Durai**, there is DTCP residential plot named ZION NAGAR, near 2 Kms from the subject property, the cost is that Rs.2, 50,000/- per cent. That is Rs.2, 50, 00,000/- per acre.
2. Since the above mentioned property is a Residential Plot provided with all basic amenities this can be kept only for the comparison purposes only. The picture of this plot is also attached below.



Image Showing ZION NAGAR Layout situated 2 Kms before the Subject Property

Reference 2:

1. As per the enquiry with **Mr.Anand** doing Real Estate Business in the surrounding area, the rate of the property in the main road facing will be around **Rs.1,00,00,000/- per acre.**
2. The rate of the property situated in the interior side or without proper access will be around **Rs.20, 00,000/- per acre.**
3. The Subject Property is an inclusive of various survey numbers scattered into different positions like road facing, intermittent and some of them also not accessible which has been seen in the Screenshots taken from a Property App.
4. But here the differentiation of plots cannot be done because of its large extent area and of not proper demarcations, so the average rate only can be considered for all type of land parcels.

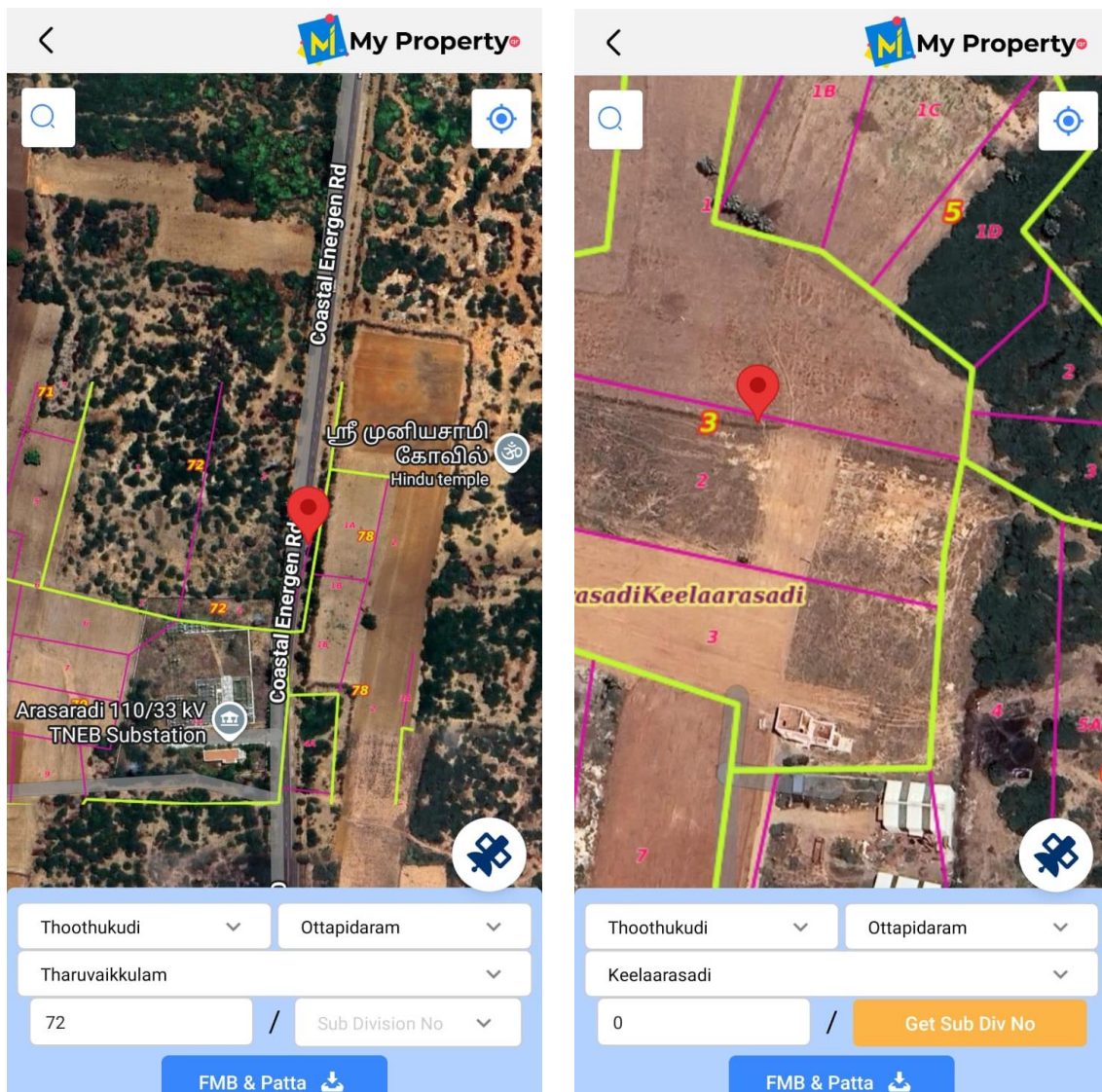


Image Showing Various Positions of the Survey Number of the Subject Property

5. Also, the subject property is a huge extent area and its presence in an inclusive part of some other's plot also, the property is less marketable.
6. So, here the average rate of **Rs.60, 00,000/- per acre** is considered for the calculation the market value.

Total Market Value – 225.60 Acres x Rs. 60, 00,000/- = Rs.135,36,00,000/-

Rupees One Hundred and Thirty Five Crores and Thirty Six Lakhs Only.

Disclaimer:

- ❖ The information furnished in the above report is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of property. Kindly read full valuation report.
- ❖ The contain of the report cannot be copied reproduced, republished, uploaded, posted, transmitted or distributed for any non-personal use without obtaining prior permission.
- ❖ The work is not sub-contracted to any other Valuer & carried out by me.
- ❖ Valuation report is an opinion given in good faith and without prejudice for the property tendered to us by the owner and /or his representative
- ❖ All the due care taken while undertaking the assignment / preparation of the report
- ❖ I disown any / all kind of indemnity of what so ever in nature, other than the justification for the expressed opinion in the report.
- ❖ We have carried out asset evaluation in reference to market scenario prevailing “AS ON THE DATE OF VALUATION” and property related information disclose by the owner & / or his representative.
- ❖ I do not certified Ownership or genuineness of property related tendered document.
- ❖ I have no direct or indirect interest in the property valued.
- ❖ I have not been convicted of any offence and sentenced to a term of imprisonment.
- ❖ I have read the International Valuation Standards (IVS) & the report submitted to the Resolution Professional for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- ❖ Value varies with the purpose and time.

HariharaSuthan Sritharan

