

Ref: Val/091/AUG /21

Date: 30-08-2021

ESTIMATION

VALUATION REPORT

Name : M/s. Olam Exports (India) Ltd.
Type of Property : Cashew Unit with GI Sheet & AC Sheet Sheds
Location : Janakirampuram Village & Kusarlapudi Panchayat,
Rolugunta (M), Visakhapatnam Dist.



Cell : 92480 32610

Danyamraju Satya Sai, B.Tech., M.I.E., F.I.V.,

Chartered Engineer. Approved Valuer & Govt. Regd. Valuer

5-17-33, Rotary Street, Tuni-533 401.

B.O. : Flat No.101, GF, Vijayakrishna Residency, Narsingaraopeta area, ANAKAPALLI-531 001

Mobile No:99890 35541

e-mail: ssassociatesakp@gmail.com

Panel Valuer for:

Bank of Baroda, Bank of India, Bank of Maharashtra, Canara Bank, City Union Bank, Coastal Bank, D C B Bank, D C C Bank, Federal Bank, IDBI Bank, Indian Bank, Kakinada Co-op Town Bank Ltd., Karur Vysya Bank, L.I.C. of India, L.I.C., H.F.L., Punjab National Bank, State Bank of India, Visakha Co-op Bank, UCO Bank and other Financial Institutions.

Er. Danyamraju Satya Sai,

B.Tech., MIE, FIV.

Chartered Engineer & IBDI Regd. Valuer

Member : Institution of Engineers & I.O.V.

Cell : 92480 32610, Ph : 253980

D.No. 5 - 17- 33, Rotary Street,

Near Raja Ground, Kothapeta,

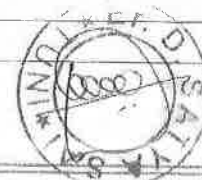
TUNI - 533 401, E.G. Dist, A.P.

email : dssai_tuni@yahoo.co.in

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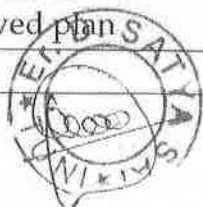
A General information	
Name of the Applicant & Address	M/s. Olam Exports (India) Ltd. Bishop Jerome Nagar, Kollam-1
2. Name of the reported Owner / Name of Persons in whose names the property Registered and address of the property	M/s. Olam Exports (India) Ltd. Janikirampuram Village, Kusarlapudi Panchayath, Narsipatnam SRO, Rolugunta Mandala, Visakhapatnam District - 531 114 (AP)
3. Purpose of Valuation	To assess the fair market value of property based on prevailing market rates.
4. List of documents produced for perusal	Sale deed in the name of M/s. Olam Exports (India) Ltd. 1. Doc No. 520/2006, DTD: 22-02-2006, 2. Doc No. 521/2006, DTD: 22-02-2006, 3. Doc No. 522/2006, DTD: 22-02-2006, 4. Doc No. 523/2006, DTD: 22-02-2006, 5. Doc No. 524/2006, DTD: 22-02-2006, 6. Doc No. 525/2006, DTD: 22-02-2006, 7. Doc No. 734/2006, DTD: 16-03-2006, 8. Doc No. 735/2006, DTD: 16-03-2006, 9. Doc No. 1602/2014, DTD: 14-05-2014, 10. Doc No. 1603/2014, DTD: 14-05-2014, 11. Doc No. 1601/2014, DTD: 27-05-2014, 12. Doc No. 1604/2014, DTD: 27-05-2014, 13. Doc No. 1605/2014, DTD: 27-05-2014, 14. Doc No. 1762/2014, DTD: 11-06-2014, 15. Doc No. 1763/2014, DTD: 11-06-2014, 16. Copy of Approved Plan
5. Date of Inspection	29-08-2021
6. Date of valuation	30-08-2021
7. Situation location by brief description of the land/ site and brief description of the building	
a Survey No.	11/1&2, 13/1& 2.



b. Brief description of the property		Industrial Property, Processing and exporting cashew nuts. The industrial buildings are constructed in an extent of Ac. 6.70 cents with necessary infrastructure. The buildings are mainly RCC structures with AC/GI sheet roofing supported with structural steel trusses.
8. Boundaries of the property		
a Schedule A (Building boundaries)		Boundary Details As per deed
Doc No.520/2006, Ext: 0.71 ½ Cents		Doc No.521/2006, Ext: 0.18 ½ Cents
North:	Dry Land of Adapureddy Swaminaidu	Dry Land of Ruttala Joginaidu and Others
South:	Dry Land of Adapureddy Rambablu & Others	Dry Land of Gedela Demudu
East :	Dry Land of Gedela Demudu and Ruttala Joginaidu	Dry Land of Rajana Rajubabu
West :	Dry Land of Lagudu Pothurraju & Others	Dry Land of Gedela Demudu
Doc No.522/2006, Ext: 1.28 Cents		Doc No.523/2006, Ext: 0.23 Cents
North:	R& B Road	Dry Land of Ruttala Joginaidu and Others
South:	Dry Land of Gedela Demudu and Gali Peddinaidu	Dry Land of Executants .
East :	Dry Land of Lalam Rajubabu and Others	Dry Land of Gali Peddinaidu
West :	Dry Land of Lagudu Rajubabu & Others	Dry Land of Adapureddy Swaminaidu and Others
Doc No.524/2006, Ext: 0.47 Cents		Doc No.525/2006, Ext: 0.28 ½ Cents
North:	Dry Land of Aadapureddy Kannamdora & Others	Dry Land of Aadapureddy Rajababu & Others
South:	Dry Land of Lagudu Rajubabu	Dry Land of Lagudu Rajubabu
East :	Dry Land of Ruttala Rajubabu	Dry Land of Ruttala Joginaidu
West :	Dry Land of Lagudu Pothuraju & Others	Dry Land of Lagudu PothuRaju & Others
Doc No.734/2006, Ext: 0.68 Cents (4 Items)		
Item No -1 Ext: 0.12 Cents		Item No-2 Ext: 0.25 Cents
North:	Dry Land of Rajana Nookaraju	Dry Land of Lalam Rajubabu
South:	Dry Land of Executant	Dry Land of Rajana Nookaraju
East :	Dry Land of Rajana Nookaraju	Dry Land of Rajana Nooka Raju & others
West :	Dry Land of Olam exports	Dry Land of Olam exports
Item No-3 Ext: 0.21 Cents		Item No-4 Ext: 0.10 Cents
North:	Dry Land of Rajana Appalanaidu	Dry Land of Rajana Nookaraju
South:	Dry Land of Rajana Nookaraju & Rajana Rajubabu	Dry Land of Rajana Nookaraju & Others
East :	Dry Land of Rajana Nookaraju & Others	Dry Land of Rajana Nookaraju
West :	Dry Land of Olam exports	Dry Land of Rajana Rajubabu
Doc No.735/2006, Ext: 0.18 Cents		Doc No.1602/2014 Ext: 0.78 Cents
North:	Road	Land of Gedela Satyavathi & Rajana Achiraju
South:	Dry Land of Rajana Appalanaidu	Land of Ruttala Rajubabu
East :	Dry Land of Rajana Nookaraju & others	Remaining Land of Seller



West :	Dry Land of Olam Exports	Land of Adapureddi Swaminaidu
Doc No.1603/2014 Ext: 0.27 Cents		Doc No.1601/2014 Ext: 0.33 Cents
North:	Land of Olam Cashew Factory	Land of Olam cashew Factory
South:	Land of Rajana Nookaraju	Land of Rajana Nookaraju
East :	Land of Rajana Achiraju	Land of Rajana Rajubabu
West :	Land of Adapureddi Swaminaidu	Land of Gedela Satyavathi
Doc No.1604/2014 Ext: 0.94 Cents		Doc No.1605/2014 Ext: 0.32 Cents
North:	Land of Adapureddi Narayana Rao & Eswara Rao	Land belongs to Olam Cashew Factory
South:	Ramaining Land of Seller	Land of Adapureddi Swaminaidu
East :	Land of Rajana Nookaraju	Land of Gedela Satyavathi
West :	Land of Adapureddi Swaminaidu	Dry Land of Aadapureddi Rajababu
Doc No.1762/2014 Ext: 0.06 Cents		Doc No.1763/2014 Ext: 0.07 Cents
North:	Land of Rajana Rajubabu	Land of Olam Agro India Ltd
South:	Land of Ruttala Rajubabu	Land of Rajana Nookaraju
East :	Remaining land of Seller	Land of Rajana Srirama Murthy
West :	Land of Olam Agro India Ltd..	Land of Olam Agro India Ltd
9. Dimensions of the property: As per deed		
	Doc No.	S No.
	Extent	
1.	520/2006	13/1
		Ac 0.71½ Cents
2.	521/2006	11/1
		Ac 0.18 ½ Cents
3.	522/2006	11/1
		Ac 1.28 Cents
4.	523/2006	11/1
		Ac 0.23 Cents
5.	524/2006	13/1
		Ac 0.47 Cents
6.	525/2006	13/1
		Ac 0.28 ½ Cents
7.	734/2006	11/2
		Ac 0.68 Cents
8.	735/2006	11/2
		Ac 0.18 Cents
9.	1602/2014	11/2
		Ac 0.78 Cents
10.	1603/2014	11/1
		Ac 0.27 Cents
11.	1601/2014	11/2
		Ac 0.33 Cents
12.	1604/2014	13/2
		Ac 0.94 Cents
13.	1605/2014	13/2
		Ac 0.32 Cents
14.	1762/2014	11/2
		Ac 0.06 Cents
15.	1763/2014	11/2
		Ac 0.07 Cents
10. Total extent of the site		AC. 6.795 Cents
		Considered area as per Plan: Ac 6.70 Cents
11. Property tax details		Not available
12. Assuming the entire property is let out probable monthly rent and advance building rent		N.A
13. Whether the building plan approved? If yes date of approval approving authority		-----
14. Whether the building has been constructed as per the approved plan		Yes
15. General Remarks		Buildings condition and maintenance is good



16. Urban / Semi urban / Rural	Rural,
17. Estimated Future life of the buildings	13 Years with proper and periodic maintenance.
B. Valuation Details of Land	
1 The total area (extent of the site	Ac. 6.70 Cents
2. Description of the site / land	
a Character of locality	Residential/Industrial
b. Classification	Agricultural lands (Surroundings)
c. Development of surrounding	-----
d. Is the locality subjected to frequent flooding	No
e. Feasibility to the civic amenities like school, hospital, office, market etc.,	Near By
f. Shape of land	Almost rectangular
g. Type of use to which it can be put	Agro based industry.
h. Any other restriction in usage	Yes, Industrial use only.
I Nature right ever lease hold / free hold	Free hold
j. Road facility	R&B road on North side
K. Is it a corner flat	No
l. Water supply / potentiality	Bore wells with motors.
m. Underground sewage system	Open Drainage System
n. Any other sentimental social issue, which may affect the value	No sentimental issue. But located in the centre of village
o. Road face	East side
3. General Remarks	Nil
4. Current Govt. Approved rates	Rs. 7,70,000.00 per acre
5. Prevailing unit market rate	Rs. 30,00,000.00 to Rs. 32,00,000.00
6. Unit rate adopted in this valuation	Rs. 30,00,000.00 per acre
7. Road widening area	Nil
8. Valuation of the land considered	Ac. 6.70 Cents @ Rs. 30,00,000.00 = Rs. 2,01,00,000.00
C. Details of Buildings	
1 Type of building	Industrial buildings
2. Type of construction	RCC structures with sheet roofing supported on structural steel trusses
3. Year of construction	Around 2008 expansion took place later
4. Pinth are Building wise / Floor wise	
Built up area	Plinth area in S Ft
Rest& Canteen Shed	4,622 S ft
Boiler & Borma shed	2,260 S ft
Packing, Peeling & Grading Shed	8,130 S ft
Borma Shed	6,100 S ft
RCN Storage shed	50,789 S ft
Toilet Block Shed	641 S ft



Shelling Shed	1,549 S ft	
Exi Shelling Shed	5,762 S ft	
Husk Shed	680 S ft	
Manual Scoping	8,130 S ft	
Exi Sheeling & Peeling Shed	6,298 S ft	
Work Shop	3,389 S ft	
PP Segregation & Grading Shed	8,635 S ft	
Power room Shed	740 S ft	
Admn Office Shed	984 S ft	
5. Condition of the building	Normal	
a Exterior	Normal	
b. Interior	Normal	
D. Specifications of Buildings		
Description	Specifications	
1 Foundation	RCC	
2. Basement	RCC	
3. Super structure	RCC Structure with brick masonry	
4. Joinery / doors and windows	Iron windows and rolling shutters	
5. RCC works	AC/GI Sheet roofing supported on steel	
6. Plastering	Cement plastering	
7. Flooring, Skirting, Dadoing	O C C flooring	
8. Special finish as marble, granite, wooden paneling grills etc.,	-----	
9. Roofing weather proof course	-----	
10. Drainage	Available	
11. Electrical installation--- Type of wiring & class of fittings	Good	
E. Valuation of Buildings		
1 Construction cost as per the amenities Provided. Per Sft	RCN Storage Shed - Rs. 700/- Per Sft Industrial sheds - Rs. 550/- per S ft;	
2. Total Value of Construction.		
a G I Sheet Shed (RCN Storage Shed)	50,789 sft @ Rs. 700/- = Rs. 3,55,52,300-00	
b. Industrial Sheds (Canteen, Boiler & Borma ,Cutting, Peeling &Grading process area, PP Segregation Storage, Scrap ,Toilets sheds , etc)	57,920 sft @ Rs. 550/- = Rs. 3,18,56,000-00	
c. Compound wall	Rs. 8,50,000-00	
d. Weigh Bridge	Rs. 12,00,000-00	
d. Total Value of Buildings	Rs. 6,94,58,300-00	
3. Less 20% Depreciation	(-)Rs. 1,38,91,660-00	
4. Net Buildings Value after depreciation	Rs . 5,55,66,640-00	
F. Total Value of Property		
Part	DESCRIPTION	VALUE OF ADOPTING
A	Land	Rs . 2,01,00,000-00
B	Buildings	Rs . 5,55,66,640-00
	Total amount	Rs . 7,56,66,640-00 Say as Rs. 7,56,67,000/-



G. Valuation	
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As a result of my appraisal and analysis it is my considered opinion that present market value of the above property in the prevailing condition with aforesaid specification may be taken as

Rs. 7,56,67,000.00 (Rupees Seven Crores Fifty Six Lakhs Sixty Seven Thousand Only)

Market value of Property	Rs. 7,56,67,000.00
Remarks	The above value may fetch in sale when any prospective buyer would like to run Cashew processing unit only.


The Subject industrial Property which is agro based industry and is located in rural area of Janikiramapuram village in Visakhapatnam District, in agricultural zone. Buildings conditions and maintenance is bad.

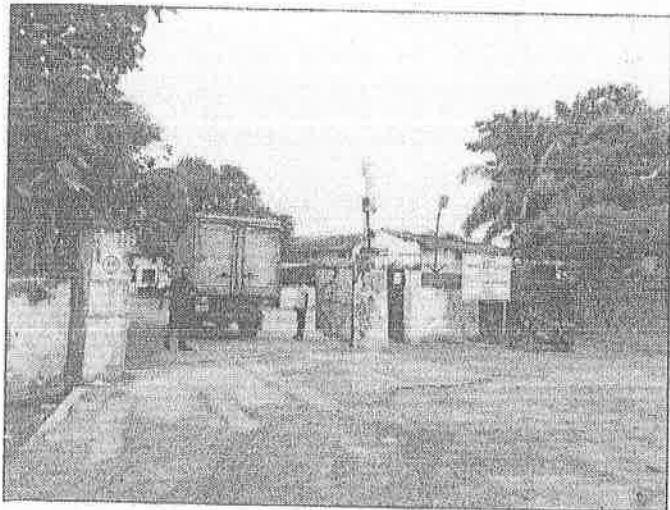
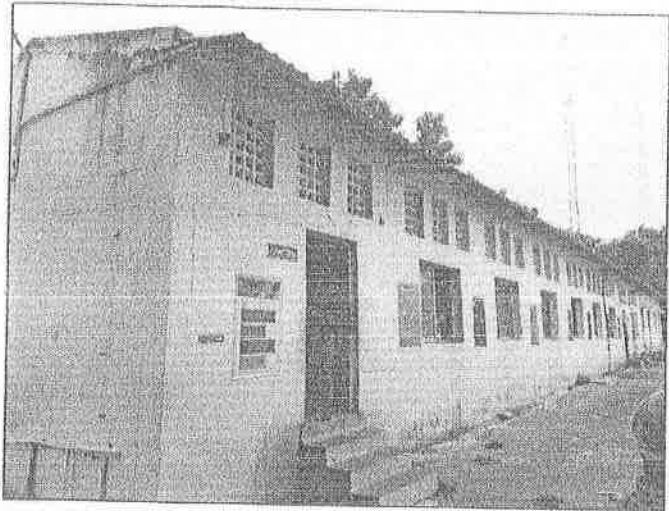
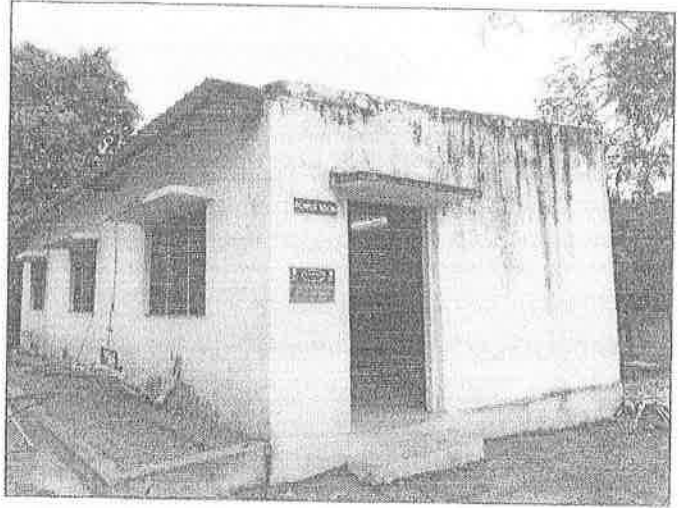
Plant and Machinery incl. mechanical and Electrical equipment Value is not covered in the scope valuation.

I. Enclosures	1. Photographs - 18 Nos., 2. Government Land Value Certificate
J. Declaration	

I hereby declare that

- I have personally inspected the property on 29-08-2021.
- I have no direct / indirect interest in the property valued.
- The market value indicated in the report is an opinion of the valuer based prevailing market rates of Land and Materials in that area.
- The market value of these properties/localities may increase or decrease depending on the future market conditions and scenarios.
- Market value is different from forced sale value. Market value will not fetch in sale.

 Cell : 9248032610 D. SATYA SAI , B.Tech., M.I.E., F.I.V., Chartered Engineer & Approved Valuer #5-17-33, Red Convent Street, TUNI Signature of Valuer	Name & Address of the Valuer
Date	30-08-2021



SRV CERTIFICATE

UNIT RATES - VILLAGE WISE

District Name: VISAKHAPATNAM		Mandal Name: ROLLIGUNTA		
City/Town/Village: Kusarlapudi		Survey No. <input type="text"/>		
View Survey No. Wise Details				
S.No.	Habitation	Nature Of Use	Land Rate Rs. per Acre	Effective Date (dd/mm/yyyy)
1.	Kanudupalem	Dry land	770,000	10/08/2020
2.	Thamarapalem	Dry land	770,000	10/08/2020
3.	Rongalipalem	Dry land	770,000	10/08/2020
4.	Ramasabbavaram	Dry land	770,000	10/08/2020
5.	Kusarlapudi	Dry land	770,000	10/08/2020
6.	Kanudupalem	Wet Land double crop	770,000	10/08/2020
7.	Thamarapalem	Wet Land double crop	770,000	10/08/2020
8.	Rongalipalem	Wet Land double crop	770,000	10/08/2020
9.	Ramasabbavaram	Wet Land double crop	770,000	10/08/2020
10.	Kusarlapudi	Wet Land double crop	770,000	10/08/2020
11.	Janakirampuram	Wet Land double crop	770,000	10/08/2020
12.	Rongalipalem	Coconut Garden	770,000	10/08/2020
13.	Ramasabbavaram	Coconut Garden	770,000	10/08/2020
14.	Kusarlapudi	Coconut Garden	770,000	10/08/2020
15.	Janakirampuram	Coconut Garden	770,000	10/08/2020
16.	Kanudupalem	Coconut Garden	770,000	10/08/2020
17.	Thamarapalem	Coconut Garden	770,000	10/08/2020
18.	Kusarlapudi	Agricultural Land fit for H.S.	0	10/08/2020

GOOGLE MAP

