

----- Forwarded message -----

From: **Chairman Auroville** <chairmanauroville@gmail.com>

Date: Sat, May 23, 2020 at 11:27 AM

Subject:

To: Working Committee <workingcom@auroville.org.in>

Cc: <neetaprasad@gmail.com>, Prema Nandakumar <premnand@gmail.com>, sachidananda Mohanty <sachimohanty@yahoo.co.in>, Madan Gopal Madabhushi <madan17@gmail.com>, Anirban Ganguly <anirbangan@gmail.com>, Dr. K. Parameswaran <kparameswaran@gnlu.ac.in>, Nirima Oza <nirima@gmail.com>, P R Srinivasamurty <srinivasmurty@auroville.org.in>

Dear Working Committee,

This refers to your letter of 15th May regarding Auro Oceanic building purchase. I have given the matter careful attention and have also received valuable inputs from members of the Governing Board. As you know, I have always been in favour of Auroville purchasing land within the city area of the Master Plan. I am, therefore, generally in favour of this purchase also. However, in this case the following factors need to be kept in mind:-

1. The timing of such a large purchase in the middle of the corona crisis and the general economic slowdown through which the nation is facing, does not seem to be appropriate. It would be better to wait for a few months until the whole situation stabilizes;
2. There are serious reservations regarding engaging a private individual Shri Sathy Reddy as the negotiator, despite his undoubted ability and expertise. He has been working for an important private sector undertaking owned by an Aurovillian, though not part of Auroville. This could result in a conflict of interest. It would be better to engage one or two valuers authorized by the Tamil Nadu government with whom Shri Bala Bhaskar and Shri Pashi Kapoor could certainly be associated, and also to take necessary legal opinion.
3. It has been our policy so far that the Secretary does not get personally involved in price negotiations, because he is the final authority to place the matter before the Chairman for sanction, and there could, therefore, be a conflict of interest.
4. It has been mentioned that although the building has received permission from the Panchayat it has not got this from the Town and Country Planning authority. We must ensure that this will not create a legal problem for the Foundation after the purchase.
5. It is important to carry the FAMC and keep the Resident Assembly fully informed about the sale process.
6. It is surprising that there is no agreement on how such an expensive property is to be used. Surely, it can be put to very useful purpose for Auroville which may or may not involve financial returns. We are always short of accommodation for various purposes and acquisition of such a large property should be able to greatly improve the situation. The matter, of course, will have to be worked out by all concerned authorities including the Residents Assembly.

With good wishes, keep safe and stay well.

Dr. Karan Singh

**REPORT ON VALUATION OF THE COMMERCIAL PROPERTY AT
NEW S.NO 331/3C, OLD S.NO 324/2D, IN ERUMBAI VILLAGE, ERUMBAI URACHI,
VANUR SRO, TINDIVANAM, VILLUPURAM DISTRICT.**



Er. D. MURUGAN

Proprietor: DMS INEFRA

**Registered Valuer, Registered Engineer,
Registered Structural Engineer (Grade-I), Geotechnical Consultant & Competent Person for Industries**

Plot No. 21, III Cross, Jawahar Nagar, Reddiarpalayam, Puducherry – 605 005.

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**REPORT ON VALUATION OF THE COMMERCIAL PROPERTY AT
NEW S.NO 331/3C, OLD S.NO 324/2D, IN ERUMBAL VILLAGE, ERUMBAL URACHI,
VANUR SRO, TINDIVANAM, VILLUPURAM DISTRICT.**

ASSIGNMENT GIVEN BY : WORKING COMMITTEE OF THE RESIDENTS'S ASSEMBLY,
AUROVILLE FOUNDATION,
ADMINISTRATIVE AREA (TOWN HALL),
AUROVILLE,
BOMMAIYARPALAYAM,
TAMILNADU – 605 101.

PROPERTY ADDRESS : NEW S.NO: 331/3C, OLD S. NO: 324/2D,
IRUMBAL VILLAGE & URACHI,
VANUR SRO, TINDIVANAM,
VILLUPURAM DISRICT.

DATE OF INSPECTION : 21.10.2020

DATE OF VALUATION : 06.11.2020

REPORT NO : DMS/VAL(AURO)/20-21/001.



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**REPORT ON VALUATION OF THE COMMERCIAL PROPERTY AT
NEW S.NO 331/3C, OLD S.NO 324/2D, IN ERUMBAI VILLAGE, ERUMBAI URACHI,
VANUR SRO, TINDIVANAM, VILLUPURAM DISTRICT.**

EXECUTIVE SUMMARY

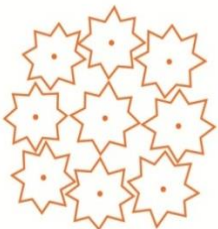
Working committee of the resident's assembly, Auroville Foundation, has entrusted this valuation assignment to RV. D. MURUGAN (Proprietor M/s. DMS Inefra). The scope of this assignment is to evaluate the Market value and Forced Sale value of the Land and Buildings for the assets owned by Mrs S. JAMUNA Propreitor, M/s. Auro Oceanic Resort at S No. 331/3C, Irumbai Village, Near Matrimandir, Auroville, Tamilnadu-605101.

The site was inspected by RV. D. MURUGAN on 21.10.2020.

The Property consists of Land and Buildings with all amenities ;were inspected, in depth study of each structure has been done and based on the specification they are valued.

The property is three storied Commercial Building (Resort). The valuation exercise has been completed by Cost Approach. The land has been valued based on the Prevailing Market rate and the building on Reinstatement cost for existing buildings and all major amenities as per the Tamil Nadu Govt. Plinth Area rates for the preparation of Rough cost estimates for building schemes during the year 2020-2021.

This valuation report is submitted to Working committee of the resident's assembly, Auroville Foundation on whose authorization this exercise has been undertaken. The Fair market value and Forced value property are submitted. But this property is a Special Value property to Auroville foundation due its location.



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JOB NO: DMS/VAL(AURO)/20-21/001

Sheet No: 1

**PART – A
BASIC DATA**

1.0 GENERAL

1.1 Purpose of Valuation : To Evaluate the Market Value and Forced Sale Value of the Land and Buildings with all the amenities.

1.2 Name of the Client : Working Committee of the Residents’s Assembly,
Auroville Foundation ,
Matrimandir Road, Auroville, Bommaiypalayam,
Tamilnadu – 605 001.
vide work order no NIL dtd: 16.10.2020.

1.3 Name of the Owner : Mrs. S. JAMUNA
M/s. AURO OCEANIC RESORT
S. No. 331/3C, Irumbai Village/ Urachi, Vanur SRO,
Tamilnadu – 605 101.

1.4 Documents produced for perusal : a) Photo stat copy of Sale deed vide
Doc. no. 2525 dtd: 08.05.2019.
b) Building Plan Approved vide no. 02 dtd 21/10/2016 in
favour of Previous Owner Mr.Senthil.
d) Property tax in favour of S. JAMUNA vide no 079282
dtd 03.06.2019.
e) E.B Card for No: 02-436-015-666 in favour of
Mrs. S. JAMUNA.



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1.5 Background of the property:

The Property has been constructed as a resort and operated by Mr R.Senthil in 2018, which has been purchased by Mrs. S. JAMUNA in 2019. The site is 14 kms from Puducherry which is a tourist hub. The resort has Twenty three Air conditioned rooms in a two storied R.C.C building. The property has added amenities such as Swimming pool which includes a baby pool and a restaurant of 30 members seating capacity in second floor. Power back up by 82.5 KVA Genset and 11 KV solar heater. The rooms are connected by Intercom service. The property is bounded on all sides with compound wall and open area finished with Paver and Concrete pavements. The site is located in midst of trees and free from pollution. Due to COVID – 19 restrictions it was not in operation on the date of inspection.

1.6 Purpose of valuation & Appointing Authority.

a) Purpose:

To evaluate the Market value and Forced Sale value of the Land and buildings with the amenities located at S No. 331/3C, Irumbai village, near Matrimandir, Auroville, Tamilnadu “as in where in” basis since the property is proposed to be purchased by Auroville Foundation.

b) Appointing Authority:

Working committee of the residents’s assembly, Auroville Foundation, Matrimandir Road, Auroville, Tamilnadu – 605 101, had appointed Valuer D. MURUGAN (Proprietor M/s. DMS Inefra) having his corporate office at Plot No. 21, 3rd Cross, Jawahar Nagar, Puducherry – 605 005, vide work order no. NIL dtd: 16.10.2020 for this assignment.



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1.7 Identity & Registration details of the Valuer

D. MURUGAN, M.Tech.,
Registered Valuer

Under Companies Act, 2013
Asset Class – Land & Building
IBBI/RV/08/2019/10612

Under the Wealth Tax 1957 (CBDT),
Asset Class – Immovable Property
No.1037/Category-I/2018-19

1.8 Inspection & Investigation under taken:

The subject asset was inspected by the undersigned with his team on 21/10/2020 in the presence of its Manager Mr. SARAVANAN (+91 9786184997) and members of Working committee of the residents's assembly.

The site was measured and all the components recorded. The furniture and electronic accessories were not considered in this scope. The NOC's for the operation of resort were not submitted. There is no comparable sale in the vicinity. Moreover this property is unique since it is developed but not approved , hence it can neither be treated as agricultural nor commercial , the land rate has been arrived based on all the pros and cons . The resort was not under operation due to COVID-19 restrictions. The entire property was well maintained. The swimming pools were clean and hygienic.



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PART – B

2.0 DESCRIPTION OF THE PROPERTY

2.1 Postal address of the property : M/s Auro Oceanic Resort
S No. 331/3C, Near Matrimandir,
Auroville, Bomayarpalayam,
Tamilnadu – 605 101.

2.2 Location of the property

Plot No : ---
New Survey No : 331/3C
Old Survey No : 324/2D
Village : Irumbai Village
SRO : Vanur
Reg. District : Tindivanam
District : Tamilnadu

2.3 Boundaries of the property

North : Auroville Land
South : Passage (Earthen Road)
East : Auroville Land
West : Auroville Land

2.4 Property tax receipt referred

Assessment number : 079282
Tax Amount : ₹ .1,075/-
Receipt No. & Date : 079282 & 03.06.2019
Remarks : ----



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2.5 Electricity service connection

Name : Mrs. S. JAMUNA
Number : 02-436-015-666
LT-BILL FOR MONTH OF SEPTEMBER 2020
Bill amount : ₹ .6,082/-
Payment Receipt No. & Dt. : VMV448IA14176 dtd 15.09.2020

2.6 Property is presently

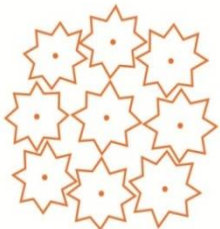
Occupied by : Mrs. S. JAMUNA ,Proprietor .,
M/s AURO OCEANIC RESORT

2.7 Building Approval detail:

Reference No. & Date : Vide no. 02 dtd 21/10/2016 in favour of
Previous Owner Mr. Senthil.
Authority : Chairman, Irumbai Urachi.

2.8 Muncipal / Uratchi/ Panchayath License detail:

Reference No. & Date : NOT SUBMITTED FOR PERSUAL
Authority : -----
Validity : -----



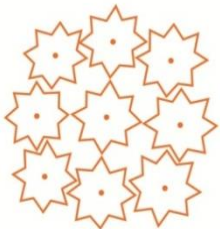
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2.9 CHARACTERISTICS OF LOCALITY & PROPERTY

- | | | |
|---|---|--|
| a. Character of locality | - | Commercial property in Rural area |
| b. Classification | - | Dry Manavari Land |
| c. Development of the surrounding areas | - | Mostly Vacant Dry Manavari Land |
| d. Is the locality subjected to frequent flood | - | No |
| e. Feasibility to the civic amenities Like school, hospitals, offices, Markets etc. | - | Not Available in vicinity |
| f. Level of land with topographical | - | Flat terrain |
| g. Shape of land | - | Rectangle (Nearly) |
| h. Type of use to which it can be put | - | Commercial |
| i. Any restriction of usage? | - | Proper approval need to be obtained |
| j. Whether leasehold / free hold | - | Free hold |
| k. Is it in town planning approved lay out | - | No |
| l. Is it a corner plot | - | No |
| m. Road facilities | - | Poor |
| n. Water potentialities | - | Fair |
| o. Underground sewerage system | - | No |
| p. Commercial potentiality of the property | - | Average |
| q. Any other sentimental / social issue which May affect the value | - | No Major development in short term. |
| r. Remarks if any | - | The property is located in isolation since all the surrounding properties are owned by Auroville foundation , hence no development is imminent in near future. |



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PART – C

3.0 PROCEDURE FOR VALUATION

3.1 VALUATION APPROACHES AND METHODS

3.1.1 Market approach

3.1.2 Income approach and

3.1.3 Cost approach

3.1.1 MARKET APPROACH

The Market approach provides an indication of value by comparing the asset with identical or comparable (that is similar) assets for which price information is available. The heterogeneous nature of many assets means that it is often not possible to find market evidence of transactions involving identical or similar assets. Even in circumstances where the market approach is not used, the use of market-based input should be maximized in the application of other approaches (e.g., market-base valuation metrics such as effective yields and rates of return).

3.1.2 INCOME APPROACH

The Income approach provides an indication of value by converting future cash flow to a single current value. Under the income approach, the value of an asset is determined by reference to the value of income, cash flow or cost savings generated by the asset. Although there are many ways to implement the income approach, methods under the income approach are effectively based on discounting future amounts of cash flow to present value. The Discounted Cash Flow (DCF) method and the concepts below apply in part or in full to all income approach methods.



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3.1.3 COST APPROACH

The Cost approach provides an indication of the value using the economic principle that a buyer will pay no more for an asset than the cost to obtain an asset of equal utility, whether by purchase or by construction, unless undue time, inconvenience, risk or other factors are involved. The approach provides an indication of value by calculating the current replacement or reproduction cost of an asset and marketing, deduction for physical deterioration and all other relevant forms of obsolescence.

There are three cost approach methods:

- a) Replacement cost method: a method that indicates value by calculating the cost of a similar asset offering equivalent utility.
- b) Reproduction / Reinstatement cost method: a method under the cost that indicates value by calculating the cost to recreating a replica of an asset, and
- c) Summation method: a method that calculates the value of an asset by the addition of the separate values of its component parts.

3.2 MARKET VALUE:

Market value is the estimated amount for which an asset ought to exchange on the date of valuation, between a willing buyer and a willing seller, in an arm's length transaction after proper marketing, where in the parties have each acted knowledgeably, prudently and without compulsion.

However in India the word 'Fair Market Value' is more popular and hence the same is commonly used to indicate 'Market Value' of the property.



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3.3 FORCED SALE VALUE

It is an estimate of the property's price (including running or closed down unit) realized in open market on "as is where is basis" in shortest possible time. The forced sale is conducted by the authority by personal negotiations amongst limited group of buyers or by public auctions but it is conducted with the sense of utmost urgency. The sale of the assets is conducted by the authority (Court / Bank) to recover legal dues from the owner of the property. It is the case of an unwilling seller in urgent need of money to meet with his legal obligation. In fact, the sellers is compelled and forced to sale the property to liquidate it in terms of money to clear his debt. Sale of property by borrower of bank loan by finding out prospective buyer by private negotiations is also an instance of forced sale value. Normally buyer brought by borrower by private negotiations offer better price than that is likely to be realized under auctions sale by the bank. This forced sale value is very similar to liquidation value, with the difference that in liquidation value there is no scope for private negotiations. It is purely a case of sale by public auction under supervision of the court.

3.4 SPECIAL VALUE:

This is also a personal value because it is a value to a particular buyer or purchaser. "Special value" can be defined as an increment in value that could be applicable to a particular owner or user or prospective owner or user, of the property rather than to the market at large, that is, special value is applicable only to a purchaser with a special interest. However, here purchase is not governed by sentiments of individual but are governed by personal reason of an individual or organization.



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3.5 METHODOLOGY ADOPTED FOR THIS VALUATION:

The property under consideration is Commercial property, but since the potential buyer (Auroville Foundation) does not have commercial interests and no income details were shared with us the property has been valued by Cost Approach.

3.5.1 Land

While deciding the value of land, due regard is given to the following factors:

- (i) Size and topography of land;
- (ii) Users of land – industrial, residential or commercial;
- (iii) Statutory provisions governing land usage;
- (iv) Types of tenure i.e. freehold or lease – hold;
- (v) Availability of infrastructure and civic amenities.

The value of land is adopted taking into consideration the size , nature ,utility , scope of development in near future and location after comparing with Prevailing Market rate of both the categories.

3.5.2 Buildings & Amenities

For this exercise Reinstatement cost method of valuation is adopted. The cost of construction of each building has been calculated by adopting Tamil Nadu Plinth Area rates for the preparation of Rough cost estimates for building schemes during the year 2020-2021. The amenities, finish, the quality of work man ship are given its due worth. The depreciation is not considered in this exercise.



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PART – D

4.0 LAND VALUATION

4.1 Land dimensions and Extent:

The plot is bounded by Compound walls on all sides. The dimensions at the site is in concurrence with the document. The full extent is in possession on the date of valuation.

4.1.1 Dimensions of the site.

	(Refer Sale Deed)	(As per Existing dimensions)
North:	---	45.4m
South:	---	47.2m
East :	---	21.8 m
West:	---	31.4m

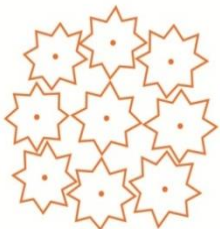
4.1.2 Extent as per Document : 1215 sq.mts

Extent as per site is : 1215 sq.mts

Extent of Site considered for Valuation : 1215 sq.mts

4.2 Land Rate Analysis

The property is neither a small plot nor a large parcel of agriculture land as it is available in the surroundings .Even though the property is developed , mandatory approvals haven't been obtained for Commercial usage. The prevailing market rate of large parcels of agriculture and proposed residential lands is Rs 1 crore per acre whereas the small size plots in metal road abutting plots and DTCP approved layouts is Rs.1000/- to Rs1500 per sq.ft



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4.2.1 Land Rate analysis for Subject property

Prevailing Market rate (upto 5,000 sqft) : ₹ .1000/sqft.

Deductions for disadvantages in percentage:

- | | | | |
|-------|--------------------------------|---|-----|
| (i) | Large Extent | - | 15% |
| (ii) | Non availability of metal road | - | 15% |
| (iii) | Un Approved development | - | 15% |
| (iv) | Virtual Land lock | - | 15% |
| (v) | Poor viability of existing use | - | 5% |

After deducting 65% from the prevailing rate. For this exercise rate adopted is Rs.350 per sq.ft (₹ .3770 per Sq.m.) considering its present condition and utility on the date of valuation.

4.2.2 Value as per Registration norms

- | | | |
|------|--|-----------------------|
| (i) | Registration value as per online website | : ₹ .12.30 per sq.ft. |
| (ii) | Value of land by adopting Registration value | : ₹ .1,60,736/- |

4.2.3 Fair Value by adopting Prevailing Market Rate for Subject asset

- | | | |
|------|---|---------------------|
| (i) | Unit rate adopted in this valuation after considering the Characteristics of the subject property | : ₹ .3770 per Sq.m. |
| (ii) | Fair Value of land by adopting Prevailing Market Rate
(1215 x ₹ .3770/sq.m) | : ₹ .45,80,550/- |



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PART – E

5 BUILDING & AMENITIES VALUATION

The existing R.C.C and the Metal roof structures are considered for valuation. The underground water storage structures (Sump), and all major amenities have been valued. The age of the buildings as reported by client is 2 years. The table 5.1 below is the Abstract of Building Valuation and Table 5.2 is the Valuation of Amenities.

5.1 ABSTRACT OF BUILDING VALUATION

RESORT ROOM AREA			
Guest room	SQ.M	Rate(₹)	Amount (₹)
R.C.C (GROUND FLOOR)	478	30153	1,44,13,134
R.C.C (FIRST FLOOR)	478	26377	1,26,08,206
R.C.C (SECOND FLOOR)	36	17245	6,20,820
TOTAL	992		
Generator Area			
AREA	SQ.M		
R.C.C (GROUND FLOOR)	24	19238	4,61,712
R.C.C (FIRST FLOOR)	34	14295	4,86,030
TOTAL	58		
IInd Floor			
	SQ.M		
METAL SHEET AREA 2 ND FLOOR	226	**2230	5,03,980
TOTAL			2,90,93,882

** Market Rate



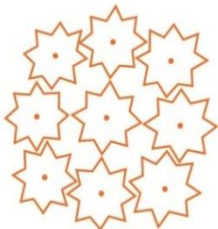
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5.2 AMENITIES

AMENITIES			
		Rate(₹)	Remark
Swimming pool		15,00,000.00	Market Rate
Compound	143rmtX₹ 3505	5,01,215.00	PWD/SOR:20-21
Paver block	430sq.mX₹ 900	3,87,000.00	Market Rate
Concrete floor	60sq.mX₹ 700	42,000.00	Market Rate
Genset with STD panel	upto 110 kv	7,74,000.00	PWD/SOR:20-21
Testing, Consenting panel	upto 110 kv	1,93,300.00	PWD/SOR:20-21
Bore Well	L.S	1,50,000.00	Market Rate
Sump	15000lts x ₹ 7=105000x3nos	3,15,000.00	Market Rate
Solar	11Kw	3,00,000.00	Market Rate
Intercom	23 lines	3,50,000.00	Market Rate
Heater	23nosx₹ 8000	1,84,000.00	Market Rate
Kitchen (2nd Floor)	Inclusive of equipment's and infrastructure	5,00,000.00	Market Rate
	Total	51,96,515.00	



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Puducherry – 605005.
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JOB NO: DMS/VAL(AURO)/20-21/001

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PART – F

6 VALUE OF THE PROPERTY:

1. Land	:	₹. 45,80,550/-
2. Building	:	₹ .2,90,93,882/-
3. Amenities	:	₹. 51,96,515/-

Market Value	:	₹ .3,88,70 ,947/-

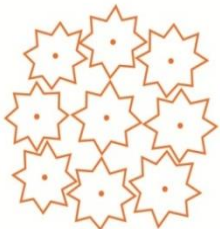
Say ₹ .3,88,71,000/-

(Rupees Three crores eighty eight lakhs and seventy one thousand only)

Forced Sale Value

(80% of Market Value) : ₹ .3,10,96,800/-

(Rupees Three crores ten lakhs ninety six thousand and eight hundred only)



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PART – G

7 CONCLUSION & CERTIFICATE

a. It is hereby certified in my opinion.

The Market Value of Property is ₹ .3,88,71,000/-

(Rupees Three crores eighty eight lakhs and seventy one thousand only) and

The Forced Sale Value of Property is ₹ .3,10,96,800/-

(Rupees Three crores ten lakhs ninety six thousand and eight hundred only)

b. Limitation Faced by the Valuer:

Valuer has relied upon copies of documents submitted for this purpose and not responsible for the genuineness of the documents.

c. Disclosure of Valuer Interest or Conflict:

This Valuer has no direct or indirect interest or conflict on the subject asset Valued.

d. Restriction or use of the Report:

Value of an Asset always varies with Time, Location and Purpose this report is not to be referred if the purpose is different other than mentioned in Part – A, Sub Section no. 1.1.

e. Major factors that were taken into account during the valuation:

The location of the asset, nature of development and its utility .

f. Documents submitted for Persual:

The Documents submitted to Valuer are as mentioned in Part – A, Sub Section no. 1.4

g. Pending dues and Noc's for resort operation:

The data's of pending dues and Noc's for resort operation were not scrutinized by the valuer.

h. Potential profitability in Building Valuation:

The reinstatement value for buildings have been arrived at by adopting Tamil Nadu PWD/SCHEDULE OF RATES 2020-2021. This may lead to potential profitability by the seller but these rates are Government approved standards.



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i. NOC's essential for resort operation:

If the property is to be utilized for commercial usage the following Noc's have to be live :

- Licence from Superintendent of Police (Law & Order).
- Licence from Superintendent of Prohibition and Excise for Liquor.
- N.O.C. from Health department for lodging accommodation
- Licence under shop act for restaurant and hotels from Panchayath.
- Licence for Labour and FSSAI for restaurant.
- N.O.C. from Fire department for fire safety.

j. Building Approval

The existing building approval obtained by the previous owner is void since G.O(Ms)No. 154 by Housing and Urban development (UD(3)) department dtd 13.10.2020 clearly establishes TCPD as approving authority for commercial establishments over 2000 sqft in local body jurisdiction.

k. Price

The purchase price can be Special value based on buyers need. The value above the market price is to be treated as Premium, if the price is less than the market value it is the bargaining capacity of the buyer based on Sellers needs.

l. Capital Gain

The Short term capital gain will be levied by Income Tax Department on the Seller.

Place: Puducherry

Date: 06.11.2020

D. MURUGAN M.Tech.,
Registered Valuer

Under Companies Act, 2013
Asset Class – Land & Building
IBBI/RV/08/2019/10612

Under the Wealth Tax 1957 (CBDT),
Asset Class – Immovable Property
No.1037/Category-I/2018-19

Note: This report contains 32 pages



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ANNEXURE – I

RATE ARRIVATION FOR NON RESIDETIAL BUILDING AS PER PWD/SOR FOR 2020 – 2021 FOR GROUND FLOOR MAIN BUILDING		
SLNO	DETAILS	Rate / Sq.m (₹)
1	FOUNDATION	4590.00
2	SUPER STRUCTURE	9035.00
3	HIGHER GRADE OF CONCRETE	122.00
4	ANTITERMITE	115.00
5	VERTIFIED TILES (1205 @ 85%)	1024.00
6	JOINERIES	555.00
7	CEMENT PAINT (INTERIOR)	540.00
8	CEMENT PAINT (EXTERIOR)	260.00
9	AIRCONDITION (5000 @ 75%)	3750.00
10	INTERNAL	
	WATER SUPPLY (485X2)**	970.00
	SANITATION (370X2)**	740.00
	ELECTRICAL	845.00
11	EXTERNAL	
	WATER SUPPLY	745.00
	SANITATION	230.00
	ELECTRICAL	645.00
	TOTAL	24166.00
12	TEAK WOOD (15%)	3625.00
	TOTAL	27791.00
13	SUPERVISING CHARGE & CONTIGENCIES (2.5%), PRICE ADJUSTMENT (5%), LABOUR CHARGE (1%) = 8.5%	2362.00
	TOTAL	30153.00

** premium accessories



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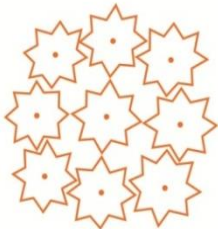
JOB NO: DMS/VAL(AURO)/20-21/001

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ANNEXURE – I

RATE ARRIVATION FOR NON RESIDETIAL BUILDING AS PER PWD/SOR FOR 2020 – 2021 FOR FIRST FLOOR MAIN BUILDING		
SL.NO	DETAILS	Rate / Sq.m (₹)
1	SUPER STRUCTURE	9035.00
2	ROOF FINISHING	1530.00
3	HIGHER GRADE OF CONCRETE	122.00
4	ANTITERMITE	115.00
5	VERTIFIED TILES (1205@ 85%)	1024.00
6	JOINERIES	555.00
7	CEMENT PAINT (INTERIOR)	540.00
8	CEMENT PAINT (EXTERIOR)	260.00
9	AIRCONDITION (5000 @ 75%)	3750.00
10	FOR UPPER FLOOR	34.00
11	INTERNAL	
	WATER SUPPLY (485X2)**	970.00
	SANITATION (370X2)**	740.00
	ELECTRICAL	845.00
12	EXTERNAL	
	WATER SUPPLY	745.00
	SANITATION	230.00
	ELECTRICAL	645.00
	TOTAL	21140.00
13	TEAK WOOD (15%)	3171.00
	TOTAL	24311.00
	SUPERVISING CHARGE & CONTIGENCIES (2.5%), PRICE ADJUSTMENT (5%), LABOUR CHARGE (1%) = 8.5%	2066.00
	TOTAL	26377.00

** premium accessories



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ANNEXURE – I

RATE ARRIVATION FOR NON RESIDETIAL BUILDING AS PER PWD/SOR FOR 2020 – 2021 FOR SECOND FLOOR MAIN BUILDING		
SI. NO	DETAILS	Rate / Sq.m (₹)
1	SUPER STRUCTURE	9035.00
2	HIGHER GRADE OF CONCRETE	122.00
3	ANTITERMITE	115.00
4	VERTIFIED TILES (1205 @ 85%)	1024.00
5	JOINERIES	555.00
6	CEMENT PAINT (INTERIOR)	540.00
7	CEMENT PAINT (EXTERIOR)	260.00
8	UPPER FLOOR (34X2)	68.00
9	INTERNAL	
	WATER SUPPLY (425X2)**	970.00
	SANITATION (325X2)**	740.00
	ELECTRICAL	845.00
10	EXTERNAL	
	WATER SUPPLY	745.00
	SANITATION	230.00
	ELECTRICAL	645.00
	TOTAL	15894.00
	SUPERVISING CHARGE & CONTIGENCIES (2.5%), PRICE ADJUSTMENT (5%), LABOUR CHARGE (1%) = 8.5%	1351.00
	TOTAL	17245.00

** premium accessories



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ANNEXURE – I

**RATE ARRIVATION FOR NON RESIDETIAL BUILDING AS PER
PWD/SOR FOR 2020 – 2021 FOR GROUND FLOOR GENSET BUILDING**

FOR GROUND FLOOR		
SL.NO	DETAILS	Rate / Sq.m (₹)
1	FOUNDATION	4590.00
2	G.F SUPER STRUCTURE	9035.00
3	HIGHER GRADE OF CONCRETE	122.00
4	ANTITERMITE	115.00
5	VERTIFIED TILES (912 @ 85%)	1025.00
6	JOINERIES	555.00
7	CEMENT PAINT (INTERIOR)	540.00
8	CEMENT PAINT (EXTERIOR)	260.00
11	INTERNAL	
	ELECTRICAL	845.00
12	EXTERNAL	
	ELECTRICAL	645.00
	TOTAL	17732.00
	SUPERVISING CHARGE & CONTIGENCIES (2.5%), PRICE ADJUSTMENT (5%), LABOUR CHARGE (1%) = 8.5%	1507.00
	TOTAL	19239.00



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ANNEXURE – I

**RATE ARRIVATION FOR NON RESIDETIAL BUILDING AS PER
PWD/SOR FOR 2020 – 2021 FOR FIRST FLOOR GENSET BUILDING**

FOR FIRST FLOOR

SL.NO	DETAILS	Rate / Sq.m (₹)
1	SUPER STRUCTURE	9035.00
2	HIGHER GRADE OF CONCRETE	122.00
3	ANTITERMITE	115.00
4	VERTIFIED TILES (1205 @ 85%)	1024.00
5	JOINERIES	555.00
6	CEMENT PAINT (INTERIOR)	540.00
7	CEMENT PAINT (EXTERIOR)	260.00
9	UPPER FLOOR	34.00
10	INTERNAL	
	ELECTRICAL	845.00
11	EXTERNAL	
	ELECTRICAL	645.00
	TOTAL	13175.00
	SUPERVISING CHARGE & CONTIGENCIES (2.5%), PRICE ADJUSTMENT (5%), LABOUR CHARGE (1%) = 8.5%	1120.00
	TOTAL	14295.00



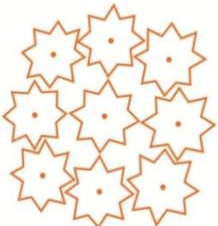
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ANNEXURE – I

RATE ARRIVATION FOR COMPOUND WALL BASED ON PWD /SOR 2020-2021	
	Rate / rmt (₹)
As per 2018-2019	2230
Deduction for Foundation	700
For super structure (1.5 mts)	1530
For 1m (1530/1.5)	1020
Cost for 1.25m	1275
Cost for 2.25m ht compound wall with standard foundation	3505



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ANNEXURE – II
SITE PHOTOS





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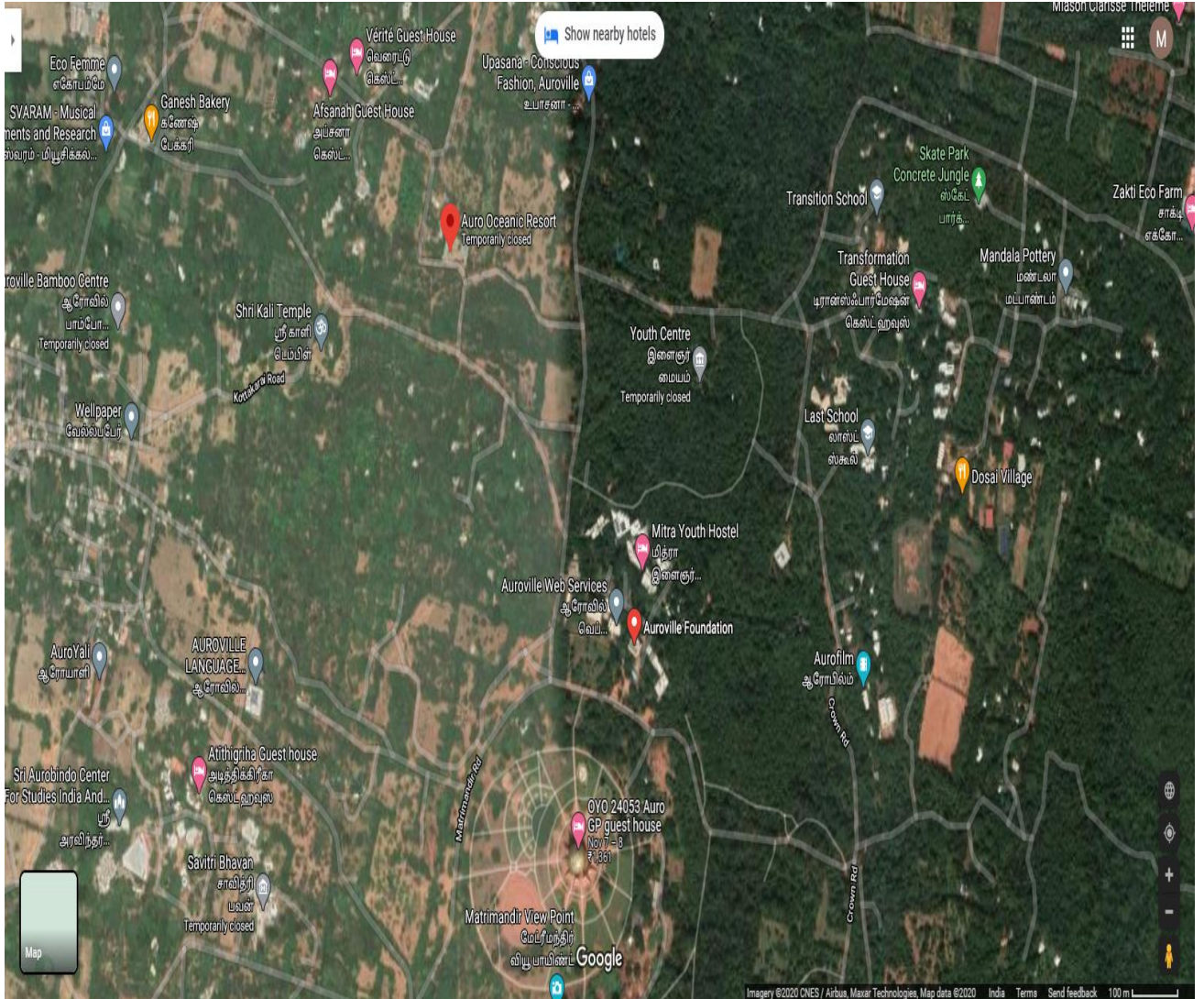
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ANNEXURE – III
GOOGLE LOCATION



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ANNEXURE – IV

GLR VALUE

Guideline Search

Search Criteria:

Zone: **CUDDALORE**
Guideline Village: **ERUMPAI**
Revenue District: **VILLUPPURAM**
Street/Survey Number: **331**
Sub Registrar Office: **VANUR**
Revenue Village: **ERUMPAI**
Revenue Taluka: **VANUR**

7 items found, displaying all items. 1

Sr No.	Survey/ Subdivision No.	Guideline Value (₹) (British Value)	Guideline Value (₹) (Metric Value)	Land Classification
1	331/1A	536000/ Acre	1325000/ Hectare	Dry Maanavari Lands Type - III
2	331/1B	536000/ Acre	1325000/ Hectare	Dry Maanavari Lands Type - III
3	331/2	536000/ Acre	1325000/ Hectare	Dry Maanavari Lands Type - III
4	331/3A	536000/ Acre	1325000/ Hectare	Dry Maanavari Lands Type - III
5	331/3B	536000/ Acre	1325000/ Hectare	Dry Maanavari Lands Type - III
6	331/3C	536000/ Acre	1325000/ Hectare	Dry Maanavari Lands Type - III
7	331/4	536000/ Acre	1325000/ Hectare	Dry Maanavari Lands Type - III

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