

G. VELAYUDHAN NAIR
 BSc(Engg), MIE, FIV, FIIBE, C.Eng(I)
 CONSULTANT ENGINEER
 CHARTERED ENGINEER
 APPROVED REGISTERED VALUER
 (Under Section 34 AB /AE of Wealth Tax Act 1957)

VIGI, K.N.39, KEERTHINAGAR
 ELAMAKKARA, KOCHI-26
 PHONE:0484 2408617,9447325747
 e-mail: gvnair1947@asianetindia.com
 gvnair1947@gmail.com

OL KAR / 1 / 16 .dt.19-12-216

BEFORE THE OFFICIAL LIQUIDATOR HIGH COURT OF KARNATAKA
 REPORT ON VALUATION OF PROPERTY
VALUATION STATEMENT

1. GENERAL

- 1. This valuation is undertaken based on the order from. : The Official Liquidator, High Court of Karnataka
 Corporate Bhavan, No.26-27, 12th floor, Raheja Towers
 Bangalore -560001
 Vide letter no.OLB/S3 (V) /Co.P.125/2002/2861/ 2016
 dt.9-12-2016
- 2. The properties are owned by : M/s. Vijaya Commercial Credit Limited (In Liqn.)
 Victoria Towers, 2nd floor, Kacheripady, Banerji road,
 Ernakulam, Pin.682035
 Now under the Official Liquidator High Court of
 Karnataka's custody
- 3. Purpose of valuation. : To estimate the present market value of the commercial
 space bearing door no.TR/67/ 2183 (Old no.CC.65/ 2063),
 2nd floor, Victoria Towers, Kacheripady, in survey no.301/ 2
 in Ernakulam Village
- 4. Date of valuation. : 16-12-2016
- 5. Brief description of property : State Kerala
 District Ernakulam
 Sub-Dist Ernakulam
 Taluk Kanayannur
 Village Ernakulam
 Desom Thirkannarvattom
 Limit Cochin Corporation
 Survey no. 301/ 2
 Document no 3174 / 1996

Extent

2.22 % of undivided share right in all that land having
 a total extent of 12.44 Ares in survey 301/ 2 in Ernakulam
 Village.



6. Nature of property : 2.22 % of undivided share right in all that land having a total extent of 12.44 Ares in survey 301/ 2 in Ernakulam Village together with a Commercial space bearing door no. TR/67/2183 in the 2nd floor of Victoria Towers, Kacheripady having an area of 1100 ft² including all common rights and easements appurtenant there to as per the document.

7. List of document produced for perusal : Xerox copy of the document

8. Type of land : Commercial land

9. Classification of land : Urban

10. Is the land wet or dry : Dry

II. DESCRIPTION OF PROPERTY

1. Postal address of the property owner : Now under the custody of the Official Liquidator High Court of Karnataka

2. Identification of the property : The Victoria Towers ,Commercial Building Complex is situated on the north side of the Banerji road at Kacheripady, M.G. road Junction. The aforesaid Office space is on the 2nd floor south side.

Combined Boundary

North : Kattunilathu Parambu

East : Kattunilathu Parambu

South : Banerji road

West : Kattunilathu Parambu

3. Whether occupied & used by the owner : Now under the custody of the Official Liquidator High Court of Karnataka

4. Is it freehold or lease hold : Free hold

5. Gross yield from the property in the case agricultural land : NA

6. Estimated annual income : NA

III. PROCEDURE FOR VALUATION : Composite rate method is adopted

IV. VALUATION DETAILS

PART - A - LAND

A. Dimension of site : Not measured



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- B. Extent of site : As same as 1 - 6 above
- C. Characteristic of the site
- 1.Characterof locality whether residential : Commercial
 - 2.Classification : Urban
 3. Development of surrounding areas : Developed area
 4. Is the property is subject to submerging : No
 5. Civic amenities like schools,hospitals, offices, markets etc. : Available
 6. Level of land with topographical condition : Level land
 7. Shape of land : Irregular
 8. Type of use : Commercial cum Office space
 9. Any restriction from use : No
 - 10.Road facilities : Available
 - 11.Is it an approved lay out : Not known
 - 12.Water facility : Available, but now disconnected
 - 13.Commercial potentiality : Viable
 - 14.Any other issue which might affect the valuation : No
- D.Prevaling market rate : In the composite rate method the land value is not computed separately
- E.Rate adopted in this valuation : In the composite rate method the land value is not computed separately
- F. Estimated value of the site : In the composite rate method the land value is not computed separately

PART - B -BUILDING

- 1.Type of construction,common : RCC.pile foundation, RCC framed structure with panel walls ,G. F+ 5 storied commercial building
- 2.Quality of construction : Good
- 3.Appearance of building,common : Fair



3/5

4. Number of floors : G.F + 5
5. Maintenance of building : Over all is fair, but no internal maintenance has carried out to the office space in question for more than 10 years
6. Plinth area : 1100 ft²
7. Value of building portion(Composite rate) : Based on the enquires made with various developers and builders of repute reveal that, depending upon its location, placement, situation, utility etc would effect the value of the commercial building under consideration. Accordingly the market value of Rs.10,000/ ft² is prevails now (Replacement value) for the ground floor portion and the floor upward have substantial deductions as it beeing commercial/Office space with less demand compared to G.F.. Thus Rs.8000/ ft² (Replacement value) is resonable. Hence the value of the afore said Office space arrived to Rs. 88,00,000/-.(Replacement - value)
8. Abstract of present worth of building (composite rate) : Rs. 88,00,000/- (-)
Rs (-) 7,21,000/- (Depreciation for 20 Years for the building Structure at Rs.2500/-ft²)
Rs.(-) 5,00,000/- (Repairs and maintenance to be carried-out and re installations of Electrical and water supply conections for rehabilitation)
- Net Total Rs. 75,79,000/-

PART -C - AMENITIES : Provided with required Amenities, but not functional now
(after depreciation)

PART -D - SERVICES : Provided with required services, but not functional now, the
(after depreciation) electrical and water supply connections disconnected

PART -E -MOVABLE ASSETS The movable assets are not in usable condition and not
(after depreciation) serviceable, practically fetch any value, How ever scrap value is provided

1. Steel Almarh	1 No	Rs. 1,000
2. Celing fan	7 Nos	Rs. 1,400
3. Wooden Chairs	16 Nos	Rs. 1,600
4. Computer monitor	1 No. (E-waste)	Nil
5. Tube light	8 Nos	Nil
6. Ply wood table	5 Nos	Rs. 250
7. Exhaust Fan	1 No.	Rs. 100

Total Rs.4950/-



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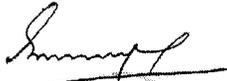
PART - E - ABSTRACT OF VALUATION

1.	PART- A	LAND	: NA (Composite method)
2.	PART- B	BUILDING	: Rs.75,79,000
3.	PART- C	AMENITIES	: No separate value
4.	PART- D	SERVICES(: No separate value
5.	PART- E	MOVABLE ASSETS	: Rs. 4,950
6.	PART- F	TOTAL	: Rs.75,83,950/-- (Rounded to Rs.75,84,000/-)
6.	Any other factors favouring addl. value		: No.
7.	Any other factors for lesser value		: No.
8.	Present market value		: <u>Rs.75,84,000/--(Rs.Seventy five Lacs eighty-four Thousand only)</u>
9.	VALUE IN CASE IF DISTRESS/ FORCEDSALE		: <u>Rs.60,67,000--(Rs.Sixty Lacs sixty seven Thousand only)</u>

V The name and address of references
from whom the in formations gathered : Local enquiry with builders

VI. I here by certify that

- a) Information furnished in this report is true and correct to the best of my knowledge and belief
- b) I have personally inspected the property on 16.12.2016 accompanied by Mr.Nagendra,Official Liquidators Office,Karnataka and made necessary enquiries before arriving this report
- c) I have no direct or indirect interest in the property valued.



G. VELAYUDHAN NAIR, BSc(Engg), MIE, FIIBE, FIV, C.Eng.
FIV(LF.11135), MIE(M109160/B), C.Eng.(35223), FIIBE(LF.1232)
APPROVED REGISTERED VALUER / CHARTERED ENGINEER

This report contain 5. pages
19-12-2016.

54 (W) Ernakulam
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The Official Liquidator
High Court of Karnataka

OL KAR / 1 / 16 .dt.19-12-2016

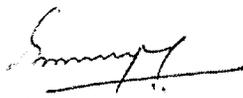
Sir,

Sub:- M/s. Vijaya Commercial Credit Limited (In Liqn.) -for valuation of Movable and
immovable Assets of the company reg

Ref:- Your letter no. OLB/S3 (V) /Co.P.125/2002/2861/ 2016 dated 9-12-2016

With reference to the above, I am submitting here with the Valuation report
pertaining to the office space in the second floor of the Victoria Towers, Kacheripady, Ernakulam
for further action. The bill of the valuation Charges is also enclosed here with.

With regards


G. Velayudhan Nair

G. VELAYUDHAN NAIR
B.Sc (Engg.) MIE, FIIBE, FIV, CE
Approved Valuer

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PAN.No.ADEPG1765 F

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RECEIPT

Received with thanks an amount of Rs.11,000/- (Rs.Elevann Thousand only) from the Official Liquidator High Court of Karnataka towards the Valuation charges of the property belonging to M/s. Vijaya Commercial Credit Ltd.(In prov.Liqn) (Movable and Immovable properties) in survey no.301/ 2 in Ernakulam Village



G. VELAYUDHAN NAIR
B.Sc (Engg.) MIE, FIIBE, FIV, CE
Approved Valuer

The amount may please be credited to my SB account no.014800100024687,Dhanlaxmi Bank Kaloor , IFSC code .DLXB0000148./ by pay order

G. VELAYUDHAN NAIR
B.Sc (Engg.) MIE, FIIBE, FIV, CE
Approved Valuer

Mumbai Office

12A02, 13th Floor
"A" Wing, Raheja Heights,
Near Dindoshi Bus Depot,
Malad East,
Mumbai- 400097.

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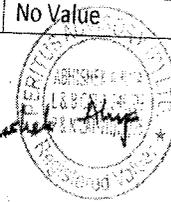
To
Shri T. Venkateshaiah (CPA)
Office of Official Liquidator,
Corporate Bhavan,
26-27, 12th Floor, Raheja Tower, M. G. Road,
Bengaluru - 560 001

Date : 30.12.2016

Sub: Valuation of Furniture and fixtures at property No. 150 L.J. Road,
Mahim West, Mumbai-40016
A/c M/s. Vijaya Commercial Credit Limited (in Liqn)

Kindly refer to the above as desired we have inspected the Furniture and Fixtures and other items lying in the above premises. The locks of the property were opened in our presence and the inventory was prepared the furniture and fixtures lying there were broken, not usable and in poor condition and as such have very nominal value some items are in broken condition also. The inventory is prepared and value is assessed without prejudice as under:-

Value of Furniture and Fixtures			
No.	Name of the Assets	Qty	Amount (Rs.)
1	C&P Board Godrej	1	1000
2	C&P Board Other	1	700
3	Filling Cabinet Godrej	1	850
4	Filling Cabinet Other	1	500
5	Sofa Set O.K.	1	No Value
6	Sofa Set Broken	1	No Value

Abhishek Ahuja


• **Abhishek Ahuja**, B.E., M.A. Property, Valuation & Law (London), Chartered Engineer & Registered Valuer
Land & Building CAT-I/249/2009, Plant & Machinery CAT-VII/26/2008, Member Indian Council of Arbitration

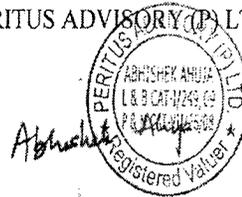
• **Delhi Office** : 8/43, G. F. South Patel Nagar, New Delhi - 110008, Mob. : +91 9811275452, Tele-Fax : 011 25846465
E-mail : dkahuja08@gmail.com, ckahuja54@gmail.com

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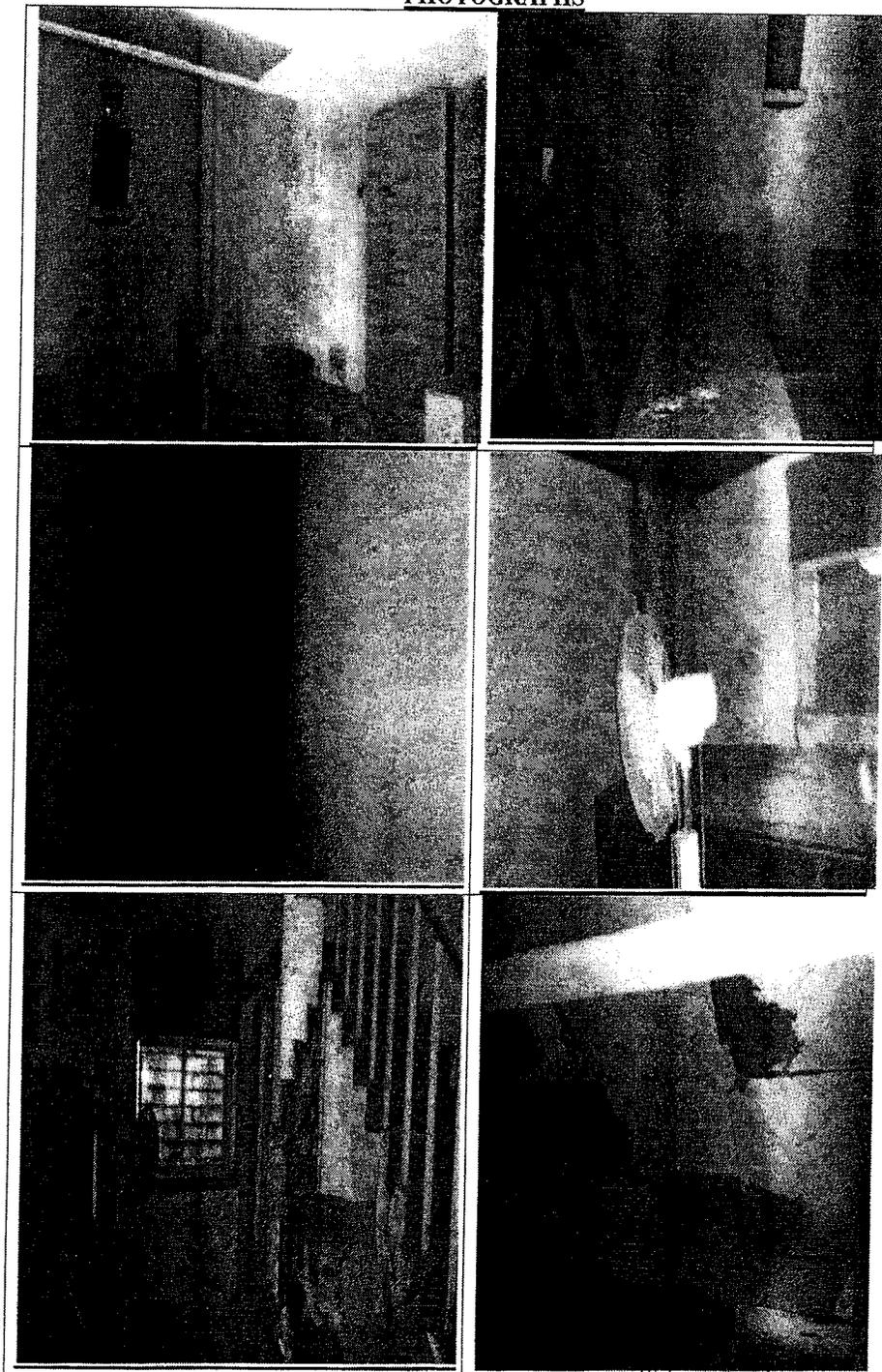
• **Kanpur Office** : 'Jaap Kuttiya', 152, Ratan Lal Nagar, Near Ahuja Nursing Home, Kanpur - 208022, UP, Phone : +91 9811275452
Phone : +91 8081828325 Fax No. : +91 512-2241645 • E-mail : dkahuja08@gmail.com, ckahuja54@gmail.com

S.No	Name of the Assets	Qty	Amount (Rs.)
7	Executive Table 6x3'	1	50
8	Cash Box Godrej Small	1	50
9	High Back Rest Executive Chair Broken	1	30
10	Aluminium Door	1	30
11	Name Board	1	5
12	Pedestal Fan O.K.	1	50
13	Pedestal Fans out of order	2	60
14	Official Typewriters Facit	1	10
15	Notice Board	1	No Value
16	Chairs	7	No Value
17	Tube Lights	10	No Value
18	Syntax Water Tank	1	20
19	Air Cooler	1	50
20	Typist Table	1	No Value
21	Typist Chair	1	No Value
22	Computer not working	1	No Value
23	Front office long counter "L shape (12' x 8' Laminated top)	1	No Value
24	Running side table with closets (12' x 2')	1	No Value
25	Air conditioners (two not in working condition)	3	300
	TOTAL		3705

FOR PERITUS ADVISORY (P) LTD

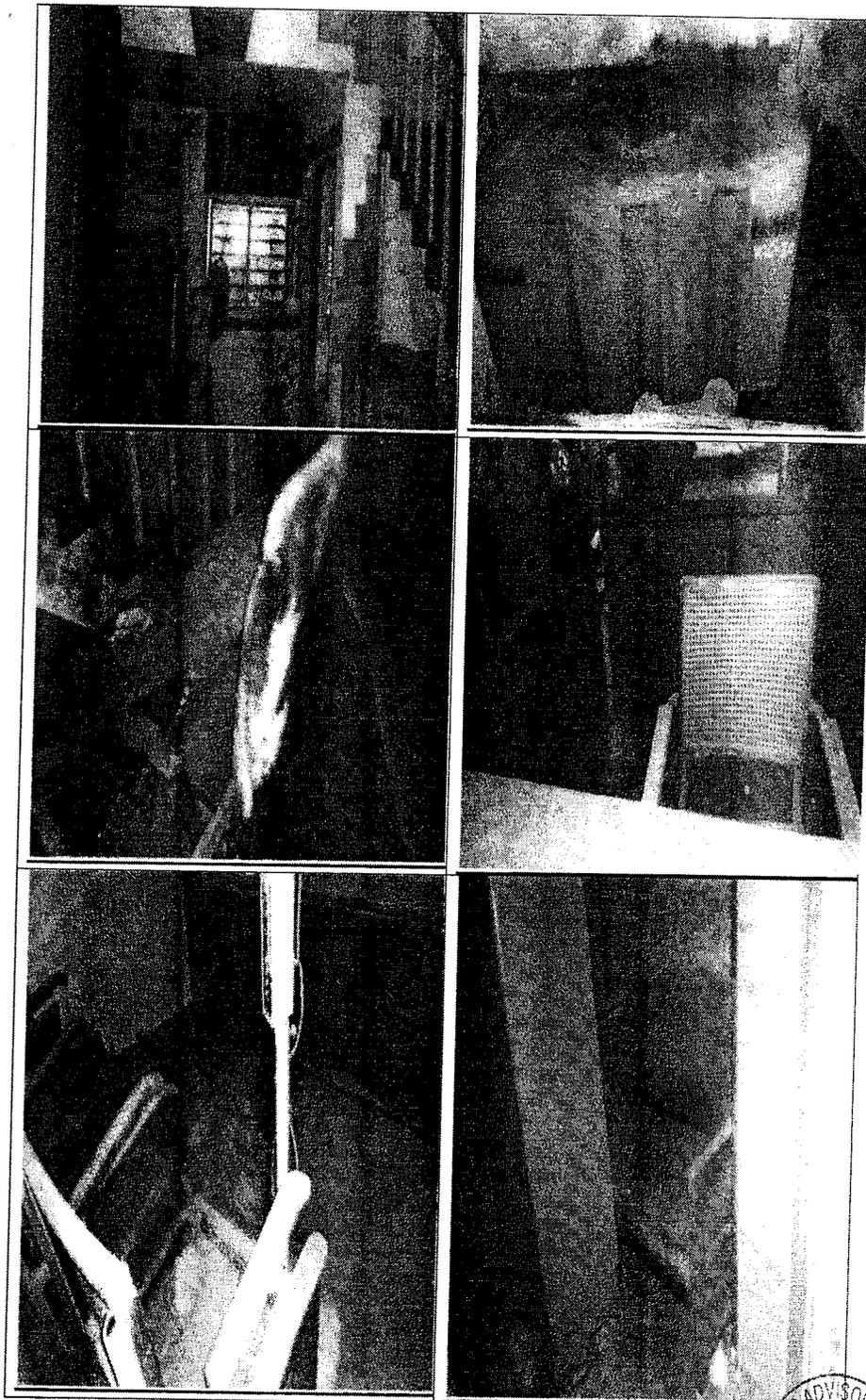


PHOTOGRAPHS



PERITUS ADVISOR
ASHEK AH
ALCAT 1748
17 OCT 2012

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Abhishek

PERITUS ADVISORY GROUP
ABHISHEK ANIL
L.S. & CAT-1255-05
ANIL CAT-1255-05
Registered Valuer

CHARTERED & LENDING ENGINEERS VALUERS PROJECT & COST MANAGERS INVESTMENT APPRAISERS BRAND ANALYSTS

Mumbai Office

12A02, 13th Floor
"A" Wing, Raheja Heights,
Near Dindoshi Bus Depot,
Malad East,
Mumbai- 400097

Bill No.HC/Mumbai/2016-2017

Bill

Date 30.12.2016

To
Shri T. Venkateshaiah (CPA)
Office of Official Liquidator,
Corporate Bhavan,
26-27, 12th Floor, Raheja Tower, M.G.Road,
Bengaluru - 560 001

Re. Bill for professional fees and expenses
in respect of Valuation of Furniture and
Fixtures at Situated 150 L.J. Road,
Mahim West Mumbai-40016
Owner : M/s. Vijaya Commercial Credit
Limited (in Liqn)

Particulars	Rs.	P.	Rs.	P.
Professional Fees	9000.00	0		
			Re-imburement	
			i) Haltage expenses	
			ii) Local Conveyance	
			iii) Photographs	
TOTAL	9000.00		TOTAL	
Grand Total	9000.00			
Service Tax 14%	1260.00			
Swachh Bharat Cess 0.5%	45.00			
Krishi Kalyan Cess 0.5%	45.00			
Total	10350.00			

(Rupees Ten Thousand Three Hundred Fifty only)

PAN No. AAGCP2287H
Service Tax No. AAGCP2287HSD004
Service tax Category: Technical Inspection
And Certification

Peritus Advispry Pvt. Ltd
A/c No. 18970200000972
Bank of Baroda,
Kabari Market Shastri Nagar, Kanpur
IFSC Code : BARBOKABARI
MYCOR CODE: 208012009

For Peritus Advisory (P) Ltd

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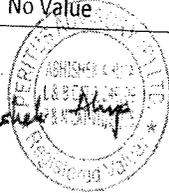
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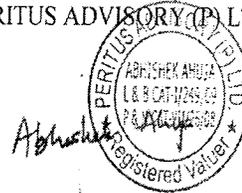
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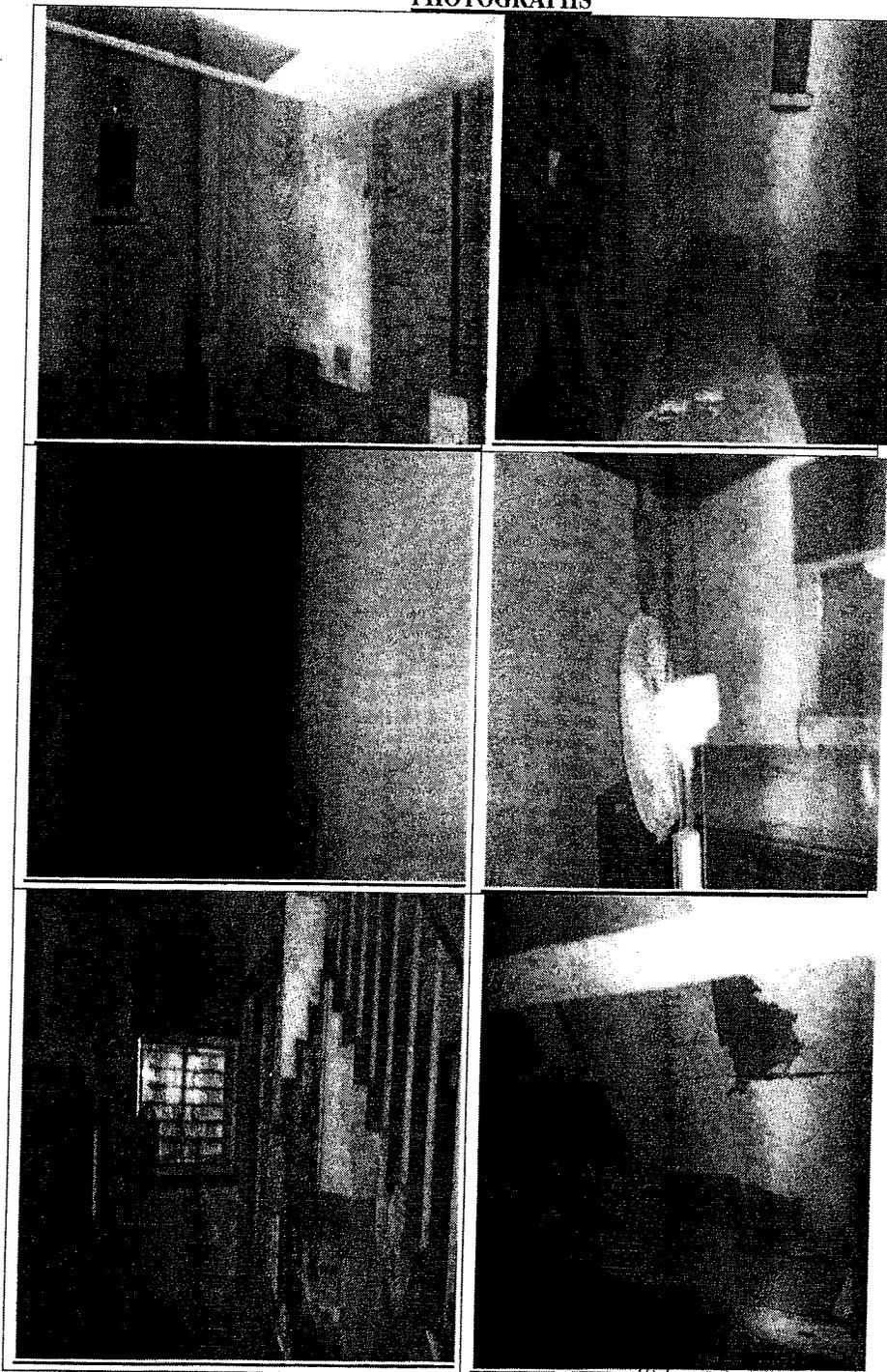
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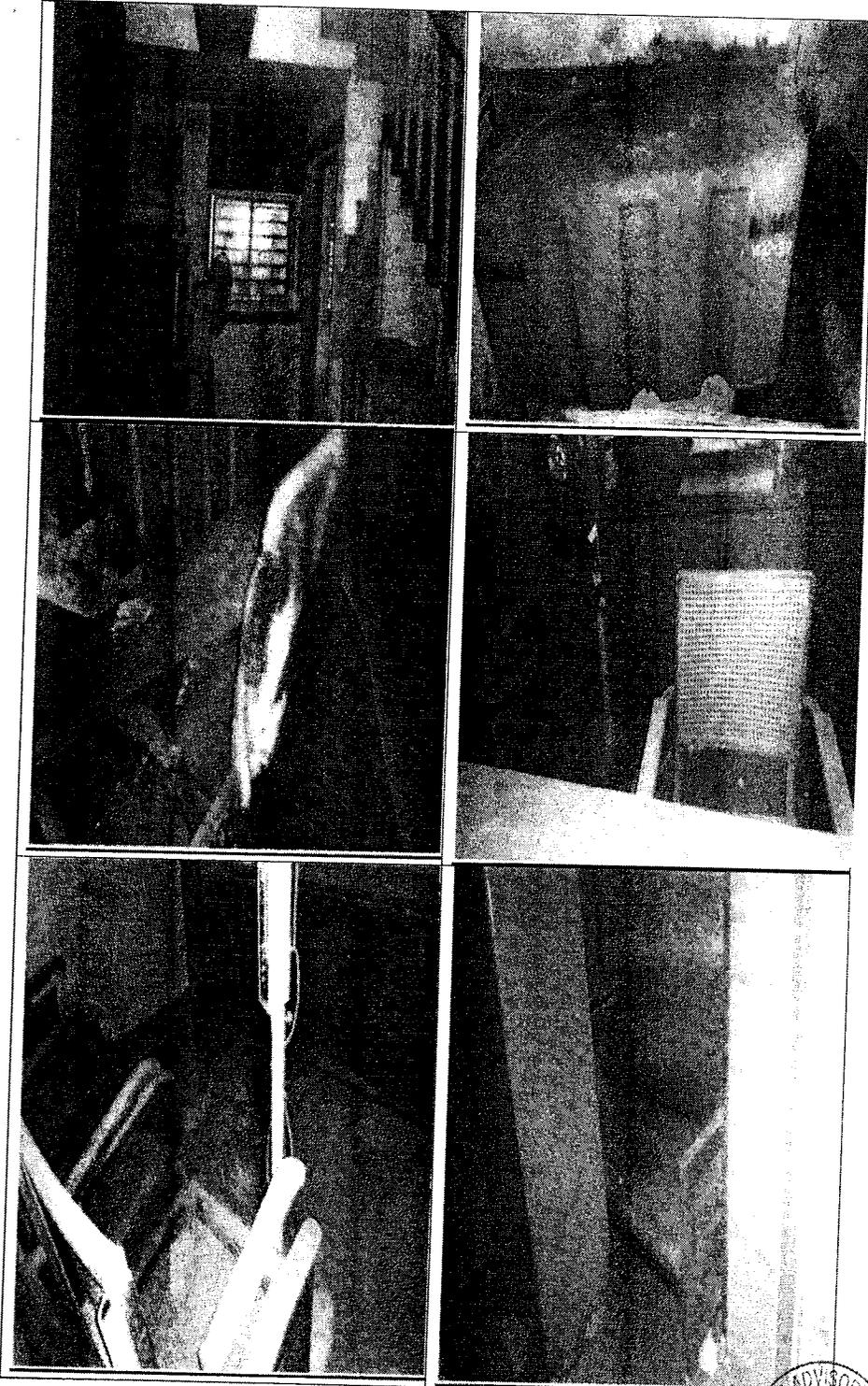


PHOTOGRAPHS



PERLUS ADVISO
ASHEK AH
BLOK AT-1/24
KAP. WIL 24

Alupa



Abhishek
PERITIAL ADVISORY BOARD
ABHISHEK ANU
LB 5 CAT-172-2-02
REGISTERED VALUER