

VALUATION REPORT (LAND & BUILDING)

M/s. Taurus Novelties Limited

Report Date: 27-03-2023.

Prepared by

INTURI VEERAI AH

IBBI Registered Valuer [Land & Building]

& Chartered Engineer,

#3G, Prakash Hibiscus, K.Narayanapura, Kothnur,
Bangalore-77.

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SUMMARY OF REPORT

The summary is to be read in conjunction with the valuation report as a whole and not to be read in isolation as a separate document.

Client	Mr. M. Yadubhushana Rao, Assistant Official Liquidator, High Court of Karnataka in the matter of M/s. Taurus Novelties Limited.
Valuer	Mr. Inturi Veeraiah, IBBI Registered valuer [asset class: Land & Building]
The Properties	The property of M/s. Taurus Novelties Limited, under the scope of this valuation is situated in Dharmapuri District, Tamil Nadu.
Purpose	The purpose of this valuation is to provide valuation of the property, defined as per Section 35 of the INSOLVENCY AND BANKRUPTCY BOARD OF INDIA (INSOLVENCY RESOLUTION PROCESS FOR CORPORATE PERSONS) REGULATIONS, 2016 [amended up to 05.10.2018]
Compliance	This valuation and the valuation report are prepared in compliance with the IVS 2021 set by the International Valuation Standards Council
The Opinion	<u><i>The Realizable value of the land and building assets of M/s. Taurus Novelties Limited, situated in Chokkarasanapalli, Krishnagiri /Dharmapuri District, Tamil Nadu, is Rs. 9,25,98,000/- [Rupees Nine Crores Twenty-five Lakhs Ninety-eight Thousand Only.</i></u>

Inturi Veeraiah



INTRODUCTION

Valuer

Mr. Inturi Veeraiah, an IBBI Registered Valuer (*asset class*: Land & Building – Reg. No: IBBI/RV/01/2018/10058) has been appointed (Appointment letter dated: 19-07-2020) by Mr. M. Yadubhushana Rao, Assistant Official Liquidator, High Court of Karnataka in the matter of M/s. Taurus Novelties Limited, to provide his expert opinion in terms of valuation of the land and building assets of M/s. Taurus Novelties Limited.

The Valuation has been done as per the INSOLVENCY AND BANKRUPTCY BOARD OF INDIA (INSOLVENCY RESOLUTION PROCESS FOR CORPORATE PERSONS) REGULATIONS, 2016.

Addressee

M/s. Taurus Novelties Limited was incorporated in 1995.

M/s. Taurus Novelties Limited is having their registered office at No. 9, Old No. 402, 3rd Floor, 30th Main, 9th Cross, J.P. Nagar, 1st Phase, Bangalore - 560078.

The land and building assets of the company, under the scope of this valuation are situated in

1. Property bearing Sy Nos. 111/2A, 111/1D2, 114/2A, 114/1B & 114/2B, at Sevaganapalli Panchayath, Chokkarasanapalli Village, Hosur Taluk, Dharmapuri District, Tamil Nadu-635103.



INSTRUCTIONS AND PURPOSE OF VALUATION

The valuer has been instructed to inspect and provide valuation of the land and building assets of M/s. Taurus Novelties Limited, as per the appointment letter provided. (Dated: 13-01-2023, received on 21-01-2023)

It is understood that the purpose of the valuation is to find out the realizable value, as per section 35 of the INSOLVENCY AND BANKRUPTCY BOARD OF INDIA (INSOLVENCY RESOLUTION PROCESS FOR CORPORATE PERSONS) REGULATIONS, 2018.

Valuation Standards Compliance

The valuation job has been conducted and the valuation report has been prepared, in accordance with the International Valuation Standards 2020 set by the International Valuation Standards Council.

Conflict of Interest

I hereby declare that, I have no direct or indirect interest in the property and this report has been prepared with complete objective and unbiased opinion and without any external influence.

LIMITATIONS and ASSUMPTIONS

- The present realizable value prevailing in these areas for land, location, approach road, local development, marketability, type of construction of building and further useful life are the aspects which are given due consideration while compiling this valuation report.
- Physical measurements and area of land & building furnished are to be treated as close to the actuals in view of constraints at the site for precise measurements.
- We have assumed that the properties have all the statutory approvals required under law and the same are in place.
- The Real Estate market in India lacks transparency: the market is largely fragmented with limited availability of authentic, credible and reliable



data with respect to market transactions. The actual transaction may be different from the value that is documented in official transactions. We believe that the market survey amongst actual seller, brokers, developers and other market participants would give a fair representation of market trends. This valuation is based on the verbal market survey of the real estate market in the subject area.

- The subject valuation exercise is based on prevailing market dynamics as on the date of valuation and does not consider any unforeseeable developments which could impact the same in the future.
- Financial Institution may obtain all other relevant documents pertaining to the property & legal opinion from their panel advocate confirming the marketable title of the present owners over the properties as they are outside the scope of this valuation exercise. This value estimate is done under the assumption that the present owner has clear marketable title over the subject properties.
- This report is confidential to the client for the specific purpose to which it refers. It may be disclosed to other professional advisers assisting the client in respect of that purpose, but the client shall not disclose the report to any other person.
- The opinion of value expressed in this report shall be used for the purpose of this report only. We are not responsible for any consequences arising from the valuation being quoted out of context.
- Neither the whole nor any part of the valuation report or certificate or any reference there to may be included in any published document, circular or statement nor published in any way without our written approval of the form and context in which it may appear.
- The instructions and the valuation assignment do not automatically bind us to attendance in court or to appear in any enquiry before any government or statutory bodies in connection with the valuation unless agreed when the instructions were given.



- During this exercise we have relied upon the hardcopy, softcopy, email, documentary and verbal information provided by the client without further verification. We have assumed that the information provided to us is reliable, accurate and complete in all respects. We reserve our right to alter our conclusions at a later date, if it is found that the data provided to us by the client was not - reliable, accurate or complete.

VALUATION

Valuation basis

As per Section 2(hb) of INSOLVENCY AND BANKRUPTCY BOARD OF INDIA (INSOLVENCY RESOLUTION PROCESS FOR CORPORATE PERSONS) REGULATIONS, 2016, "fair value" means the estimated realizable value of the assets of the corporate debtor, if they were to be exchanged on the insolvency commencement date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had acted knowledgeably, prudently and without compulsion.

As per Section 2(k) of INSOLVENCY AND BANKRUPTCY BOARD OF INDIA (INSOLVENCY RESOLUTION PROCESS FOR CORPORATE PERSONS) REGULATIONS, 2016, "liquidation value" means the estimated realizable value of the assets of the corporate debtor, if the corporate debtor were to be liquidated on the insolvency commencement date.

Section 8(1) of THE COMPANIES (REGISTERED VALUERS AND VALUATION) RULES, 2017

The registered valuer shall, while conducting a valuation, comply with the valuation standards as notified or modified under rule 18 and shall make valuations as per

(a) Internationally accepted valuation standards;

(b) Valuation standards adopted by any registered valuer's organization



Approach

There are three main approaches used in valuation. They are all based on the economic principles of price equilibrium, anticipation of benefits or substitution. The principal valuation approaches are as follows:

Market Approach | Income Approach | Cost Approach

Each of these principal valuation approaches includes different detailed methods of application

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. When reliable, verifiable and relevant market information is available, the market approach is the preferred valuation approach.

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.

Cost Approach

The cost approach provides an indication of 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 making deductions for physical deterioration and all other relevant forms of obsolescence.

Market approach has been adopted for valuing the land.

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LAND and LOCATION

The subject property is situated in Chokkarasanapalli, Krishnagiri /Dharmapuri District, Tamil Nadu.



Land coordinates of the property are: **12°50'53.9"N 77°50'10.1"E**

Connectivity



The nearest airport from the property is **The Kempegowda International Airport, Bangalore 64.1 Kms away.**



Nearest major railway station is the **Karmelaram Railway Station, 18 Kms from the subject property.**



The subject property is well connected to **T. Kothapalli Bus Stop. The KSRTC bus stop is 1.8 Km away.**

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DOCUMENTS AND STATUTORY COMPLIANCE

The following photocopies of documents have been perused:

- Sale deed bearing reference no: 317/93 dated 01-02-1993 in favour of Mr. B.N Narayana Reddy & Mr. B. Venkatasamy Reddy.
- Sale Deed dated:-03-05-1993 Bearing Reference Number 3082/93 in favour of Mr. B.N Narayana Reddy & Mr. B. Venkatasamy Reddy.
- Sale Deed dated:-05-05-1995 Bearing Reference Number 2874/95 in favour of Company.
- Sale Deed dated:-24-11-1993 Bearing Reference Number 448/94 in favour of Mr. N. Subbashaiva Reddy.
- Sale Deed dated:-05-05-1995 Bearing Reference Number 3253/93 in favour of Company.
- Sale Deed dated:-29-05-1995 Bearing Reference Number 2957/95 in favour of Company.

INSPECTION

The inspection of the property has been done 23rd January 2023.

Details in brief

Land

Schedule of the property:

1. Item-1: As per the sale deed [2874/95]: – All that piece and parcel of agricultural dry land bearing Sy Nos. 111/2A measuring 0.79 Acres, 111/1D2 measuring 0.10 Acres, 114/2A measuring 0.91 Acres, 114/1B measuring 2 Acres, to a total of 3.80 Acres, at Sevaganapalli Panchayath, Chokkarasanapalli Village, Hosur Taluk, Dharmapuri District, Tamil Nadu-635103.
2. Item-2: As per the sale deed [3253/95]: – All that piece and parcel of agricultural dry land bearing Sy Nos. 114/2B measuring 1.98 Acres, at



Sevaganapalli Panchayath, Chokkarasanapalli Village, Hosur Taluk, Dharmapuri District, Tamil Nadu-635103.

3. Item-2: As per the sale deed [2957/95]: – All that piece and parcel of agricultural dry land bearing Sy Nos. 111/1C3 measuring 0.08 Acres, at Sevaganapalli Panchayath, Chokkarasanapalli Village, Hosur Taluk, Dharmapuri District, Tamil Nadu-635103.

Sy.No	Land extent (Acres)
111/2A	0.79
111/1D2	0.1
114/2A	0.91
111/1B	2
114/2B	1.98
111/1C3	0.08
Total	5.86

Building

Scheme of Buildings

S.No	Particular	Structure	Area (Sft)
1.1	Factory Shed	Typical factory sheds built with sheet roof supported by structural steel and industrial grade concrete flooring	34,500
1.2	Bathroom-1		120
1.3	Bathroom-2		500
1.4	Other sheds	Miscellaneous structures with sheet roof and concrete flooring.	3,900
1.5	Generator Room		1,900
1.6	Miscellaneous	UG Sump, Wastage tank, Fencing for the property, etc.	

Sanction plan has not been made available for review. The age of the structures is 25 Years Old, as per the information provided.

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Photographs of the property

Chokkarasanapalli Village, Sevaganapalli,

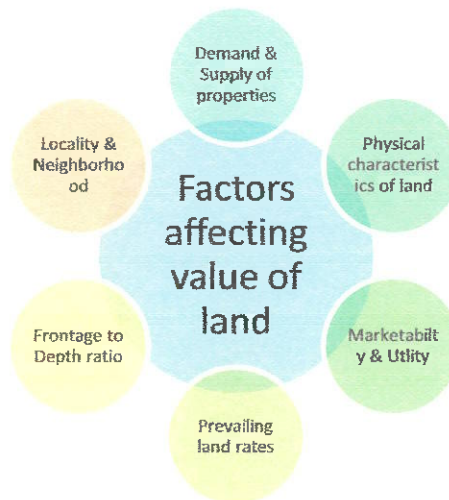


VALUATION ANALYSIS

Valuation of Land

Valuation has been done after giving due consideration to various factors affecting the value of land.

- Right to sell / transfer / lease the land; Freehold or leasehold nature of rights over land.
- Shape, size, orientation, frontage to depth ratio, plot area, etc.,
- Location, accessibility and infrastructure facility in the vicinity
- Utility and development control regulations
- Marketability, demand and supply of similar land parcels in the vicinity.
- Prevailing land rates in the vicinity found upon inquiry and as evident from the sold instances of the comparable lands.



The market value, guideline value have been considered to arrive at the value of land. The Guideline value/Sub-registrar’s value for the purpose of Stamp Duty / Registration in the locality Rs. 3,35,000/Acre for Agricultural Lands.

As per the EC obtained from Sub-Registrar’s office, the recent transaction within the vicinity for the last years was on 23-June-2022 for an Agricultural land with the sale consideration of Rs. 20,00,000/- per Acre.

The market value is in the range of Rs. 1,75,00,000 – Rs. 2,20,00,000/Acre for Converted Lands. Considering the location, land and vicinity, Rs. 2,00,00,000/Acre has been adopted as the market value.

Note: The trees in the subject property have not been considered for Valuation.



The estimated fair value of the land has been arrived at:

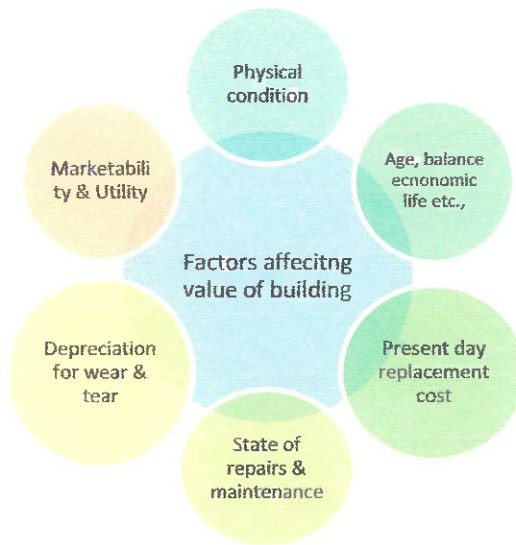
S.No	Particular	Detail	
1	Total Land extent	5.86	Acre
	Rate considered	2,00,00,000	Rs. Per Acre
	Total Value of Land	11,72,00,000	

Valuation of building

Depreciated replacement cost of the building has been calculated.

Due consideration has been given to the factors affecting value of building:

- Type of construction; General and special specifications
- Age, balance economic life of the structure
- Design and utility of the building structure
- Physical condition of the building, state of repairs and maintenance.
- Marketability of such structures in the surrounding area.
- Local building regulations and essential approvals of such structures.
- Cost of construction of such structures in the area, availability of materials, cost of materials and supplies in the vicinity.
- Latest trends in the Building Construction Technology and its impact on the construction cost for similar structures.
- Present day replacement cost of such building structures
- Depreciation for physical wear and tear.
- Depreciation due to obsolescence: economic, functional and/or technological.



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S.No	Particular	Detail	
1.1	Factory shed	34,500	Sft
1.2	Other sheds	3,900	Sft
1.3	Bathroom-1	120	Sft
1.4	Bathroom-2	500	Sft
1.5	Generator room	3,900	Sft
1.6	Total Built-up area	42,920	Sft
2	Replacement cost per Sft considered	750	Rs. /Sft
2.1	Replacement cost	3,21,90,000	
2.2	Age of the building	25	Yrs
2.3	Total useful life considered	40	Yrs
2.4	Depreciation %	56%	
2.5	Depreciation value	1,81,06,875	
A	Depreciated replacement cost	1,40,83,125	
B	Add for miscellaneous (UG Sump, Wastage tank, fencing, OHT, etc)	10,00,000	
C	Total Value of Buildings (A+B)	1,50,83,125	

VALUE OF THE PROPERTY-THE OPINION

The fair value of the land and building has been arrived at

Land	11,72,00,000
Building	1,50,83,125
Total fair Value of property	13,22,83,125
Realizable Value @70%	9,25,98,188
Distress sale value @60%	7,93,69,875

The Realizable value of the property has been considered at 70% of the fair value of the property:

Net Realizable Value	Rs. 9,25,98,188
Rounded off	Rs. 9,25,98,000

The Realizable value of the land and building assets of M/s. Taurus Novelties Limited, situated in Chokkarasanapalli, Krishnagiri /Dharmapuri District, Tamil Nadu, is Rs. 9,25,98,000/- [Rupees Nine Crores Twenty-five Lakhs Ninety-eight Thousand Only.

பதிவுத்துறை

அனுப்புநர்

திரு.ஆர்.ரகோத்தமன் B.A.,LL.B.,
சார்பதிவாளர்,
சார்பதிவாளர் அலுவலகம்,
ஓசூர்.

பெறுநர்

CHARTERED ENGINEER,
IBBI REGISTERED VALUER,
(LAND & BUILDING)
BANGALORE

ந.க.எண்: 93 /2023 நாள்: 08.03.2023

அய்யா / அம்மையீர்

பொருள்: கிருஷ்ணகிரி பதிவு மாவட்டம் - ஓசூர் சார்பதிவகத்திற்குட்பட்ட
சொக்கரசனப்பள்ளி கிராம சர்வே எண்கள்.111/2A, 111/1D2, 114/2A,
114/1B & 114/2B - 01.01.2022 முதல் நாளது வரை விற்பனை விபரம் -
கோரியது - தொடர்பாக.

பார்வை : OLB/S-4(NKR) CO.P.187/2011/VALUER/4571/2023 DATED 13.01.2023

பொருளில் காணும் இனம் தொடர்பாக பார்வையில் காணும் கடிதத்தின் படி
சொக்கரசனப்பள்ளி கிராம சர்வே எண்கள்.111/2A, 111/1D2, 114/2A, 114/1B & 114/2B -
01.01.2022 முதல் நாளது வரை வில்லங்கச்சான்று பரிசீலனை செய்ததில் பார்வையில்
காணும் கடிதத்தில் குறிப்பிட்டுள்ள சர்வே எண்களுக்கு உரிமை மாற்றம் தொடர்பான
ஆவணங்கள் ஏதும் பதிவாகவில்லை என்ற விவரத்தினை அன்புடன்
தெரிவித்துக்கொள்கிறேன்.

இணைப்பு

1.வில்லங்கச்சான்று

சார்பதிவாளர்,
சார்பதிவாளர்
ஓசூர்.
8.3.2023



தமிழ்நாடு அரசு
பதிவுத்துறை

சொத்து தொடர்பான வில்லங்கச் சான்று

சா.ப.அ: ஒதுர்	சான்று எண்: OFFEC/Hozur/435/2023	மனு எண்: OFFECA/Hozur/435/2023	நாள்: 08-Mar-2023
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திருதிருமதிசெல்வி. office use Tamil Nadu, India கீழ்க்கண்ட சொத்து தொடர்பாக ஏதேனும் வில்லங்கம் இருப்பின் அதன் பொருட்டு வில்லங்கச் சான்று கோரி விண்ணப்பித்துள்ளார்.

கிராமம்	சர்வே விவரம்
சொக்கரசனப்பள்ளி	111, 114

1 புத்தகம் மற்றும் அதன் தொடர்புடைய அட்டவணைகள் 2 ஆண்டுகளுக்கு 01-Jan-2022 முதல் 07-Mar-2023 வரை இச்சொத்தைப் பொறுத்து பதிவு செய்யப்பட்ட நடவடிக்கைகள் மற்றும் வில்லங்கங்கள் குறித்து தேடுதல் மேற்கொள்ளப்பட்டது.

வ. எண்	ஆவண எண் மற்றும் ஆண்டு	எழுதிக் கொடுத்த நாள் & தாக்கல் நாள் & பதிவு நாள்	தன்மை	எழுதிக் கொடுத்தவர்(கள்)	எழுதி வாங்கியவர்(கள்)	தொகுதி எண் மற்றும் பக்க எண்
1	11911/2022	23-Jun-2022 23-Jun-2022 23-Jun-2022	விற்பனை ஆவணம்/ கிரைய ஆவணம்	1. HUMAYUN KABEER	1.IMITYAZ HAJI RAUF ZUZUNIA 2.FARHANA	
கைமாற்றத் தொகை: ரூ. 20,00,000/-		சந்தை மதிப்பு: ரூ. 20,00,000/-			முந்தைய ஆவண எண்: 10521/2010	
அட்டவணை 1 விவரங்கள்:						
சொத்தின் வகைப்பாடு: விவசாய நிலம்						
கிராமம் மற்றும் தெரு: சொக்கரசனப்பள்ளி						
எல்லை விபரங்கள்:						
கிழக்கு - PANCHAYATH ROAD,மேற்கு - REMAINING LAND IN THE SAME SURVEY NUMBER 111/1C,வடக்கு - PANCHAYATH ROAD,தெற்கு - LAND BELONGS TO RAMAIAH IN SURVEY NUMBER 114/1						

பதிவுகளின் எண்ணிக்கை : 1

இந்த உறுதிமொழிச் சான்றிதழில் குறிப்பிடப்பட்டுள்ள விவரங்களும், வில்லங்கங்களும், மனுதாரரால் தொழிலாக்கப்பட்ட சொத்துக்களின் விவரத்தின் அடிப்படையில் கண்டறியப்பட்டவையாகும். மனுதாரர் குறிப்பிட்ட சொத்துக்கள் அல்லாமல் பதிவு செய்யப்பட்ட ஆவணங்களில் அதே சொத்துக்கள் வேறு மாதிரியான விவரங்களைக் கொண்டிருப்பது அடங்கிய ஆவணங்களால் புலப்படுத்தப்பட்ட விவரங்கள் இச்சான்றிதழில் சேர்க்கப்படமாட்டாது.

பதிவுச் சட்டத்தின் 57 ஆம் பிரிவின்கீழ்ப்படி, 137(1) ஆம் விதிக்கேற்பவும், பதிவேடுகளிலும், அட்டவணைகளிலும் உள்ள பதிவுகளைப் பார்வையிட விரும்புவோரும், அவற்றின் புகளை அல்லது குறிப்பிட்ட சொத்துக்களுக்குரிய வில்லங்கச் சான்றிதழ்களைப் பெற்றுக் கொள்ள விரும்புவோரும், பதிவேடுகளையும், அட்டவணைகளையும் தாங்களே சரிபார்த்துக் கொள்ள வேண்டும். அதற்கென அறதியிடப்பட்ட கட்டணங்களைச் செலுத்திய பின்னர் பதிவேடுகளும் அட்டவணைகளும் அவர்கள் பார்வைக்கு வைக்கப்படும். ஆனால் குறிப்பிடப்பட்ட நேரவில் மனுதாரர் தாமே சரிபார்க்கவில்லை என்பதால், இந்த அலுவலகத்தில் போதிய கவனத்துடன் தேவையான அளவில் சரிபார்க்கப்பட்டது. ஆனால் இந்நகர் சான்றிதழில் உள்ள முடிவுகளில் பிழைகள் ஏதேனும் இருப்பின் அவற்றுக்கு இத்துறை பொறுப்பேற்காது.

தேடுதல் மேற்கொண்டு சான்று தயாரித்தவர்

தேடுதலை சரிபார்த்து சான்றினை ஆய்வு செய்தவர்

அலுவலக முத்திரை & நாள்

08-Mar-2023

பதிவு அலுவலரின் கையொப்பம்

ஓசூர்

ஏதேனும் சந்தேகங்கள்/குறைகள் இருப்பின் கீழ்க்கண்ட வழிமுறைகளில் தெரிவிக்கலாம்	
கட்டணமில்லா தொலைபேசி எண்	
கட்டணமில்லா தொலைபேசி எண்	1800 102 5174
மின்னஞ்சல் முகவரி	helpdesk@tnreginet.net

TAMILNADU FOREST DEPARTMENT

From
Selvi.K.Karthikeyani, IFS.,
Wildlife Warden,
Hosur Forest Division,
Mathigiri, Hosur
Krishnagiri District- 635110.

To
The Official Liquidator,
High Court of Karnataka,
"Corporate Bhavan", No.26-27,
12th Floor, Raheja Towers,
M.G.Road, Bengaluru-1



C.No.5668/2023/L, Dated:12.07.2023

(முன்னோபகிருதுவருடம் ஆனிமாதம்-27, திருவள்ளூர்வராண்டு 2054)

Sub: Forest -Krishnagiri District-Hosur Taluk -Chokkarasanapalli village -
S.F. No.111/2A, 111/1D2, 114/2B, 114/2B and 111/1C3 - tree
valuation requested - Regarding.

- Ref: 1. M/s. Taurus Novelties Limited (in liqn..) for Valuation of Teak
wood and other Trees of the company (in liqn..)
2. Government of India, Ministry of Corporate Affairs, Office of the
Liquidator, High Court of Karnataka, OLB/S-
4(NKR)/Co.P.187/2011/Forests Dep/6086/2023,
Dated.17.05.2023
3. Forest Range Officer, Hosur. C.No.126/2023, dated:30.06.2023.

With reference to the above cited, The official Liquidator, High court of
Karnataka has requested tree valuation in respect of M/s.Taurus Novelties Limited
factory premises situated at S.F. No.111/2A, 111/1D2, 114/2B, 114/2B and 111/1C3
at Chokkarasanapalli village, Hosur Taluk, Krishnagiri District. Further, I submit that
tree valuation is accessed and list also enclosed herewith. Hence, the fair price of
the trees is given below.

1	2	3	4	5	6
Total weight of Trees (in MT)	Tree value*(Tree weight multiplied by market value) (Rs)	Loading, unloading and Transport charges (Rs)@1000/ MT	Contractor benefit (9%) (Rs)	Deduction value(Rs) (Column 3 plus 4) (Rs)	Fair price** (Rs) (Column 2 minus 5) (Rs)
9.30	215165	9300	19365	28665	186500

*Tree value is the value based on the current market value without any
deductions.Generally used for the purpose of compensation.

**Fair price is the value after deduction of Loading, unloading and transport charges, contractor benefit. Generally used for the purpose of direct sale of standing tree.

Yours faithfully,
Sd/-K.Karthikeyani,
Wildlife Warden,
Hosur Forest Division.

//t.c.b.o//


Superintendent


12/07/23

Hosur Taluk, Chokarasanapalli TAURUS NOVELITIES Ltd., Company Campus Survey No. 111/2A, 111/1D2 & 114/1B, 114/2B, & 111/1c3 Tree Valuation details

Sl. No	Tree Sl. No	Details of Trese	Girth in (CM)	Height in (Mtr)	Volume	Weight in Ton	Market Rate	Tree Value
CHOKARASANAPALLI VILLAGE								
1	1	Teak	0.52	3	0.05	0.056	31650.00	1765.00
2	2	Teak	0.46	2	0.03	0.029	31650.00	921.00
3	3	Teak	0.66	3	0.08	0.090	31650.00	2844.00
4	4	Teak	0.37	1.5	0.01	0.014	31650.00	447.00
5	5	Teak	1.03	2	0.13	0.146	31650.00	4617.00
6	6	Teak	0.72	3	0.10	0.107	31650.00	3384.00
7	7	Teak	0.75	3	0.11	0.116	31650.00	3672.00
8	8	Teak	0.95	3	0.17	0.186	31650.00	5891.00
9	9	Teak	0.44	2	0.02	0.027	31650.00	843.00
10	10	Teak	0.52	2	0.03	0.037	31650.00	1177.00
11	11	Teak	0.78	3	0.11	0.125	31650.00	3972.00
12	12	Teak	0.48	2	0.03	0.032	31650.00	1003.00
13	13	Teak	0.81	3	0.12	0.135	31650.00	4283.00
14	14	Teak	0.72	3	0.10	0.107	31650.00	3384.00
15	15	Teak	0.74	3	0.10	0.113	31650.00	3575.00
16	16	Teak	1.00	2	0.13	0.138	31650.00	4352.00
17	17	Teak	0.51	2	0.03	0.036	31650.00	1132.00
18	18	Teak	0.6	2	0.05	0.050	31650.00	1567.00
19	19	Teak	0.45	2	0.03	0.028	31650.00	881.00
20	20	Teak	0.71	2	0.06	0.069	31650.00	2194.00
21	A	Teak	0.47	2	0.03	0.030	31650.00	966.00
22	21	Teak	0.35	2	0.02	0.017	31650.00	533.00
23	22	Teak	0.36	2	0.02	0.018	31650.00	564.00
24	23	Teak	0.55	1.5	0.03	0.031	31650.00	987.00
25	24	Teak	0.35	1.5	0.01	0.013	31650.00	400.00
26	25	Teak	0.51	2	0.03	0.036	31650.00	1132.00
27	26	Teak	0.30	1	0.01	0.006	31650.00	196.00
28	27	Teak	0.57	2	0.04	0.045	31650.00	1414.00
29	28	Teak	0.48	2	0.03	0.032	31650.00	1003.00
30	29	Teak	0.54	2	0.04	0.040	31650.00	1269.00
31	30	Teak	0.36	1	0.01	0.009	31650.00	282.00
32	31	Teak	0.55	2	0.04	0.042	31650.00	1316.00
33	32	Teak	0.59	2.5	0.05	0.060	31650.00	1894.00
34	33	Teak	0.69	3	0.09	0.098	31650.00	3108.00
35	34	Teak	0.58	3	0.06	0.069	31650.00	2196.00
36	35	Teak	0.49	2	0.03	0.033	31650.00	1045.00
37	36	Teak	0.41	2	0.02	0.023	31650.00	732.00
38	37	Teak	0.34	3	0.02	0.024	31650.00	755.00
39	38	Teak	0.54	3	0.05	0.060	31650.00	1904.00

Sl. No	Tree Sl. No	Details of Trese	Girth in (CM)	Height in (Mtr)	Volume	Weight in Ton	Market Rate	Tree Value
40	39	Teak	0.81	3	0.12	0.135	31650.00	4283.00
41	40	Teak	0.50	2	0.03	0.034	31650.00	1088.00
42	A	Teak	0.51	2	0.03	0.036	31650.00	1132.00
43	41	Teak	0.33	15	0.01	0.011	31650.00	355.00
44	A	Teak	0.23	15	0.00	0.005	31650.00	173.00
45	42	Teak	0.36	150	0.01	0.013	31650.00	423.00
46	43	Teak	1.21	3	0.27	0.302	31650.00	9557.00
47	44	Teak	0.9	3	0.15	0.167	31650.00	5288.00
48	45	Teak	1.16	4	0.34	0.370	31650.00	11712.00
49	46	Teak	1.02	2.00	0.13	0.143	31650.00	4528.00
50	47	Teak	0.81	2.00	0.08	0.090	31650.00	2855.00
51	A	Teak	0.38	1.00	0.01	0.010	31650.00	314.00
52	48	Teak	0.56	2.50	0.05	0.054	31650.00	1706.00
53	49	Teak	0.39	2.00	0.02	0.021	31650.00	662.00
54	50	Teak	0.53	2.00	0.04	0.039	31650.00	1222.00
55	51	Teak	0.49	2.00	0.03	0.033	31650.00	1045.00
56	52	Teak	0.61	2.00	0.05	0.051	31650.00	1619.00
57	53	Teak	0.68	3.00	0.09	0.095	31650.00	3018.00
58	54	Teak	0.37	2.00	0.02	0.019	31650.00	596.00
59	55	Teak	0.66	2.00	0.05	0.060	31650.00	1896.00
60	56	Teak	0.6	2.00	0.05	0.050	31650.00	1567.00
61	57	Teak	0.44	1.00	0.01	0.013	31650.00	421.00
62	58	Teak	0.76	2.00	0.07	0.079	31650.00	2514.00
63	59	Teak	0.78	2.00	0.08	0.084	31650.00	2648.00
64	60	Teak	0.49	2.00	0.03	0.033	31650.00	1045.00
65	61	Teak	0.86	2.00	0.09	0.102	31650.00	3219.00
66	62	Teak	0.7	3.00	0.09	0.101	31650.00	3199.00
67	63	Teak	0.8	2.00	0.08	0.088	31650.00	2785.00
68	64	Teak	0.8	2.50	0.10	0.110	31650.00	3482.00
69	65	Teak	0.8	2.00	0.08	0.088	31650.00	2785.00
70	66	Teak	0.82	2.50	0.11	0.116	31650.00	3658.00
71	67	Teak	0.8	3.00	0.12	0.132	31650.00	4178.00
72	68	Teak	0.81	2.00	0.08	0.090	31650.00	2855.00
73	69	Teak	0.82	2.00	0.08	0.092	31650.00	2926.00
74	70	Teak	0.83	2.50	0.11	0.118	31650.00	3748.00
75	71	Teak	0.8	2.00	0.08	0.088	31650.00	2785.00
76	72	Teak	0.72	3.00	0.10	0.107	31650.00	3384.00
77	73	Teak	0.76	2.50	0.09	0.099	31650.00	3142.00
78	74	Teak	0.8	2.00	0.08	0.088	31650.00	2785.00
79	75	Teak	0.7	2.00	0.06	0.067	31650.00	2132.00
80	76	Teak	0.71	2.00	0.06	0.069	31650.00	2194.00
81	77	Teak	0.73	2.00	0.07	0.073	31650.00	2319.00
82	78	Teak	0.94	2.50	0.14	0.152	31650.00	4807.00
83	79	Teak	0.29	1.00	0.01	0.006	31650.00	183.00

Sl. No
84

1383.00
233.00

Sl. No	Tree Sl. No	Details of Tree	Girth in (CM)	Height in (Mtr)	Volume	Weight in Ton	Market Rate	Tree Value
84	80	Teak	0.65	2.50	0.07	0.073	31650.00	2298.00
85	81	Teak	0.61	3.00	0.07	0.077	31650.00	2429.00
86	A	Teak	0.42	2.00	0.02	0.024	31650.00	768.00
87	82	Teak	0.65	2.00	0.05	0.058	31650.00	1839.00
88	A	Teak	0.23	0.50	0.00	0.002	31650.00	58.00
89	83	Teak	0.68	2.50	0.07	0.079	31650.00	2515.00
90	84	Teak	0.44	2.50	0.03	0.033	31650.00	1053.00
91	85	Teak	0.3	1.00	0.01	0.006	31650.00	196.00
92	86	Teak	0.23	1.00	0.00	0.004	31650.00	115.00
93	87	Teak	0.35	1.00	0.01	0.008	31650.00	267.00
94	88	Teak	0.32	2.00	0.01	0.014	31650.00	446.00
95	89	Teak	0.3	2.00	0.01	0.012	31650.00	392.00
96	90	Teak	0.33	1.00	0.01	0.007	31650.00	237.00
97	91	Teak	0.3	1.00	0.01	0.006	31650.00	196.00
98	92	Teak	0.42	2.00	0.02	0.024	31650.00	768.00
99	A	Teak	0.35	2.00	0.02	0.017	31650.00	533.00
100	93	Teak	0.3	2.00	0.01	0.012	31650.00	392.00
101	94	Teak	0.35	2.00	0.02	0.017	31650.00	533.00
102	95	Neem	0.85	2.50	0.11	0.124	3000.00	373.00
103	A	Neem	0.8	2.50	0.10	0.110	3000.00	330.00
104	96	Neem	0.5	2.50	0.04	0.043	3000.00	129.00
105	97	Neem	0.46	1.00	0.01	0.015	3000.00	44.00
106	98	Neem	0.95	1.50	0.08	0.093	3000.00	279.00
107	99	Tamarind	0.69	2.00	0.06	0.065	3000.00	196.00
108	100	Tamarind	0.47	2.00	0.03	0.030	3000.00	91.00
109	101	Tamarind	0.43	2.00	0.02	0.025	3000.00	76.00
110	102	Naval	1.21	4.00	0.37	0.403	3000.00	1208.00
111	A	Naval	0.71	4.00	0.13	0.139	3000.00	416.00
112	B	Naval	1.11	4.00	0.31	0.339	3000.00	1016.00
113	C	Naval	0.85	3.50	0.16	0.174	3000.00	522.00
114	103	Naval	1.35	5.00	0.57	0.626	3000.00	1879.00
115	104	Naval	1.3	5.00	0.53	0.581	3000.00	1743.00
Total					8.46	9.30		215165.00

Measurement recorded by me.

(Signature)
28.6.23
Hosur Range Officer

Fair price approved for Rs. 2,15,165/-
(Rupees two lakhs fifteen thousand one hundred and sixty five only.)

Checked by me.
(Signature)
Forest Range Officer
Hosur Range
Hosur

(Signature)
WILDLIFE WARDEN
HOSUR DIVISION

12/07/23
(Signature)