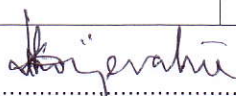


Valuation of Building and Machinery installed at Gallinda Tea Factory, Talgaswella.
owned by Elpitiya Plantations. PLC

Building and Machinery Description	Qty	Valuation in present condition Rs	Replacement value Rs
Factory of size 104'-0"X 40'-0" having ground floor, 2 upper lofts and constructed out of steel vertical columns brick walls with steel cladding to roof level. Lofts fabricated out of 1" timber boards carried on timber beams main roof fabricated out of steel sheets carried on steel sections and lean to area of approx 3600 sq ft.	1 Unit	7,750,000	21,500,000
Main Switch board of steel construction with steel panelling fitted with 300 Amp moulded case circuit breaker, copper bus bars, voltmeter, ammeter and 8 Nos. suitably rated industrial type main circuit breakers to distribution points.	1 No	200,000	400,000
Frako type capacitor bank complete with individually rated capacitors installed by Clarion Engineering.	1 No	150,000	350,000
Roller No1 – CCC 47" D/A Tea Roller fitted with Kithulwood Crescent battegs. Gun metal rettie cone unit driven by 20 HP TEFC motor via torque arm and complete with electrical connections.	1 No	900,000	2,000,000
Roller No2 – CCC 45.5" D/A Tea Roller fitted with Kithulwood Crescent battens. Gun metal rettie cone unit driven by 20 HP motor via torque arm and complete with electrical connections.	1 No	900,000	2,000,000
Roller No3 – CCC 45.5" D/A Tea Roller fitted with Kithulwood Crescent battens. Gun metal rettie cone unit driven by 20 HP motor via torque arm and complete with electrical connections.	1 No	900,000	2,000,000
Roller No4 – CCC 40" D/A Tea Roller fitted with Kithulwood Crescent battens. Gun metal rettie cone unit driven by 15 HP motor via torque arm and complete with electrical connections.	1 No	900,000	1,600,000
Roller No5 – CCC 40" D/A Tea Roller fitted with Kithulwood Crescent battens. Gun metal rettie cone unit driven by 15 HP motor via torque arm and complete with electrical connections.	1 No	900,000	1,600,000
Roller No6 – CCC 40" D/A Tea Roller fitted with Kithulwood Crescent battens. Gun metal rettie cone unit driven by 15 HP motor via torque arm and complete with electrical connections.	1 No	900,000	1,600,000
Directional type Jinasena Humidifier driven by ½ motor and complete with electrical connections.	1 No	50,000	125,000

Roll breaker No1– 6'X 3' Reciprocating type roll breaker with feeder stand and complete with mesh frame, meshes driven by 1½ HP motor, beater box and complete with electrical connections.	1 No	125,000	375,000
Roll breaker No2– 6'X 3' Reciprocating type roll breaker complete with mesh frame, meshes driven by 1½ HP motor, and complete with electrical connections.	1 No	100,000	325,000
CCC 5'-0" 3 stage drying chamber with perforated trays carried of chain circuit feeder conveyor discharge valve unit coupled to CCC heater complete with arch bars round, oval tubes via main fan driven by 20 HP motor, ID fan driven by 3 HP motor and complete with electrical connections.	1 No	1,100,000	4,000,000
3T type stalk extractor with feed conveyor unit driven by ½ HP motor and complete with electrical connections.	1 No	300,000	1,200,000
Posch Hydro Combi wood splitter with pneumatic controls sledge hammer mechanism driven by electric motor and complete with electrical connections.	1 No	150,000	400,000
Walkers michie sifter driven by 1 HP motor and complete with electrical connections.	1 No	75,000	200,000
Brown's Suction Winnowing with Aluminium framework aluminium panelled compartments, tea discharge tilting mechanism feed hopper, feeder conveyor driven by 1 ½ H.P. geared motor with mini pickers, dust collection unit, fan shaft driven by .5.5 HP motor and complete with electrical connections.	1 No	100,000	300,000
C.C.C. Myddleton Stalk Extractor complete with eccentric drive 2 sets bubble trays driven by 2 ½ HP motor mini pickers driven by 1½ HP motor and complete with electrical connections.	1 No	125,000	400,000
CCC Chota sifter mounted on pedestals crankshaft drive for steel framework with 5 sets meshes, feeder stand and driven by 1½ HP motor and complete with electrical connections.	1 No	250,000	450,000
40" Dust fan complete with steel hub steel blades driven by 3 HP motor and complete with electrical connections.	1 No	50,000	150,000
Walkers Tea Cutter driven by 2 ½ HP motor via geared motor and complete with electrical connections.	1 No	100,000	250,000
CCC Tarry Nipper Breaker driven by 1 ½ HP motor and complete with electrical connections.	1 No	75,000	250,000

Trough No1 – 48" Dia. Walkers withering fan driven by 10 HP motor with blades mounted on steel fan casing complete with transformation duct, louver box connected to 80'-0" long X 6'-0 wide timber trough section with asbestos panelling 2"X2" square mesh, nylon mesh and complete with electrical connections.	1 No	250,000	500,000
Trough No2 – 48" Dia. Walkers withering fan driven by 10 HP motor with blades mounted on steel fan casing complete with transformation duct, louver box connected to 80'-0" long X 6'-0 wide timber trough section with asbestos panelling 2"X2" square mesh, nylon mesh and complete with electrical connections.	1 No	250,000	500,000
Trough No3 – 48" Dia. Walkers withering fan driven by 10 HP motor with blades mounted on steel fan casing complete with transformation duct, louver box connected to 80'-0" long X 6'-0 wide timber trough section with asbestos panelling 2"X2" square mesh, nylon mesh and complete with electrical connections.	1 No	250,000	500,000
Trough No4 – 48" Dia. Walkers withering fan driven by 10 HP motor with blades mounted on steel fan casing complete with transformation duct, louver box connected to 80'-0" long X 6'-0 wide timber trough section with asbestos panelling 2"X2" square mesh, nylon mesh and complete with electrical connections.	1 No	250,000	500,000
Trough No5 – 48" Dia. Walkers withering fan driven by 10 HP motor with blades mounted on steel fan casing complete with transformation duct, louver box connected to 80'-0" long X 6'-0 wide timber trough section with asbestos panelling 2"X2" square mesh, nylon mesh and complete with electrical connections.	1 No	250,000	500,000
Trough No6 – 48" Dia. Walkers withering fan driven by 10 HP motor with blades mounted on steel fan casing complete with transformation duct, louver box connected to 80'-0" long X 6'-0 wide timber trough section with asbestos panelling 2"X2" square mesh, nylon mesh and complete with electrical connections.	1 No	250,000	500,000
Total		17,600,000	44,475,000



H.K. Wijeratne

MEGSL; Diploma in Industrial Engineering

Plantation Engineer; Surveyor/Assessor in Engineering Ceylon Chamber of Commerce

Date: 05/02/2018

H. K. WIJERATNE
SURVEYOR FOR ENGINEERING
THE CEYLON CHAMBER OF COMMERCE