**Valuation of Building and Machinery at Deviturai TeaFactory, Ethkandura.**

**owned by Elpitiya Plantations. PLC**

| **Building and Machinery Description** | **Qty** | **Valuation in present Condition Rs** | **Replacement value**  **Rs** |
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| Factory of size 213’-6” X 42’-0” having ground floor, 2 upper lofts and constructed out of 8’’X 4’’ steel vertical columns brick work walls in rolling, drier areas. Lofts fabricated out of 1’’ timber boards carried on timber beams main roof fabricated out of 26 G.I. sheets carried on steel sections lean to area in front 213-’6’’X 13’-6’’ on side 42’-0”X 13’-6’’ at rear 49’-0”X 17’-6’ and 20’-6”X 52’-0’’ and lean to areas constructed out of brick work and G.I. sheet roof, door and windows. | 1 unit | 21,500,000 | 82,750,000 |
| Main switch board manufactured by Walker Sons & Co. Ltd of steel construction with steel panelling fitted with 630 Amp. moulded case circuit breaker, copper bus bars, voltmeter ammeter change over switch, 13 nos industrial type main circuit breakers. | 1 No | 400,000 | 1,600,000 |
| Comer condensatori type capacitor bank rated for 200KVAR complete with individually rated capacitors manufactured by Roche Engineering. | 1 No | 350,000 | 1,400,000 |
| Catepillar vertical piston type generating set complete with display panel, distribution panel with 365KVA rated capacity. | 1 No | 8,750,000 | 14,000,000 |
| Roller No1 - Walkers 46.5’’ D/A tea roller fitted with kithulwood full length crescent battens gun metal rettie cone unit driven by 20HP TEFC motor via torque arm and complete with electrical connections. | 1 No | 1,800,000 | 3,100,000 |
| Roller No2 - Walkers 46.5’’ D/A tea roller fitted with kithulwood full length crescent battens gun metal rettie cone unit driven by 20HP TEFC motor via torque arm and complete with electrical connections. | 1 No | 1,800,000 | 3,100,000 |
| Roller No3 - Walkers 46.5’’ D/A tea roller fitted with kithulwood full length crescent battens gun metal rettie cone unit driven by 20HP TEFC motor via torque arm and complete with electrical connections. | 1 No | 1,800,000 | 3,100,000 |
| Roller No4 - Walkers 46.5’’ D/A tea roller fitted with kithulwood full length crescent battens gun metal rettie cone unit driven by 20HP TEFC motor via torque arm and complete with electrical connections. | 1 No | 1,800,000 | 3,100,000 |
| Roller No5 - CCC 44’’ D/A tea roller fitted with kithulwood full length crescent battens gun metal rettie cone unit driven by 15HP TEFC motor via torque arm and complete with electrical connections. | 1 No | 1,400,000 | 2,800,000 |
| Roller No6 - CCC 45.5’’ D/A tea roller fitted with kithulwood full length crescent battens gun metal rettie cone unit driven by 20HP TEFC motor via torque arm and complete with electrical connections. | 1 No | 1,800,000 | 3,000,000 |
| Roller No7 - CCC 45.5’’ D/A tea roller fitted with kithulwood full length crescent battens gun metal rettie cone unit driven by 20HP TEFC motor via torque arm and complete with electrical connections. | 1 No | 1,800,000 | 3,000,000 |
| Directional type Jinasena humidifier driven by ½ HP motor complete with electrical connections. | 1 No | 50,000 | 200,000 |
| Directional type Jinasena humidifier driven by ½ HP motor complete with electrical connections. | 1 No | 50,000 | 200,000 |
| Non-directional type Browns humidifier driven by ⅓ HP motor complete with electrical connections. | 1 No | 50,000 | 150,000 |
| Rollbreaker No1 - Walkers 12’ X 4 ½ ‘ reciprocating type rollbreaker complete with feed hopper, mesh frame, meshes driven by 1 ½ HP motor and complete with electrical connections. | 1 No | 200,000 | 800,000 |
| Rollbreaker No2 - Walkers 12’ X 4 ½ ‘ reciprocating type rollbreaker complete with feed hopper, mesh frame, meshes driven by 1 ½ HP motor and complete with electrical connections. | 1 No | 200,000 | 800,000 |
| Rollbreaker No3 - Walkers 12’ X 3 ½ ‘ reciprocating type rollbreaker complete with feed hopper, mesh frame, meshes driven by 1 ½ HP motor and complete with electrical connections. | 1 No | 150,000 | 600,000 |
| Rollbreaker No4 - Walkers 12’ X 3 ½ ‘ reciprocating type rollbreaker complete with feed hopper, mesh frame, meshes driven by 1 ½ HP motor and complete with electrical connections. | 1 No | 150,000 | 600,000 |
| Drier No1 - Tempest 6’-0’’ drying chamber complete with drier trays, driven by 1HP, 2HP TEFC motors for main and auxiliary drives, discharge valve, feed conveyor, discharge conveyor, centralized operating station coupled to Shola super 5 pass heater via main fan driven by 25HP TEFC motor, I.D. fan driven by 3HP motor blower fan and complete with electrical connections. | 1 No | 4,500,000 | 14,250,000 |
| Drier No2 - CCC 5’-0’’ 3 stage drying chamber with perforated trays carried on chain circuit, feeder conveyor, discharge valve unit driven by flat belt drive via main fan shaft coupled to Browns No 14 DCD heater complete with arch bars tube banks via main fan driven by 15HP TEFC motor, I.D. fan driven by 3HP motor blower fan and complete with electrical connections. | 1 No | 3,250,000 | 11,750,000 |
| PPPJ 3T type stalk extractor with feed conveyor unit driven by ½ HP motor complete with electrical connections. | 1 No | 800,000 | 1,800,000 |
| Fibromat 12’ X 4’ complete with layshaft drive framework mounted by spring steel blades with 6 Nos mini pickers, feed conveyor unit driven by 3HP motor complete with electrical connections. | 1 No | 600,000 | 800,000 |
| Helix type wood splitter with pneumatic controls, sledge hammer mechanism and driven by 7 ½ HP motor complete with electrical connections. | 1 No | 300,000 | 500,000 |
| 30’’ Dia circular saw driven by 10HP motor and complete with electrical connections. | 1 No | 100,000 | 200,000 |
| Michie No1 – Walkers 8’X3’ michie sifter driven by a 1 ½ HP motor and complete with electrical connections. | 1 No | 175,000 | 450,000 |
| Michie No2 – Walkers 8’X3’ michie sifter driven by a 1 ½ HP motor and complete with electrical connections. | 1 No | 175,000 | 450,000 |
| Michie No3 – Walkers 8’X3’ michie sifter driven by a 1 ½ HP motor and complete with electrical connections. | 1 No | 175,000 | 450,000 |
| Michie No4 – Walkers 8’X3’ michie sifter driven by a 1 ½ HP motor and complete with electrical connections. | 1 No | 175,000 | 450,000 |
| Winnower No1 - Browns suction winnower with aluminium framework, aluminium panelled compartments, tea discharge tilting mechanism, feed conveyor, dust collection unit, fan shaft driven by a 5HP motor and complete with electrical connections. | 1 No | 450,000 | 800,000 |
| Winnower No2 - Suction winnower with aluminium framework, aluminium panelled compartments, tea discharge tilting mechanism, feed conveyor, extension for cotton socks, fan shaft driven by a 5HP motor and complete with electrical connections. | 1 No | 400,000 | 700,000 |
| Myddleton No1 - Browns Myddleton stalk extractor complete with eccentric drive, framework mounted by spring steel blades, 2 sets bubble trays driven by a 3HP motor and complete with electrical connections. | 1 No | 400,000 | 800,000 |
| Myddleton No2 - Browns Myddleton stalk extractor complete with eccentric drive, framework mounted by spring steel blades, 2 sets bubble trays driven by a 3HP motor and complete with electrical connections. | 1 No | 400,000 | 700,000 |
| CCC Chota sifter mounted on pedestals crank shaft drive for steel framework with 5 sets meshes and driven by a 1 ½ HP motor complete with electrical connections. | 1 No | 400,000 | 950,000 |
| CCC 48’’ Dia. dust fan complete with steel bush, steel blades driven by a 3HP motor and complete with electrical connections. | 1 No | 150,000 | 350,000 |
| Nanta 7000T series colour sorter type 7144T with black and white camera, feeder conveyor driven by ½ HP motor, colour detectors, solenoid valve complete with piston type compressor driven by 20HP TEFC motor unit of Korean origin complete with electrical connections. | 1 No | 2,600,000 | 12,250,000 |
| CCC 48’’ Dia. dust fan complete with steel hub, steel blades driven by a 3HP motor and complete with electrical connections. | 1 No | 150,000 | 350,000 |
| Sanvith Tea Cutter Breaker STB1000 with electro vibro feeder unit driven by 5HP motor VST unit and complete with electrical connections. | 1 No | 375,000 | 600,000 |
| Double Tea Packer driven by motor and complete with electrical connections. | 1 No | 75,000 | 300,000 |
| Trough No1 – 48’’ Dia withering fan driven by 10HP motor with blades mounted in steel fan casing complete with transformation duct, louver box connected to 80’ long X 6’ wide timber trough section with asbestos sheet panelling, 2’’X2’’ square GI mesh, nylon mesh fitted with timber section cat walk on either side and complete with electrical connections. | 1 No | 425,000 | 825,000 |
| Trough No2 – 48’’ Dia withering fan driven by 10HP motor with blades mounted in steel fan casing complete with transformation duct, louver box connected to 80’ long X 6’ wide timber trough section with asbestos sheet panelling, 2’’X2’’ square GI mesh, nylon mesh fitted with timber section cat walk on either side and complete with electrical connections. | 1 No | 425,000 | 825,000 |
| Trough No3 – 48’’ Dia withering fan driven by 10HP motor with blades mounted in steel fan casing complete with transformation duct, louver box connected to 80’ long X 6’ wide timber trough section with asbestos sheet panelling, 2’’X2’’ square GI mesh, nylon mesh fitted with timber section cat walk on either side and complete with electrical connections. | 1 No | 425,000 | 825,000 |
| Trough No4 – 48’’ Dia withering fan driven by 10HP motor with blades mounted in steel fan casing complete with transformation duct, louver box connected to 80’ long X 6’ wide timber trough section with asbestos sheet panelling, 2’’X2’’ square GI mesh, nylon mesh fitted with timber section cat walk on either side and complete with electrical connections. | 1 No | 425,000 | 825,000 |
| Trough No5 – 48’’ Dia withering fan driven by 7.5HP motor with blades mounted in steel fan casing complete with transformation duct, louver box connected to 72’ long X 6’ wide timber trough section with asbestos sheet panelling, 2’’X2’’ square GI mesh, nylon mesh fitted with timber section cat walk on either side and complete with electrical connections. | 1 No | 375,000 | 800,000 |
| Trough No6 – 48’’ Dia withering fan driven by 7.5HP motor with blades mounted in steel fan casing complete with transformation duct, louver box connected to 80’ long X 6’ wide timber trough section with asbestos sheet panelling, 2’’X2’’ square GI mesh, nylon mesh fitted with timber section cat walk on either side and complete with electrical connections. | 1 No | 375,000 | 800,000 |
| Trough No7 – 48’’ Dia withering fan driven by 7.5HP VSD motor with blades mounted in steel fan casing complete with transformation duct, louver box connected to 80’ long X 6’ wide timber trough section with asbestos sheet panelling, 2’’X2’’ square GI mesh, nylon mesh fitted with timber section cat walk on either side and complete with electrical connections. | 1 No | 375,000 | 800,000 |
| Trough No8 – 48’’ Dia withering fan driven by 7.5HP motor with blades mounted in steel fan casing complete with transformation duct, louver box connected to 80’ long X 6’ wide timber trough section with asbestos sheet panelling, 2’’X2’’ square GI mesh, nylon mesh fitted with timber section cat walk on either side and complete with electrical connections. | 1 No | 375,000 | 800,000 |