

IPI 4

(Paragraph 11 E.3)

Particulars of productivity, income, etc. of tea/coffee/rubber estates to be furnished by seller

(Annexure to form IPI 3)

1. **Name and Location of garden :** _____

(a) District : _____

(b) State : _____

2. **Seller**

(i) Name of the Seller : _____

(ii) Indian Agent of the Seller: _____

3. **Buyer**

Name of the Buyer _____

4. **Effective date of Sale**

*5. **Particulars of area (in hect.) under the selling company as also of the estate under sale :**

	<u>A/c. Company</u>	<u>A/c.....</u>
(i) Total granted area :		
(ii) Total area under tea :		
(iii) Fallow area :		
(iv) Area under other occupation :		

* (In case of more than one plantation details about each plantation should be given separately).

6. **Particulars of planted area under different age groups of tea bushes (in hec.)**

	<u>Under Company</u>	<u>Under..... Tea Estate</u>
(a) Below 10 years.		
(b) Between 11 to 20 years.		
(c) Between 21 to 30 years.		
(d) Between 31 to 40 years.		
(e) Between 41 to 50 years.		
(f) Above 50 years.		

Total area under tea..... _____

(g) Percentage of total planted area covered by tea plants of age above 50 years. _____

7. Particulars of production & productivity of the estate under sale for the last three years.

Years:	19...	19...	19...
Details :			
(i) Production in Kg. (a) Company (b) Estate under sale			
(ii) Area in Hectares (a) Company (b) Estate under sale			
(iii) Average Yield/Hectares (i/ii)			

8. Percentage of vacancies and infillings

Year:	% of the vacancies at the beginning of the year	% of the vacancies infilled during the year
(i)		
(ii)		
(iii)		
(iv)		

9. Extension, replanting and replacement carried out by the tea estate

Years (For four years immediately preceding the year of sale)	19...	19...	19...	19...
Items Extension (in hect.) Replanting (in hect.) Replacement (in hect.)				

10. * Particulars of (a) income from sales of Co., and (b) cost of production

Years (For 4 years immediately preceding the year of sale)	Total All-in cost of Tea (Rs.)		Total income from sale of Tea (Rs.)	
	of the Tea Estate under sale	Selling Company	of the Tea Estate under sale	Selling Company
(a)	(b)	(c)	(d)	(e)

Average sale price per Kg. (Rs.)		Overall cost per Kg. (Rs.)	
of the Tea Estate under sale	Selling Company	of the Tea Estate under sale	Selling Company
(f)	(g)	(h)	(i)

* In case the company has more than one plantation crop information asked in item 10 above should be furnished separately for each plantation crop in respect of each of the last four years.

11. Fixed Assets under Sale (apart from land)

Details of the buildings, structures, fittings, furniture, plant & machinery to be sold with the following particulars in the form of a table may please be given.

- (a) Particulars of the assets to be sold
- (b) In case the estate has more than one plantation indicate the name of plantation in which the respective asset is employed
- (c) Year of construction, installation etc.
- (d) Effective working life
- (e) Amounts which the purchasers have agreed to pay as purchase consideration i.e., for land, buildings, plant & machinery and other fixed assets. Estimated valuation for land under tea cultivation and land under other occupation may be given separately.

12. Condition of fixed Assets

- (a) Whether all the fixed assets transferred (viz., plant & machinery, vehicles etc.) are in working condition.
- (b) Whether there are any assets acquired under Hire Purchase Scheme of Tea Board. If so, please give the details and indicate the amount of instalments outstanding as on the date of sale.
- (c) Please indicate the extent of indebtedness relating to this tea estate and/or other charges viz., Mortgages etc., if any, on the properties under sale.

13. Book value of the assets (net of depreciation) as on.....

(In case the estate has more than one plantation please furnish details of book value separately for assets employed in Tea and assets employed in each of the other plantations)

- (i) Land :
 - (ii) Other assets-
 - (a) Buildings :
 - (b) Plant & Machinery :
 - (c) Vehicles and other :
- Total Book Value :
.....

14. Agreed sale value

Conditions, if any

15. Break-up of the agreed sale value

(In case the estate has more than one plantation, break-up of sale value of the assets employed in Tea and also break-up of sale value of assets employed in each of the other plantations, should be furnished separately).

- (i) Land :
 - (a) Land under tea & other cultivation.....)
 - (b) Non-agricultural land.....)
 - (ii) Other assets :
 - (a) Buildings.....)
 - (b) Plant & Machinery etc.....)
- Total purchase consideration

16. Repatriation of Foreign Currency

(What amount from sale value realised will be repatriated)

17. Terms of payment

18. Purchasers' additional liabilities & privileges

Whether purchasers will be required to bear any of the arrears or outstanding liabilities of the following types in addition to the agreed purchase consideration.

- (i) Gratuity liability
(Proportionate future liability of the purchaser for the service of the present staff & labourers during pre-sale period to the seller should be given as per actuarial valuation).
- (ii) Bonus liability
- (iii) Book debts
- (iv) Loan repayment
- (v) Payment of outstanding amount of loan taken Tea Board

- (vi) Any other arrears or outstanding liabilities
(Please give details and amount in respect of each item).
- 19.** Please furnish copies of the Profit & Loss Accounts and Balance Sheets of the selling company, for the four years preceding the year of sale, duly certified by a Chartered Accountant.
- 20.** Please furnish a valuation certificate from a reputed broker in respect of the property under sale.
- 21.** Please furnish a copy of sale agreement covering the proposed sale.
- 22.** Total number of workers and staff employed in the garden as on the date of sale with the following particulars:
- (a) No. of workers and wages paid to them per month (average)
 - (b) No. of non-Indian staff mentioning the number in each category of post as Manager, Asst. Manager etc., and the average remuneration paid to them during the last four years
 - (c) No. of Indian staff with similar particulars as above