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U.B.I., S.B.I., I.D.B.I., SIDBI, PN B., B.O.B., Synd Bank and LIC HFL


VALUATION REPORT

Pursuant to the request from the Manager, Oriental Bank of Commerce, Large Corporate Branch, Maker Tower 'F', 14th Floor, Cuffe Parade, Mumbai - 400 005, the Wind Mill Power Plant located at Vallalnadhi Village (Kandamanur Wind Farm /Theni District) belonging to M/S PG Mercantile Private Limited was inspected on 10.3.2020 for the purpose of assessing its fair market value as on the date of inspection. The fair market value of the asset as assessed on the date of inspection is certified to be Rs.4,25,00,000/- (Rupees Four Crores and Twenty Five Laksh Only).


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Plant and Machinery Valuer

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Madurai
10.3.2020


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VALUATION APPROACH

This Valuation approaches the unit as a collection of individual Wind Turbine Equipment Installed at a point.

The Replacement Value of Wind Mill Equipment depends on.

Make

Model

Capacity

Controls and Instrumentation

Technology involved

Availability of spares and services

User friendliness of Hardware and Software

Maker's Reputation

Location of installation etc.

Since the land value is insignificant in the total project cost the valuation has been done

Based on the Point Method

The Depreciation of the same depends on

Present Condition of Machine and Equipment, Number of years served and

Year of Manufacture etc...

Weight age on depreciation has to be applied based on the PLF (Plant Load Factor)

since the value of the Mill is dependent on the generating capacity,


which in turn is dependent on the wind parameters at the particular location. PLF is the

representative factor on the effects of locational parameters. In this case the generation

details are available for four years and an average depreciation based on the data

available on records has been taken as basis for arriving at PLF.

The Fair Market Value of the machinery is arrived at as the difference of the replacement Value and weighted depreciation.



GENERAL & TECHNICAL INFORMATION

Purpose of valuation	To assess the fair market value of the asset
Description of assets	Wind Mill
Owner	M/S PG Mercantile Private Limited, C/O Oriental Bank of Commerce, Mumbai
Location	Vallalnadhi Village, Kandamanur Wind Farm Theni District, Tamilnadu
Classification of Activity	Power Generation through Wind Energy
Date of Inspection	10.3.2020
Date of Valuation	10.3.2020
In the presence of	Vestas Representatives
Source of Information	Detailed study of Equipment at site, Technical Literature and market enquiries
Year of Establishment	2010
Installed Capacity	1 X 1650 KW Vesta Machine
Generation in	South West Monsoon
Average P.L.F.	Around 25 %
Average Generation	As Per Data Sheet
Gross Revenue	@ Rs.3.49 Per KWhr
Land Details	Survey Number 481/1,2A,2B,3,4,6,9(Part)
EB Service Details	SC No.T67 / 27.03.2010 / C.L. 1X 1650 KW
Useful Life	25 Years (With reference to optimal net revenue)



DETAILS OF WIND MILL

Make : VESTAS
Rated capacity : 1650kW
Hub height : 82 m

Rotor with Pitch Control 1650KW

Type : Upwind rotor with active pitch control
Direction of rotation : Clockwise
Number of blades : 3
Blade material : Fiberglass(reinforced epoxy) with integral lightning protection
Rotor speed : Variable
Tower : Steel Tubular



DEPRECIATION CALCULATION

1 X 1650 KW Vestas WTG

Valluvaldi Village, Kaudamanur Wind Farm
Theni District, Tamilnadu

Depreciation Evaluation on the basis of Generation & PLF

Generation Details for the Years 2015 - 16 To 2019-20

Month	FY 15 - 16	FY 16 - 17	FY 17 - 18	FY 18 - 19	FY 19 - 20
Apr	36984	52128	60,432	59,832	37,684
May	21,792	79,152	229,680	78,360	22,392
Jun	211,584	450,552	732,648	405,432	212,234
Jul	561,384	834,888	854,208	913,272	561,944
Aug	641,568	727,560	898,968	989,088	642,218
Sep	428,640	884,327	455,040	813,624	429,370
Oct	283,272	764,424	467,352	176,904	283,802
Nov	29,280	146,184	157,104	35,448	29,980
Dec	14,592	35,304	53,712	14,376	15,192
Jan	32,640	50,016	56,304	50,136	33,280
Feb	21,816	67,536	35,640	54,312	22,346
Mar	59,064	75,096	67,320		59,644
Total	2,342,616	4,167,167	4,068,408	3,590,784	2,350,086

Average Units Generated by Machine **2753317** Units Per Month

PLF Evaluation

- A. Total Capacity of the Machine 1650X24X30= 1188000 Units
B. Present Generation 2753317 Units
Average Plant Load Factor (PLF) $(B/A) \times 100 = 25 \%$

Weighted Depreciation

Weighted Depreciation based on PLF & Other Factors: 70 %

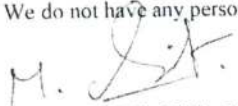
VALUATION

Sl. No.	Description of Machinery	Replacement Value (Rs.Lakhs)	Depreciation		Fair Market Value (Rs.Lakhs)
			Weighted Depreciation %	Value (Rs.Lakhs)	
1	Wind Mill	1425.00	70.00	427.50	427.50
Total (Say)					425.00

Rupees Four Crores and Twenty Five Laksh Only


DECLARATION

1. Certified that the Wind Mill was inspected on 10.3.2020
2. The information furnished are true to the best of my knowledge
3. The inspection was done and assets valued on detailed scrutiny of all the relevant information in association with my Associate Valuer well knowledged and experienced in the field and qualified for this assignment
4. We do not have any personal interest on the assets valued directly or indirectly.


M.Selvadurai, BE., MBA., MIE., FIV.,
Plant and Machinery Valuer

J.PRABHAKAR, BE, MIE, FIV
Panel Valuer

MADURAI
10.3.2020


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