



Subhash Chandra <subhash.chandra@rkassociates.org>

Re: DOCUMENTS | DATA| INFORMATION REQUIRED FOR THE VALUATION FIXED ASSETS OF 1320 MW M/S. JAIPRAKASH POWER VENTURE LIMITED, SINGRAULI, M.P.- ***Mail- 1*******

1 message

sanjeev.kamra <sanjeev.kamra@jalindia.co.in>

Thu, Jun 2, 2022 at 1:07 AM

To: Subhash Chandra <subhash.chandra@rkassociates.org>, "R.K Associates, The Valuers | LIE | TEV | ASM" <valuers@rkassociates.org>

Cc: "rk.porwal" <rk.porwal@jalindia.co.in>, "avinash.srivastava" <avinash.srivastava@jalindia.co.in>

Dear Sir,

This is in reference to the trailing mail our submission regarding Land details is as under :

SL	Project Name	Location /Address	Land (HA)
01	Jaypee Nigrie Thermal Power Plant (1320 MW)	Jaypee Nigrie Super Thermal Power Plant Nigrie Tehsil Sarai District Singrauli-486669 (M.P.)	523.695

1) Details of Land for Nigrie Power Plant is as under :

Particulars	Mortgaged to	Remarks
	Power Plant Lenders	
Pvt. Land (Award)	309.462	64.741 Ha for Barrage (Mortgage Permission is pending)
Pvt. Land (Registry)	88.634	
Govt. Land	58.858	
Forest land	-	As per the Govt rules, this land cannot mortgaged.
Total	456.954	

Power Plant	418.824
Raw water System	2.72
Railway Siding	37.41
Barrage	64.741
Total	523.695

2) Details of Land for Nigrie Power Plant Mortgaged to lenders is as under (Memorandum of entry dtd .17.03.2020 is attached herewith):

Please Refer Schedule II & X for Nigrie Power Plant Land

Regards,

SANJEEV KAMRA
General Manager - F&A
JAIPRAKASH POWER VENTURES LTD.
JA House, 63, Basant Lok, Vasant Vihar, New Delhi-110057
Extn. 28551 Ph (D)+91 (011) 49828551
Mobile-9958970196
Website: jppowerventures.com

From: Subhash Chandra <subhash.chandra@rkassociates.org>
To: sanjeev.kamra@jalindia.co.in, rk.porwal@jalindia.co.in
Cc: rajesh.kumar160@sbi.co.in, krishan_rh738@sbi.co.in, "R.K Associates, The Valuers | LIE | TEV | ASM" <valuers@rkassociates.org>, "Mohit Agarwal (Executive Sr. Vice President), R.K Associates" <mohit.agarwal@rkassociates.org>, Paramjit Kumar <paramjit.kumar@rkassociates.org>, Uttara Tyagi <uttara.tyagi@rkassociates.org>, "Shahid ." <shahid@rkassociates.org>, Kirti Lakra <kirti.lakra@rkassociates.org>
Date: 05/25/2022 09:55 AM
Subject: Re: DOCUMENTS | DATA| INFORMATION REQUIRED FOR THE VALUATION FIXED ASSETS OF 1350 MW M/S. JAIPRAKASH POWER VENTURE LIMITED, SINGRAULI, M.P

Reminder-1

Dear Sir,

With reference to trail email, we are awaiting for the documents/ information as mentioned in the trail email. Therefore, it is requested that you expedite the same.

In case of any query/ concern, please do let us know.

Thanks & Regards,

Subhash Chandra Chauhan
Manager - Business Development

Voice: 91-120-4324647, 4110117 Mobile: +91-9205353009
R.K Associates Valuers & Techno Engineering Consultants (P) Ltd.,
Corporate Office:
D-39, Second Floor, Sector-2,
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We assure our best services and response to you all the time.

In case of any concern regarding our services, you may refer to the escalation matrix below to reach out to my manager/ supervisor or write to us at valuers@rkassociates.org regarding your concern.

First Level Escalation - Mr. Paramjit Kumar-

Sr. General Manager - paramjit.kumar@rkassociates.org - 9205353005

Second Level Escalation - Mr. Mohit Agarwal-

Sr. Vice President - mohit.agarwal@rkassociates.org - 9999597597

On Tue, May 10, 2022 at 11:31 PM Subhash Chandra <subhash.chandra@rkassociates.org> wrote:

Dear Sir,

I hope you are doing well !!!

We would like to inform you that we are appointed as the valuer by State Bank of India, IFB Branch, Delhi for the fixed asset valuation (Land & Building and Plant & Machinery) of thermal power plant having total capacity 1350 MW of M/s Jai Prakash Venture Limited situated at tehsil Sarai, District Singrauli, M.P.

In this regard we request you kindly provide us the following documents so that we can expedite the valuation procedure.

For Land, Building & Plant and Machinery Valuation of Jaypee Nigrie Thermal Power Plant:

1. Title deed documents of the land (Sale deed/ Lease deed/ Mutation documents/ etc.) in soft copy
2. Details of Land in a consolidated sheet with location, deed number, year of purchase, purchase price
3. Change of Land Use document if any and the land area which is converted as Non Agriculture.
4. Approved Map (Should be having an area chart of the building & Plant layout necessarily)
5. Building Sheet having covered area, height of separate buildings, no. of floors, type of construction etc. - *Please fill out the attached RK Building Sheet with the details. Also, please make sure the only those buildings & structures are included on this sheet which are not been capitalized in Plant & Machinery and are co- relating with the items under Buildings head in FAR*
6. Plant & Machinery and other Fixed Asset Register (FAR) in xls format (Minimally should be having Machine name, Machine Description, M/c Identification no., Manufacturer name, origin Country Name, Capacity, Capitalization Date, Capitalization Value, Block value, Weight of each machines).- Please provide us the detailed break-up of Hard Cost & Soft Cost separately against each item in the FAR
7. Plant approvals (Firefighting NOC/ Factory license/ Boiler license, Pollution control NOC/ Environment clearance from MoEF/ Petroleum & explosives storage NOC etc.)
8. Copy of latest Balance sheet
9. Package wise details of the Capital Expenditure Incurred on the Project like BTG, Civil, BOP Package, etc
10. Exchange Rate at the time of purchase of imported machines along with country name.
11. Detailed Project Report/ Information Memorandum
12. Copy of Power Purchase Agreement (PPA)
13. Fuel Linkage clearance (if a coal is brought from the outside agency)
14. Fuel Supply Agreement (FSA)
15. Power Generation Sheet (for Plant Load Factor) for last one year
16. COD declaration certificate
17. Plant layout
18. Latest copy of LIE report
19. Copy of TEV/ IM Report
20. Major maintenance Record of the plant in last one year
21. Plant Process Chart
22. Technical Dairy along with specification of major machines

23. Any major fault in the Plant since its COD. Sequence of events for project execution till date.
24. Contact Person details for the site survey details
25. Is the Power Plant physically separated from the Cement Plant unit or are both Plants merged together?

In addition to the above documents, if we need any other information then we will let you know.

After getting all the information from the company, our team will go through the provided information and will schedule for the site survey.

In case of any query/ concern, please do let us know.

Thanks & Regards,

Subhash Chandra Chauhan
Manager - Business Development

Voice: 91-120-4324647, 4110117 Mobile: +91-9205353009

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