

## VALUATION REPORT

ON

THE ASSET COMPRISING OF 100 MW SOLAR PLANT LAND ADMEASURING AC. 569.05 CENTS COVERED BY RCC CONTROL ROOM BUILDINGS, INVERTOR ROOMS, HT PANEL ROOM OPEN SHEDS WITH A BUILT UP AREA OF 2995.68 SQ. MTS SITUATED AT BALEEDUPALLE, MUTHYALAMPALLE, PERUR, ADDAKAL, KONMANOOR VILLAGES IN MAHABUBNAGAR DISTRICT AND KONNURU, DWARKANAGAR VILLAGES IN WANAPARTHY DISTRICT, TELANGANA STATE, BELONGING TO M/S. SPRNG TRANSFORM SUN ENERGY PVT LTD



ASSIGNED BY  
STATE BANK OF INDIA, MUMBAI

JUNE, 2019

PREPARED BY  
P. MOHAN KUMAR & ASSOCIATES

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CHARTERED ENGINEERS, GOVT. REGD. VALUER  
AND APPROVED VALUER

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CHARTERED ENGINEER: M-145277-5 / 023079

APPROVED VALUER : CAT-VII/F - 22328

GOVT. REGD. VALUER : 143/FCC/Tech/30(1022)/2012-13

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GOVT. REGD. VALUER : CC/Tech /30(1085)/ 2016-

kbb2007@rediffmail.com

## VALUATION CERTIFICATE

I, Certify that, the asset comprising of 100 MW Solar Plant land admeasuring 569.05 acres covered by RCC roof buildings, Galvalume sheet roof sheds and other auxiliary buildings with in a built up area of 2995.68 sq.mtrs, situated at Baleedupalle, Muthyalampalle, Perur, Addakal, Konmanoor Villages in Mahabubnagar District and Konnuru, Dwarkanagar Villages in Wanaparthy District, Telangana State, belongs to **M/s. Sprng Transform Sun Energy Pvt Ltd** (formerly known as Transform Sun Energy Pvt Ltd), valued as on 29.06.2019 is:

|                                                                   |                        |
|-------------------------------------------------------------------|------------------------|
| Industrial Land                                                   | ₹ 43.58 Crores         |
| Solar Plant Buildings                                             | ₹ 47.36 Crores         |
| Machinery & Equipment                                             | ₹ 558.14 Crores        |
| Fair market value of the Property                                 | ₹ <u>649.08 Crores</u> |
| (Rupees Six Hundred Forty Nine Crores and Eight lakhs only)       |                        |
| Realizable Value of the Property                                  | ₹ 584.17 lakhs         |
| (Rupees Five Hundred Eight Four Crores and Seventeen lakhs only)  |                        |
| Forced/Distress value of the property                             | ₹ 551.72 lakhs         |
| (Rupees Five Hundred Fifty One Crores and Seventy Two lakhs only) |                        |

Detailed Engineer's valuation report for Land and Buildings as assigned by State Bank of India, Corporate Accounts Group Branch, Mumbai along with Photographs and Route Map are enclosed



Place: Hyderabad

Date : 29.06.2019

P. MOHAN KUMAR & ASSOCIATES

STATE BANK OF INDIA APPROVED VALUER

## VALUATION REPORT

### METHOD OF VALUATION & SUMMARY

#### BACKGROUND ABOUT THE COMPANY

**M/s. Sprng Transform Sun Energy Pvt Limited** having its Office at Shapoorji Pallonji Centre, 41/44, Minoo Desai Marg, Colaba, Mumbai 400005 IN, Maharashtra and its Corporate Office at A001, Ground Floor, Pentagaon P5, Magarpattrra City, Hadapsar, Pune-411013 and Purchased 100 MW Solar PV Power Plant from M/s. Transform Sun Energy Pvt Ltd Situated at Baleedupalle, Muthyalampalle, Perur, Addakal, Konmanoor in Mahabubnagar District and Dwarakanagar , Konnuru Villages in Wanaparthy District in the State of Telangana

The project is being implemented on Turnkey Engineering, procurement and construction (EPC) contract basis by M/s. Shapoorji Pallonji Infrastructure Capital Company Pvt Ltd for Offshore supply and M/s. Sterling & Wilson Pvt Ltd & M/s. Sterling Generators Pvt Ltd for on shore supply of equipment

#### LOCATION

**M/s. Sprng Transform Sun Energy Pvt Limited** – a 100 MW Solar Power Project located at Baleedupalle, Muthyalampalle, Perur, Addakal, Konmanoor in Mahabubnagar District and Dwarakanagar, Konnuru Villages in Wanaparthy District in the State of Telangana. The Power Plant is located 37 KM towards South from District head quarters of Mahabubnagar. Baleedupalle is surrounded by Kothakota Mandal & Wanaparthy Mandals towards South, Addakal Mandal towards North. The Project site office is located at Baleedupalle , Addakal Mandal, Mahaboonaagar District, Telangana



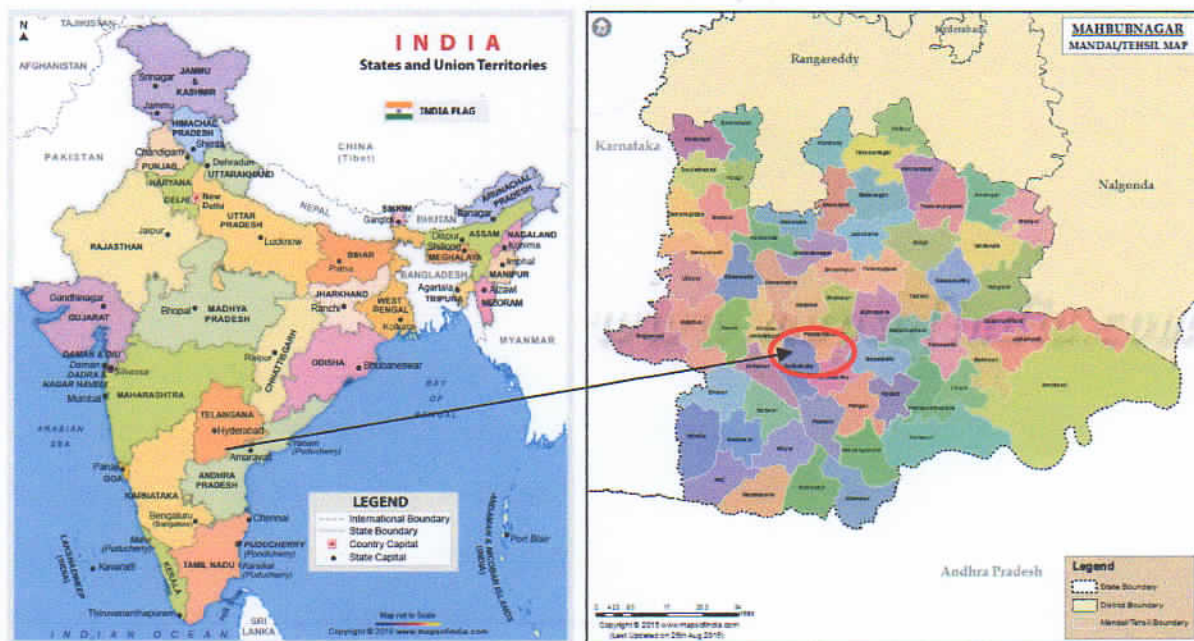
| Particulars     |                                                                                          |
|-----------------|------------------------------------------------------------------------------------------|
| Location        | Baleedupalle, Muthyalampalle, Perur, Addakal, Konmanoor, Dwarakanagar , Konnuru Villages |
| Nearest Airport | Rajiv Gandhi International Airport, Hyderabad, India                                     |
| Rail Head       | Mahabubnagar                                                                             |
| Road Head       | NH -44 (Hyderabad to Bangalore)                                                          |

| Geographical Coordinates | Latitude                  | Longitude                 |
|--------------------------|---------------------------|---------------------------|
| Baleedupalle             | 16.470598<br>16°28'14.2"N | 77.914608<br>77°54'52.6"E |
| Muthyalampalle           | 16.455261<br>16°27'18.9"N | 77.881474<br>77°52'53.3"E |
| Addakal                  | 16.487743<br>16°29'15.9"N | 77.920546<br>77°55'14.0"E |

### THE VISIT

We have visited project site on 24.04.2019 & 15.06.2019 and verified the asset information furnished by the company with physical assets of LAND, PROJECT CIVIL WORKS AND PLANT & MACHINERY/EQUIPMENT etc available at project site. We observed that Plant & Machinery & Equipment purchased is in good condition.





## PARTICULARS OF THE SOLAR POWER PLANT

The installed capacity of the Solar Electric Power Project consists of:

| PHASE             |                               |
|-------------------|-------------------------------|
| CONFIGURATION     | 100 MW SOLAR POWER PROJECT    |
| MODULE TECHNOLOGY | POLY-CRYSTALLINE              |
| STRUCTURE TYPE    | FIXED N TILTED @15 Deg (LAT)  |
| CONNECTED SS      | 400/220 KV VELTOOR SUBSTATION |

Project Features; The main components of the project are Talesun / JA Solar Panels, ABB invertors, Transformers, Substation, Power control room etc., and PPA Agreement Signed with TSSPD (TS Solar Policy) for 25 years



#### Details of location & Villages Covered:

Baleedupalle, Muthyalampalle, Perur, Addakal, Konmanoor in Mahabubnagar District and Dwarakanagar, Konnuru Villages in Wanaparthi District South Telangana.

The civil works such as Power control rooms, Inverter rooms, Transformer Switch yards, Pipe culverts, Rain water drains /Cable trenches, Asphalt Roads and WBM roads, etc., are completed

The project is spread over to an extent of 569.05 acre of land in different villages consisting of 59 MW solar plants in Baleedupalle Village 34 MW Power Plant in Muthyalampalle Village and 7 MW Solar plant at Addakal Village

The Solar Power Plant is located within the limits of Baleedupalle Village which is 4.5 kms to Veltoor Sub Station on NH -44, and Muthayampalle Village is about 9 kms. Addakal is about 5 kms from NH-44 at connecting to Hyderabad to Bangalore cities.

The land is acquired by M/s. Transform Sun Energy Pvt Ltd, from Individual Pattadars through Sale Deeds. The project is well connected by road viz the state highway, Railways, Rajiv Gandhi International Airport.

The power generated from Baleedupalle, Muthyalampalle will be evacuated through a dedicated 400/220 KV Transmission line connecting Veltoor substation located at about 5 KMs from the Solar power plant.

#### **MAINTENANCE TRACK RECORD**

As per the information provided by the site team, the enabling works of 100 MW Solar Power Project started in 2016 and completed in the year 2017. It is observed that quality of Civil Works is good and Plant & Machinery & Equipment procured has been well maintained and in Good condition



## **RESIDUAL LIFE OF THE SIMILAR EQUIPMENT**

The average useful life of SOLAR POWER PLANT is considered at least 25 years with periodical – regular maintenance, updating the machinery and proper running of plant.

However, providing necessary margin of safety, the safe residual life of this plant is 20 years and from now, can be considered for 20 years of operation.

## **PRESENT COST OF ESTABLISHING A SIMILAR NEW PLANT**

Further with increasing construction costs and the presence of content of Steel, Copper, Aluminium, Special and Alloy Steels, Special Materials used in the manufacture of equipment, electrical equipment, cables, etc., the prices will always be on the upward trend, due to inflation, demand and supply position . However the PV modular panels cost has slightly decreased and hence replacement cost is worked out accordingly.

As Plant & Machinery and Equipment procured is in good condition a nominal depreciation allowed on Straight Line method is considered for necessary reduction. Similarly, as civil structures are also in use, we considered a nominal depreciation on the same lines.

## **VALUATION METHODOLOGY**

Normally, we provide the following types of valuation for the assets:

**REPLACEMENT VALUE:** This varies with the type of industry as well as the individual perspective. The equipment, if it has technical improvement may not be available in its present form and the value may not be so much. Ignoring the improvement angle, the replacement value does not consider depreciation.



**FAIR MARKET VALUE:** The price in which the present assets can be bought/ built newly. Generally it involves an appreciation over the original purchase value and we arrive at the new cost of a new set of assets and apply depreciation for the age to arrive at the correct value for the present condition – the state of maintenance, idle period, over-working of machinery or negligence period factors [as applicable]-all these are a set of criteria to determine the appropriate rate & quantum of depreciation.

**REALIZABLE VALUE:** This is a tricky value because it doesn't fit in any mathematical formula or calculation. In spite of a value for which the asset can be bought which is known to everyone including buyer and despite the fact the overall condition of the asset is visible and realizable to the prospective buyer, there is an independent value the buyer may arrive at and willing to buy. How to arrive at this value? That is dependent on the combination of a set of complex factors like market condition, the experience of the Valuer, his knack to peep in to the mind of the imaginary buyer who is not available for discussion and the gut feeling which varies from machine to machine.

**DISTRESS VALUE:** Whereas the above-mentioned REALIZABLE VALUE presupposes existence and availability of a willing customer or a customer who may be willing to pay what he wants to pay, the DISTRESS VALUE is the value a seller may be able to get when no such customer is there already and the price which the sale of assets can fetch under such extreme circumstances.



## 1. DECLARATION:

I hereby declare that:

- a) The information provided is true and correct to the best of my knowledge and belief.
- b) The analysis and conclusions are limited by the reported assumptions and Conditions.
- c) The property was inspected in the presence of representative of M/s. Sprng Transform Sun Energy Pvt Limited on dated. 24.04.2019
- d) I have no direct or indirect interest in the property valued. The value varies with the purpose. This report is not be referred, if the purpose is different other than that mentioned in your letter
- e) Ownership and other legal aspects are subject to verification of original documents and legal opinion. Bank is requested to satisfy, regarding the geniality of documents submitted by the applicant and also verify the Photostat copy submitted and original documents are one and the same before accepting as security.
- f) The fair market value indicated above is subject to availability of clear marketable title.
- g) The Maps, exhibits, diagrams & photographs if any with this report are to assist the reader in visualizing the property and not to treated material information.
- h) I am a 'Valuer' as per the provisions of the above referred Handbook and fulfil the education, experience and other criteria lay out therein.



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GOVT.REGD. VALUER : CC/Tech /30(1085)/ 2016-17

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## STATE BANK OF INDIA, CORPORATE ACCOUNTS GROUP BRANCH NEVILLE HOUSE, BALLARD ESTATE, MUMBAI

### ENGINEERS VALUATION REPORT

For all the properties of value above Rs.5 Crores

|                                                                                      |                                                                                                                                                                           |
|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1 Introduction</b>                                                                |                                                                                                                                                                           |
| a Name of Property Owner With address & Phone Numbers                                | <b>M/s. Sprng Transform Sun Energy Pvt Limited</b><br>Off : A001, Ground Floor, Pentagon P5<br>Magarpattri City, Hadapsar<br>Pune-411013, Maharashtra                     |
| b Purpose of Valuation                                                               | Assessment for present value of the Asset                                                                                                                                 |
| c Date of Inspection of Property                                                     | 24.04.2019 & 15.06.2019                                                                                                                                                   |
| d Date of Valuation Report                                                           | 29.06.2019                                                                                                                                                                |
| d Name of the Developer of Property (in case developer built properties)             | NA                                                                                                                                                                        |
| <b>2 Physical Characteristics of the Asset:</b>                                      |                                                                                                                                                                           |
| a) Location of the property and Nearby Land Mark                                     | The Land and Buildings situated in Baleedupalle, Muthyalampalle, Perur, Addakal, Konmanoor, Dwarkanagar and Konnuru Villages                                              |
| i                                                                                    | The property is 2.5 kms from NH 44 ( Hyderabad to Bangalore highway) at Veltoor sub Station and Muthayampalle Village is about 7.5 kms. Addakal is about 2 kms from NH-44 |
| ii Postal address of the property                                                    | M/s. Sprng Transform Sun Energy Pvt Limited<br>Site off: Baleedupalle Village, Addakal Mandal<br>Mahaboobnagar District, Telangana State                                  |
| iii Area of the Plot / Land (Supported by plan)                                      | <b>569.05 Acres</b>                                                                                                                                                       |
| iv Type of Land: Solid, Rocky, Marsh Land, reclaimed land, water-logged, Land locked | Hard morram Soil                                                                                                                                                          |
| v Independent access/approach to the property                                        | Yes                                                                                                                                                                       |
| vi Google Map location of the property with a neighbourhood layout map               | Google map enclosed                                                                                                                                                       |
| Latitude                                                                             | Baleedupalle: 16.470598 (16°28'14.2"N)                                                                                                                                    |
| Longitude                                                                            | 77.914608 (77°54'52.6"E)                                                                                                                                                  |
|                                                                                      | Muthyalampalle 16.455261 (16°27'18.9"N)                                                                                                                                   |
|                                                                                      | 77.881474 (77°52'53.3"E)                                                                                                                                                  |
|                                                                                      | Addakal 16.487743 (16°29'15.9"N)                                                                                                                                          |
|                                                                                      | 77.920546 (77°55'14.0"E)                                                                                                                                                  |



|          |                                                                                                                                                  |                                                                                                                                                                    |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| vii      | Details of Roads abutting the property                                                                                                           | Roads available to connect all the locations of Solar Plant                                                                                                        |
| viii     | Description of Adjoining properties                                                                                                              | East:<br>West: The Site is larger extent and irregular in shape. The boundaries of the same are as per<br>North: Mandal Surveyor report. Copies enclosed<br>South: |
| ix       | Plot No. Survey no. if any                                                                                                                       | As per Annexure I to VII                                                                                                                                           |
| x        | Ward / Village / Taluka                                                                                                                          | Baleedupalle, Muthyalampalle, Perur, Addakal,                                                                                                                      |
| xi       | Sub- Registry / Block                                                                                                                            | Konnuru, Dwarkanagar and Konmanoor                                                                                                                                 |
| xii      | District                                                                                                                                         | Mahaboobnagar & Wanaparthy Districts, Telangana                                                                                                                    |
| xiii     | Any other aspect                                                                                                                                 |                                                                                                                                                                    |
| b)       | Plinth area, carpet area and saleable area to be mentioned separately and clarified                                                              |                                                                                                                                                                    |
|          | Plinth Area of the Building                                                                                                                      | 2995.68 sq.mtrs                                                                                                                                                    |
|          | Carpet area of the building                                                                                                                      | 2621.22 sq. mtrs                                                                                                                                                   |
|          | Saleable area                                                                                                                                    | 2995.68 sq. mtrs                                                                                                                                                   |
|          | Description of Adjoining properties                                                                                                              | Details as per sale deed document                                                                                                                                  |
| <b>3</b> | <b>Town planning parameters</b>                                                                                                                  |                                                                                                                                                                    |
| i        | Master plan provisions related the property in terms of land use                                                                                 | The location comes under Rural area and not covered under Master plan provisions                                                                                   |
| ii       | FAR / FSI permitted and consumed                                                                                                                 |                                                                                                                                                                    |
| iii      | Ground Coverage                                                                                                                                  |                                                                                                                                                                    |
| iv       | Comment on whether OC -Occupancy Certificate has been issued or not                                                                              | Solar Energy Unit situated in different villages                                                                                                                   |
| v        | Comment on unauthorised constructions if any                                                                                                     | Nil                                                                                                                                                                |
| vi       | Transferability of development rights if any, Building bye-law provisions as applicable to the property Viz. set backs height restrictions etc., | Nil                                                                                                                                                                |
| vii      | Planning area/Zone                                                                                                                               | -                                                                                                                                                                  |
| viii     | Development controls                                                                                                                             | DTCP                                                                                                                                                               |
| ix       | Zoning regulations                                                                                                                               | -                                                                                                                                                                  |
| x        | Comment on surrounding land uses and adjoining properties in terms of usage                                                                      | The surrounding area are developed Solar energy units and agricultural lands                                                                                       |
| xi       | Comment on demolition proceedings if any                                                                                                         | Nil                                                                                                                                                                |
| xii      | Comment on compounding / regularization proceedings                                                                                              | Nil                                                                                                                                                                |
| xiii     | Any other aspect                                                                                                                                 |                                                                                                                                                                    |
| <b>4</b> | <b>Document Details and Legal Aspects of Property</b>                                                                                            |                                                                                                                                                                    |
| a)       | Ownership documents                                                                                                                              |                                                                                                                                                                    |
| i        | Sale Deed, Gift Deed, Lease Deed                                                                                                                 | As per Annexure I to VII                                                                                                                                           |
| ii       | TIR of the Property                                                                                                                              | Legal opinion may be followed                                                                                                                                      |



|                                                                                                                                                                                         |                                                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| b) Names of Owner/s                                                                                                                                                                     | The property owned by M/s. Sprng Transform Sun Energy Pvt Limited                                                                   |
| c) Ordinary status of freehold or leasehold including restriction on transfer                                                                                                           | Freehold                                                                                                                            |
| d) Agreements of easements if any                                                                                                                                                       | As per Physical inspection there is no easements. others as per Legal opinion                                                       |
| e) Notification for acquisition if any                                                                                                                                                  | Nil                                                                                                                                 |
| f) Notification for road widening if any                                                                                                                                                | Nil                                                                                                                                 |
| g) Heritage restrictions if any                                                                                                                                                         | Nil                                                                                                                                 |
| h) Comment on transferability of the property ownership                                                                                                                                 | Legal opinion may be followed                                                                                                       |
| i) Comment on existing mortgages/ charges / encumbrances on the property if any                                                                                                         | Legal opinion may be followed                                                                                                       |
| j) Comment on whether the owners of the property have issued any guarantee (personal/corporate) as the case may be                                                                      | Legal opinion may be followed                                                                                                       |
| k) Building Plan Sanction :<br>Authority approving the plan<br>Name of the office of the Authority<br>Any Violation form the approved building plan                                     | TS IPASS Approval<br>Gram panchyat<br>Executive Officer / Gram panchyat Secretary<br>Nil                                            |
| l) Whether property is Agricultural Land if yes, any conversion is completed                                                                                                            | The Company has already paid Non Agricultural conversion fee as per solar policy. Land Conversion proceeding are yet to be obtained |
| m) Whether the property is SARFAESI compliant                                                                                                                                           | Yes                                                                                                                                 |
| n) a. All legal documents, receipts related to electricity, water tax, property tax and any other building taxes to be verified and copies as applicable to be enclosed with the report | All Taxes are paid                                                                                                                  |
| o) Whether entire piece of land on which the unit is set up/property is situated has been mortgaged or to be mortgaged                                                                  | Mortgaged                                                                                                                           |
| p) Qualification in TIR/mitigation suggeste if                                                                                                                                          | Legal opinion may be followed                                                                                                       |
| q) Any other aspect                                                                                                                                                                     | -                                                                                                                                   |
| <b>5 Economic aspects of the Property</b>                                                                                                                                               |                                                                                                                                     |
| i Reasonable letting value                                                                                                                                                              | NA                                                                                                                                  |
| ii If property is occupied by tenant                                                                                                                                                    | NA                                                                                                                                  |
| a Number of tenants                                                                                                                                                                     | NA                                                                                                                                  |
| b Since how long (tenant-wise)                                                                                                                                                          | NA                                                                                                                                  |
| c Status of tenancy right                                                                                                                                                               | NA                                                                                                                                  |
| d Rent received per month (tenant-wise) with a comparison of existing market value                                                                                                      | NA                                                                                                                                  |



|                                                             |                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                         |
|-------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| iii                                                         | Taxes and other outgoings                                                                                                                                                                                                 | NA                                                                                                                                                                                                                                                                                                                                      |
| iv                                                          | Property insurance                                                                                                                                                                                                        | NA                                                                                                                                                                                                                                                                                                                                      |
| v                                                           | Monthly maintenance charges                                                                                                                                                                                               | NA                                                                                                                                                                                                                                                                                                                                      |
| vi                                                          | Security charges, etc.                                                                                                                                                                                                    | NA                                                                                                                                                                                                                                                                                                                                      |
| vii                                                         | Any other aspect                                                                                                                                                                                                          | -                                                                                                                                                                                                                                                                                                                                       |
| <b>6 Socio-cultural aspects of the property</b>             |                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                         |
| a)                                                          | Descriptive account of the location of the property in terms of the social structure of the area, population, social stratification regional origin, economic level, location of slums / squatter settlements nearby etc. | Addakal is a Mandal in Maahbubnagar District of Telangana State, It is located 20 KM towards South from District head quarters Mahabubnagar. Addakal Mandal is bounded by Baleedupalle, Addakal, Perur, Muthyalampalle, Konnuru in Mahabubnagar District, Dwarkanagar and Konmanoor Villages and near by Wanaparthi, Nagarkurnool Towns |
| b)                                                          | Whether property belongs to social infrastructure like hospital, School, Old age home                                                                                                                                     | The property owned by M/s. Sprng Transform Sun Energy Pvt Limited                                                                                                                                                                                                                                                                       |
| <b>7 Functional and Utilitarian Aspects of the Property</b> |                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                         |
| a)                                                          | Description of the functionality and utility of the property in terms of :                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                         |
| i                                                           | Space allocation                                                                                                                                                                                                          | The unit is having large Extent of Land and sufficient space is available                                                                                                                                                                                                                                                               |
| ii                                                          | Storage spaces                                                                                                                                                                                                            | Adequate storage space is available in the building                                                                                                                                                                                                                                                                                     |
| iii                                                         | Utility of spaces provided within the                                                                                                                                                                                     | Sufficient utility spaces provided in the office                                                                                                                                                                                                                                                                                        |
| iv                                                          | Car parking facility                                                                                                                                                                                                      | Available                                                                                                                                                                                                                                                                                                                               |
| v                                                           | Balconies, etc                                                                                                                                                                                                            | -                                                                                                                                                                                                                                                                                                                                       |
| <b>8 Infrastructure Availability</b>                        |                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                         |
| a)                                                          | Description of the functionality and utility of the assets in terms of :                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                         |
| i                                                           | Water supply                                                                                                                                                                                                              | Borewells available                                                                                                                                                                                                                                                                                                                     |
| ii                                                          | Sewerage / sanitation system underground or Open                                                                                                                                                                          | Open drainage system with septic Tank facilities                                                                                                                                                                                                                                                                                        |
| iii                                                         | Storm water drainage                                                                                                                                                                                                      | Constructed the storm water drains                                                                                                                                                                                                                                                                                                      |
| b)                                                          | Description of other physical infrastructure facilities viz.                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                         |
| i                                                           | Solid waste management                                                                                                                                                                                                    | NA                                                                                                                                                                                                                                                                                                                                      |
| ii                                                          | Electricity                                                                                                                                                                                                               | Power Connection is available                                                                                                                                                                                                                                                                                                           |
| iii                                                         | Roads & Public transportation connectivity                                                                                                                                                                                | Roads available to connect all the locations of Solar Plant                                                                                                                                                                                                                                                                             |
| iv                                                          | Availability of other public utilities nearby                                                                                                                                                                             | Bus connectivity within 5 kms distance and train connectivity is about 37 kms and Air connectivity in 80 kms distance                                                                                                                                                                                                                   |
| c)                                                          | Social infrastructure in terms of                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                         |
| i                                                           | Schools                                                                                                                                                                                                                   | Available within distance of 10 kms                                                                                                                                                                                                                                                                                                     |
| ii                                                          | Medical facilities                                                                                                                                                                                                        | Available within 8 kms distance                                                                                                                                                                                                                                                                                                         |
| iii                                                         | Recreation facilities in terms of parks and open spaces                                                                                                                                                                   | -                                                                                                                                                                                                                                                                                                                                       |

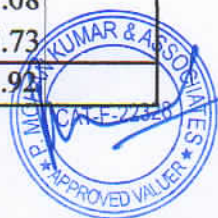


|                                                                                       |                                                                                                         |
|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| <b>9 Marketability of the Property</b>                                                |                                                                                                         |
| a) Marketability of the property in terms of :                                        |                                                                                                         |
| i Locational attributes                                                               | The location is surrounded by Solar energy units and agricultural lands                                 |
| ii Scarcity                                                                           | There is no scarcity of land in that area                                                               |
| iii Demand and supply of the kind of subject property                                 | Adequate                                                                                                |
| iv Comparable sale prices in the locality                                             | As per local enquiries the prevailing market rates are ranging from Rs.7.00 lakhs to Rs.8.00/- per acre |
| b) Any other aspect which has relevance on the value or marketability of the property | -                                                                                                       |
| <b>10 Engineering and Technology aspects</b>                                          |                                                                                                         |
| a) Type of Construction                                                               | RCC framed structure with RCC roof                                                                      |
| b) Materials and technology used                                                      | Conventional Technology for RCC Rigid framed Structure, columns, Brick masonry walls with CM            |
| c) Specifications                                                                     |                                                                                                         |
| i Foundation                                                                          | Isolated RCC footings                                                                                   |
| ii Basement                                                                           | Plinth beams, CRS masonry in cement mortar.                                                             |
| iii Super structure                                                                   | RCC columns, lintels, beams and RCC roof, Brick masonry walls                                           |
| iv Joinery / Doors & Windows                                                          | MS powder coated doors, Glass doors, flush doors, Aluminium framed with powder coated windows           |
| v RCC works                                                                           | RCC columns, beam, lintels and RCC roof / MS Columns, Purlins etc                                       |
| vi Plastering                                                                         | Sponge finish                                                                                           |
| vii Flooring, Skirting                                                                | Vitrified tiles flooring / CC flooring                                                                  |
| viii Compound wall, height, length, No. of gates and type of construction             | Barbed wire fencing along the boundary with 2 mtrs height and gate                                      |
| ix Electrical Installation: Type of wiring, Class of fittings (Superior/Ordinary)     | Superior quality of wiring                                                                              |
| x Plumbing Installation: Details                                                      | Standard Quality fittings                                                                               |
| d) Maintenance issues                                                                 | Buildings are well maintained                                                                           |
| e) Age of Building /Year of construction                                              | 2 years old                                                                                             |
| f) Total life of Building                                                             | 70 years                                                                                                |
| g) Extent of deterioration                                                            | Nil                                                                                                     |
| h) Structural safety                                                                  | Good                                                                                                    |
| i) Protection against natural disasters viz. earthquakes                              | -                                                                                                       |
| j) Visible damage in the building if any                                              | Nil                                                                                                     |
| k) System of air-conditioning                                                         | Individual air conditioners in the office                                                               |
| l) Provision for fire fighting                                                        | Provided                                                                                                |
| m) Copies of plans and elevations of the building to be included                      | Building plans approved by local panchayat authorities                                                  |



|                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>11 Environmental Factors:</b>                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| a) Use of environment friendly building material, green building Technics if any                                                                                                                                                                                                                                                                       | Conventional Technology for RCC Rigid framed Structure, columns, Brick masonry walls with CM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| b) Provision for rain water harvesting                                                                                                                                                                                                                                                                                                                 | Available                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| c) Use of solar heating and lighting systems etc,                                                                                                                                                                                                                                                                                                      | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| d) Presence of environment pollution in the vicinity of the property in terms of Industries, heavy traffic etc.,                                                                                                                                                                                                                                       | There are no environmental Pollution in terms of Industries, heavy traffic in that area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>12 Architectural and aesthetic quality of the Property :</b>                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| a) Descripty account on whether the building is modern, old fashioned etc., plain looking or with decorate elements, heritage value if applicable, presence of land scape elements etc.,                                                                                                                                                               | The buildings with modern facilities with Puf sheet false ceiling                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>13 Valuation</b>                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| a) Methodology of valuation - Procedures adopted for arriving at the valuation. Valuers may consider various approaches and state explicitly the reason for adopting particular approach and assumptions made, basis adopted with supporting data, comparable sales, and reconciliation of various factors on which final value judgment is arrived at | <p>a) The general method of valuation of building and civil works is based on current rate of construction minus depreciation for the time outlived and assuming 10% salvage value and visual observation of the condition of structures. Replacement value is computed based on current standard schedule of rates of construction with similar specifications. Depreciated value less provision for maintenance is considered as fair market value.</p> <p>b) Depreciation is allowed based on straight-line method The life of the RCC Buildings is considered at 70 years based on the type of construction. All the Civil works along with measurements are taken and valued the structure.</p> |
| b) Prevailing market rate/price trend of the property in the locality/city from property search sites Viz Magickbricks.com, 99acres. Com, makaan.com etc., if available                                                                                                                                                                                | The Land is evaluated by adopting prevailing market rates of lands in this vicinity. As per local enquiries the prevailing market rates are ranging from Rs.7.00 lakhs to 8.00 lakhs /acre and reasonably the rates are adopted in this valuation                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| c) Guideline rate obtained from Registrar's office / State Govt. Gazette/Income Tax Notification                                                                                                                                                                                                                                                       | Govt. approved rate      Rs. 0.80 to 1 lakhs/acre                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

| Name of the village | Mandal      | Name of District | Extent of Land |                 |               |
|---------------------|-------------|------------------|----------------|-----------------|---------------|
| Beleedupalle        | Addakal     | Mahabubnagar     | 190.05         | x Rs.1 lakh     | 190.05        |
| Beleedupalle        | Addakal     | Mahabubnagar     | 16.30          | x Rs.1 lakh     | 16.20         |
| Muthyalampalle      | Addakal     | Mahabubnagar     | 117.10         | x Rs.0.80 lakhs | 93.68         |
| Muthyalampalle      | Addakal     | Mahabubnagar     | 56.66          | x Rs.0.80 lakhs | 45.33         |
| Addakal             | Addakal     | Mahabubnagar     | 52.25          | x Rs.0.80 lakhs | 41.80         |
| Perur               | Devarakadra | Mahabubnagar     | 59.13          | x Rs.0.80 lakhs | 47.30         |
| Konnuru             | Madanapur   | Wanaparthi       | 18.75          | x Rs.1.00 lakh  | 18.75         |
| Dwarkanagar         | Madanapur   | Wanaparthi       | 33.08          | x Rs.1 lakh     | 33.08         |
| Konmanoor           | Addakal     | Mahabubnagar     | 25.73          | x Rs.1 lakh     | 25.73         |
|                     |             |                  | <b>569.05</b>  |                 | <b>511.92</b> |



|                                         |             |         |                          |                           |       |
|-----------------------------------------|-------------|---------|--------------------------|---------------------------|-------|
| d) Summary of valuation                 |             |         |                          |                           |       |
| <b>Guide Line Value</b>                 | <b>Area</b> |         | <b>Rate</b>              | <b>Value /Rs.in lakhs</b> |       |
| Land                                    | 569.05      | Acres / | Rs.0.80 lakhs to 1 lakhs | 511.92                    | lakhs |
| Building                                | 2995.68     | sq.mtrs | 630 /sq.yard             | 18.87                     | lakhs |
| Total Guide line value may be furnished |             |         |                          | ₹ 530.79                  | lakhs |

| Valuation of Land |                                                                                                                                                                                                               |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |         |            |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|------------|
| e) i              | In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given |        | Checking records of land holdings & cost as per records for assessing the value of the land various factors were taken into consideration such as the location, Area of the land, Permissible use of such land, development made, proximity to the main road, present transfer price etc. The present market value is ranging from Rs.7 lakhs to Rs.8.00 lakhs per acre<br><br>The Government Guideline rates are not changed for the last 6 years and the Govt.will fix the rates on minimum value of property in that area on average, irrespective of actual sale transaction values. But the market rates are in increasing trend |         |            |
| ii                | Details of last two transactions in the locality / area to be provided, if available                                                                                                                          |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |         |            |
| iii               | Extent of the site as per document                                                                                                                                                                            |        | 569.05 acres or Ac. 569.02 guntas                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |         |            |
|                   | Extent of land considered for valuation                                                                                                                                                                       |        | 569.05 acres or Ac. 569.02 guntas                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |         |            |
| iv                | Adopted unit rate of the land, after giving due weight age to individual merits & demerits of the case/characteristics of the plot                                                                            |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |         |            |
|                   | Beleedupalle                                                                                                                                                                                                  | 190.05 | acres x Rs.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 8.00    | lakhs/acre |
|                   | Beleedupalle                                                                                                                                                                                                  | 16.30  | acres x Rs.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 8.00    | lakhs/acre |
|                   | Muthyalampalle                                                                                                                                                                                                | 117.10 | acres x Rs.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 7.50    | lakhs/acre |
|                   | Muthyalampalle                                                                                                                                                                                                | 56.66  | acres x Rs.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 7.50    | lakhs/acre |
|                   | Addakal                                                                                                                                                                                                       | 52.25  | acres x Rs.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 7.50    | lakhs/acre |
|                   | Perur                                                                                                                                                                                                         | 59.13  | acres x Rs.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 7.50    | lakhs/acre |
|                   | Konnuru                                                                                                                                                                                                       | 18.75  | acres x Rs.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 7.50    | lakhs/acre |
|                   | Dwarkanagar                                                                                                                                                                                                   | 33.08  | acres x Rs.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 7.50    | lakhs/acre |
|                   | Konmanoor                                                                                                                                                                                                     | 25.73  | acres x Rs.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 7.00    | lakhs/acre |
|                   | Total                                                                                                                                                                                                         | 569.05 | acres Rs.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 4358.19 | lakhs      |
| v                 | Present Market Value of the Land as on the date of inspection                                                                                                                                                 |        | <b>Rs. 4358.19 Lakhs</b><br><b>(Rupees Forty Three Crores Fifty Eight Lakhs and Nineteen thousand only)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |         |            |



| f) VALUATION OF BUILDINGS AND OTHER CIVIL WORKS                                                                                                |                                                                                                                                                                                                                                        |                       |                                 |                       |                  |                          |                                  |               |                          |
|------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|---------------------------------|-----------------------|------------------|--------------------------|----------------------------------|---------------|--------------------------|
| Specify Number of floors & height of each floor including basement, if any<br><br>Plinth area floor wise<br><br><br><br>Plinth area floor wise | RCC Main Control Rooms -12'ht, Inverter rooms - 13.5'/12.25', Lean to roof open sheds for HT panel- 16'/14',                                                                                                                           |                       |                                 |                       |                  |                          |                                  |               |                          |
|                                                                                                                                                | <u>Baleedupalle</u>                                                                                                                                                                                                                    |                       |                                 |                       |                  |                          |                                  |               |                          |
|                                                                                                                                                | Main Control Room                                                                                                                                                                                                                      | 337.06                | sq. mtrs                        |                       |                  |                          |                                  |               |                          |
|                                                                                                                                                | Inverter rooms                                                                                                                                                                                                                         | 948.60                | sq. mtrs                        |                       |                  |                          |                                  |               |                          |
|                                                                                                                                                | Lean to roof open shed for HT panel                                                                                                                                                                                                    | 282.61                | sq. mtrs                        |                       |                  |                          |                                  |               |                          |
|                                                                                                                                                | <u>Muthyalampalle</u>                                                                                                                                                                                                                  |                       |                                 |                       |                  |                          |                                  |               |                          |
|                                                                                                                                                | Main Control Room                                                                                                                                                                                                                      | 337.06                | sq. mtrs                        |                       |                  |                          |                                  |               |                          |
|                                                                                                                                                | Inverter rooms                                                                                                                                                                                                                         | 656.72                | sq. mtrs                        |                       |                  |                          |                                  |               |                          |
|                                                                                                                                                | Lean to roof open shed for HT panel                                                                                                                                                                                                    | 195.65                | sq. mtrs                        |                       |                  |                          |                                  |               |                          |
|                                                                                                                                                | <u>Addakal</u>                                                                                                                                                                                                                         |                       |                                 |                       |                  |                          |                                  |               |                          |
|                                                                                                                                                | Main Control Room                                                                                                                                                                                                                      | 48.56                 | sq. mtrs                        |                       |                  |                          |                                  |               |                          |
|                                                                                                                                                | Inverter rooms                                                                                                                                                                                                                         | 145.94                | sq. mtrs                        |                       |                  |                          |                                  |               |                          |
| Lean to roof open shed for HT panel                                                                                                            | 43.48                                                                                                                                                                                                                                  | sq. mtrs              |                                 |                       |                  |                          |                                  |               |                          |
| Total                                                                                                                                          |                                                                                                                                                                                                                                        | 2995.68               | sq. mtrs                        |                       |                  |                          |                                  |               |                          |
| VALUATION FLOOR WISE                                                                                                                           |                                                                                                                                                                                                                                        |                       |                                 |                       |                  |                          |                                  |               |                          |
|                                                                                                                                                | Particulars                                                                                                                                                                                                                            | Plinth Areas in sq.mt | Expected life of building years | Age of building years | Sal-vage Value % | Replac-ement rate /sq.mt | Replac-ement cost (Rs. in lakhs) | Depre-ciation | Net value (Rs. in lakhs) |
| I                                                                                                                                              | <u>Baleedupalle</u>                                                                                                                                                                                                                    |                       |                                 |                       |                  |                          |                                  |               |                          |
| 1                                                                                                                                              | <u>Main Control Room</u> : RCC framed structure, RCC roof slab Allround wall, CC/verified tile flooring, MS power coated doors and windows.<br>Size: 107.5' x 33.75' x 12' ht.                                                         | 337.06                | 70                              | 2                     | 10               | 13275                    | 44.74                            | 1.15          | 43.59                    |
|                                                                                                                                                | <u>Inverter rooms - 13 Nos</u>                                                                                                                                                                                                         | 948.60                | 40                              | 2                     | 10               | 9250                     | 87.75                            | 3.95          | 83.80                    |
| 2                                                                                                                                              | PEB structure,Walls with PPGL Galvalume sheets and puff panels of 40 mm thick, roof with Galvalume sheet and 50 mm thick puff sheets . Basement, Granolithick PCC flooring Powder coated doors<br>Size: 44.25' x 17.75' x 13.5'/12.25' |                       |                                 |                       |                  |                          |                                  |               |                          |
| 3                                                                                                                                              | Lean to roof open shed for HT panel: MS column structure, Roof with Galvalume sheets over steel rafters, CC flooring<br>Size : 118' x 13' x 16'/14' -13 Nos                                                                            | 282.61                | 30                              | 2                     | 10               | 3950                     | 11.16                            | 0.67          | 10.49                    |





|                              |                                                                                                                                                                                                                                                                                    |         |    |   |    |       |        |       |        |
|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|----|---|----|-------|--------|-------|--------|
| <b><u>Muthvalampalle</u></b> |                                                                                                                                                                                                                                                                                    |         |    |   |    |       |        |       |        |
| 4                            | <b><u>Main Control Room:</u></b> RCC framed structure, RCC roof slab Allround wall, CC/verified tile flooring, MS power coated doors and windows<br><br>Size: 107.5' x 33.75' x 12' ht.                                                                                            | 337.06  | 70 | 2 | 10 | 13275 | 44.74  | 1.15  | 43.59  |
| 5                            | <b><u>Inverter rooms: 9 Nos</u></b><br>PEB structure, Walls with PPGL Galvalume sheets and puff panels of 40 mm thick and roof with Galval-ume sheet and 50 mm thick puff sheets, Granolithick PCC flooring Powder coated doors<br><br>Size: 44.25' x 17.75' x 13.5'/12.25'        | 656.72  | 40 | 2 | 10 | 9250  | 60.75  | 2.73  | 58.01  |
| 6                            | Lean to roof open shed for HT panel : MS.Column structure, Roof with gal volume sheets over steel rafters, CC flooring<br><br>Size: 18' x 13' x 16'/14' - 9 Nos<br><b><u>Addakal</u></b>                                                                                           | 195.65  | 30 | 2 | 10 | 3950  | 7.73   | 0.46  | 7.26   |
| 7                            | <b><u>Main Control Room:-</u></b><br>RCC framed structure, RCC roof slab, Alround wall, CC/verified tile flooring, MS power coated doors and windows<br><br>Size: 20.5' x 25.5' x 12' ht                                                                                           | 48.56   | 70 | 2 | 10 | 13275 | 6.45   | 0.17  | 6.28   |
| 8                            | <b><u>Inverter rooms - 2 Nos</u></b><br>PEB structure, Walls with PPGL Galvalume sheets and puff panels of 40 mm thick, roof with Galvalume sheet and 50 mm thick puff sheets, Basement, Granolithick PCC flooring Powder coated doors<br><br>Size: 44.25' x 17.75' x 13.5'/12.25' | 145.94  | 40 | 2 | 10 | 9250  | 13.50  | 0.61  | 12.89  |
| 9                            | Lean to roof open shed for HT panel MS Column structure, Roof with Galvalume sheets over steel rafters, CC flooring<br><br>Size: 18' x 13' x 16'/14' - 2 Nos                                                                                                                       | 43.48   | 30 | 2 | 10 | 3950  | 1.72   | 0.10  | 1.61   |
| 10                           | Rain water drains in rmts                                                                                                                                                                                                                                                          | 29285   | 30 | 2 | 10 | 2975  | 871.23 | 52.27 | 818.96 |
| 11                           | Foundations for panels : 4592 cum                                                                                                                                                                                                                                                  | 4592.00 | 30 | 2 | 10 | 9550  | 438.54 | 26.31 | 412.22 |
| 12                           | Transformer yard fencing and Equipment foundations with RCC and PCC                                                                                                                                                                                                                |         |    |   |    |       |        |       | 90.00  |
| 13                           | Ground level water tanks 4 nos each with 53 Kl capacity                                                                                                                                                                                                                            | 212.00  | 30 | 2 | 10 | 8250  | 17.49  | 1.05  | 16.44  |



|                                                                    |                                                                 |       |    |   |    |       |        |       |         |
|--------------------------------------------------------------------|-----------------------------------------------------------------|-------|----|---|----|-------|--------|-------|---------|
| 14                                                                 | WBM roads : 90000 sqm                                           | 98500 | 30 | 2 | 10 | 370   | 364.45 | 21.87 | 342.58  |
| 15                                                                 | Ashphalt top over WBM roads: 1000 sqm                           | 6750  | 30 | 2 | 10 | 750   | 50.63  | 3.04  | 47.59   |
| 16                                                                 | Bore wells                                                      | 4 Nos |    |   |    |       |        |       | 8.00    |
| 17                                                                 | Fencing in rmters                                               | 12790 | 30 | 2 | 10 | 425   | 54.36  | 3.26  | 51.10   |
| 18                                                                 | Building Electrification and Yard lighting                      |       |    |   |    |       |        |       | 350.00  |
| 19                                                                 | Sanitation & sewerage system                                    |       |    |   |    |       |        |       | 102.70  |
| 20                                                                 | Cable trenches from modules to inverters                        |       |    |   |    |       |        |       | 250.00  |
| 21                                                                 | Fixing of modules on supporting structure with handling charges | 9285  |    |   |    | 19250 |        |       | 1787.36 |
| 22                                                                 | Construction of pipe culverts                                   |       |    |   |    |       |        |       | 50.00   |
| 23                                                                 | Watch Towers, Security cabins                                   |       |    |   |    |       |        |       | 3.50    |
| 24                                                                 | Technical expertise and Supervision Charges: 4597.99            |       |    |   |    |       | %      | 3.00  | 137.94  |
|                                                                    |                                                                 |       |    |   |    |       |        | ₹     | 4735.93 |
|                                                                    |                                                                 |       |    |   |    |       |        | ₹     | 4735.93 |
| Total Fair Market value of Buildings & Civil works ₹ 4735.93 lakhs |                                                                 |       |    |   |    |       |        |       |         |

| TOTAL ABSTRACT OF THE ENTIRE PROPERTY                             |           |   |         |       |
|-------------------------------------------------------------------|-----------|---|---------|-------|
| Part - A                                                          | Land      | ₹ | 4358.19 | lakhs |
| Part - B                                                          | Buildings | ₹ | 4735.93 | lakhs |
| Total                                                             |           | ₹ | 9094.12 | lakhs |
| (Rupees Ninety Crores Ninety Four lakhs and Twelve Thousand only) |           |   |         |       |

| 14 | DECLARATION                                                                                                                                                                   |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a  | It is hereby certified that the Fair Market value of the above property is in my opinion<br>₹ 9094.12 Lakhs (Rupees Ninety Crores Ninety Four lakhs and Twelve Thousand only) |
| b  | It is also certified that the Realizable value of the property in my opinion is<br>₹ 8184.70 Lakhs (Rupees Eighty One Crores Eighty Four Lakhs and Seventy Thousand only)     |
| c  | It is certified that the Forced /Distress value of the property in my opinion is 85% of market value<br>₹ 7730.00 Lakhs (Rupees Seventy Seven Crores Thirty Lakhs only)       |
| d  | The property was physically inspected by the undersigned on 24.04.2019 & 15.06.2019                                                                                           |
| e  | The assets Viz. Land, Buildings, other civil works, have been verified by me personally, taken the actual measurements and valued the structure at the time of inspection.    |
| f  | The information furnished herein is true and correct to the best of our knowledge                                                                                             |



- g The analysis and conclusions area limited by the reported assumptions and conditions. The Fair Market Value is as per the prevailing market conditions as on the date of valuation. Since the market conditions change from time to time, the values may also change.
- h The extent of the property valued tallies with that mentioned in the documents
- i The undersigned does not have any direct / indirect interest in the above property
- j The assessed value worked out by us in the valuation report is a professional opinion only and subject to variable opinion. The valuer or firm is not liable for any claim or damage/ cost / consequences whatsoever
- k The Legal aspects of the property is not in the purview of this report.

Place: Hyderabad

Date: 29.06.2019

  
  
  
Signature of Approved Valuer

**Name and address of the valuer**

P. Mohan Kumar & Associates  
Flat # 502, Radhakrishna Enclave  
D-68, Madhuranagar, Hyderabad - 500038  
Mobile: 9848041144/6305360761

**15 List of Documents enclosed**

- a. Copy of Sale Deed
- b. Photographs of the property
- c. Location map/ route map

# P. MOHAN KUMAR & ASSOCIATES

CHARTERED ENGINEERS, GOVT. REGISTERED VALUERS, APPROVED VALUERS

P. MOHAN KUMAR, AMI Mech. E(I), MIE.FIV

CHARTERED ENGINEER: M-145277-5 / 023079

APPROVED VALUER :CAT-VII/F - 22328

GOVT. REGD. VALUER : 143/FCC/Tech/30(1022)/2012-13

e-mail: mohan.k.potluri@gmail.com

KBB SATYANARAYANA,B.Tech (Civil), FIV

APPROVED VALUER: A-26132

INSTITUTE CIVIL ENGINEERS (INDIA)-30384

GOVT.REGD. VALUER : CC/Tech /30(1085)/ 2016-17

kbb2007@rediffmail.com

## ABSTRACT

The details of extent of land as per RS Numbers of Land admeasuring Ac 569.05 Cents belonging to M/s. Sprng Transform Sun Energy Pvt Limited (formerly know as Transform Sun Energy Pvt Ltd,) located at Baledupalle Village, Muthyalampalle Village, Perur Village , Addakal Village, Konmanoor Village in Mahabubnagar District, and Dwarakanagar Village, Konnuru Village in Wanaparthy District, Telangana State, which are taken into valuation report dt.29.06.2016.

| S. No.                      | Name of the Village | Mandal      | Name of District | Extent of Land<br>in Acres |               |
|-----------------------------|---------------------|-------------|------------------|----------------------------|---------------|
| 1                           | Belledupalle        | Addakal     | Mahabubnagar     | 190.05                     | Annexure -I   |
| 2                           | Belledupalle        | Addakal     | Mahabubnagar     | 16.30                      | Annexure -I   |
| 3                           | Muthyalampalle      | Addakal     | Mahabubnagar     | 117.10                     | Annexure -II  |
| 4                           | Muthyalampalle      | Addakal     | Mahabubnagar     | 56.66                      | Annexure -II  |
| 5                           | Addakal             | Addakal     | Mahabubnagar     | 52.25                      | Annexure -III |
| 6                           | Perur               | Devarakadra | Mahabubnagar     | 59.13                      | Annexure -IV  |
| 7                           | Konnuru             | Madanapur   | Wanaparthy       | 18.75                      | Annexure -V   |
| 8                           | Dwarkanagar         | Madanapur   | Wanaparthy       | 33.08                      | Annexure -VI  |
| 9                           | Konmanoor           | Addakal     | Mahabubnagar     | 25.73                      | Annexure -VII |
| <b>Total Extent of Land</b> |                     |             |                  | <b>569.05</b>              |               |

Document Details, Sale Deed Nos, extent of land in each Revenue Survey No. is mentioned in enclosed as Annexures



Place: Hyderabad

Date : 29.06.2019

**P. MOHAN KUMAR & ASSOCIATES**  
STATE BANK OF INDIA APPROVED VALUER

ADDRESS: FLAT.NO.502, RADHAKRISHNA ENCLAVE, D-68, MADHURANAGAR, HYDERABAD-500038

Mobile: 98480 41144/6305360761

# P.MOHAN KUMAR & ASSOCIATES

CHARTERED ENGINEERS, GOVT. REGISTERED VALUERS, APPROVED VALUERS

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## Annexure - I

| <b>Document Details</b>                                                                                                                                                                                                                                                                                                                         |                                   |                      |               |              |                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|----------------------|---------------|--------------|----------------------|
| The details of extent of land as per RS Numbers of Land admeasuring Ac 206.35 Cents belonging to M/s. Sprng Transform Sun Energy Pvt Limited, (formerly known as Transform Sun Energy Pvt Ltd ) located at Baleedupalle Village, Addekal Mandal, Mahaboobnagar District, Telangana State, which are taken in to valuation report dt.29.06.2019. |                                   |                      |               |              |                      |
| a) Ownership documents - Sale Deeds                                                                                                                                                                                                                                                                                                             |                                   |                      |               |              |                      |
| <b>Extent of the site valued - I</b>                                                                                                                                                                                                                                                                                                            | <b><u>Baledupalle Village</u></b> | <b><u>Extent</u></b> |               |              |                      |
|                                                                                                                                                                                                                                                                                                                                                 | <b>Survey Nos</b>                 | <b>Acres</b>         | <b>Guntas</b> | <b>Cents</b> | <b>Sub-total</b>     |
| 1 Sale Deed No. 74/2017 dated.11.01.2017 to an extent of Ac. 4.28 guntas                                                                                                                                                                                                                                                                        | 206/A1/2                          | 0                    | 13            |              | <b>4.70 Acres</b>    |
|                                                                                                                                                                                                                                                                                                                                                 | 206/e2                            | 0                    | 26            |              |                      |
|                                                                                                                                                                                                                                                                                                                                                 | 200/AA5/2                         | 1                    | 15            |              |                      |
|                                                                                                                                                                                                                                                                                                                                                 | 206/1/1                           | 0                    | 13            |              |                      |
|                                                                                                                                                                                                                                                                                                                                                 | 206/E2/2                          | 0                    | 26            |              |                      |
|                                                                                                                                                                                                                                                                                                                                                 | 200/A4/2                          | 1                    | 15            |              |                      |
|                                                                                                                                                                                                                                                                                                                                                 | <b>Total</b>                      | <b>2</b>             | <b>108</b>    |              |                      |
| 2 Sale Deed No. 73/2017 dated.11.01.2017 to an extent of Ac.0.8.5 guntas                                                                                                                                                                                                                                                                        | 150/E                             | 0                    | 0.5           |              | <b>0.21 .25Acres</b> |
|                                                                                                                                                                                                                                                                                                                                                 | 159/e                             | 0                    | 1             |              |                      |
|                                                                                                                                                                                                                                                                                                                                                 | 187/Ee                            | 0                    | 7             |              |                      |
|                                                                                                                                                                                                                                                                                                                                                 | <b>Total</b>                      | <b>0</b>             | <b>8.5</b>    |              |                      |
| 3 Sale Deed No.14209/16 dated.28.10.2016 to an extent of Ac.11.00 guntas                                                                                                                                                                                                                                                                        | 175/A1                            | 2                    | 9             |              | <b>11.00 Acres</b>   |
|                                                                                                                                                                                                                                                                                                                                                 | 175/A2                            | 6                    | 27            |              |                      |
|                                                                                                                                                                                                                                                                                                                                                 | 191/A1                            | 0                    | 1             |              |                      |
|                                                                                                                                                                                                                                                                                                                                                 | 191/A2                            | 0                    | 3             |              |                      |
|                                                                                                                                                                                                                                                                                                                                                 | 192/A                             | 0                    | 20            |              |                      |
|                                                                                                                                                                                                                                                                                                                                                 | 192Aa                             | 1                    | 20            |              |                      |
|                                                                                                                                                                                                                                                                                                                                                 | <b>Total</b>                      | <b>9</b>             | <b>80</b>     |              |                      |
| 4 Sale Deed No.14981/16,dated.19.11.2016 to an extent of Ac.1.24 guntas                                                                                                                                                                                                                                                                         | 208/A1                            | 0                    | 32            |              | <b>1.60 Acres</b>    |
|                                                                                                                                                                                                                                                                                                                                                 | 208/A2                            | 0                    | 32            |              |                      |
|                                                                                                                                                                                                                                                                                                                                                 | <b>Total</b>                      | <b>0</b>             | <b>64</b>     |              |                      |
| 5 Sale Deed No.15077/16,dated.22.11.2016 to an extent of Ac.2.14 guntas                                                                                                                                                                                                                                                                         | 291/A                             | 2                    | 14            |              | <b>2.35 Acres</b>    |
|                                                                                                                                                                                                                                                                                                                                                 | <b>Total</b>                      | <b>2</b>             | <b>14</b>     |              |                      |



|   |                                                                           |           |   |     |              |
|---|---------------------------------------------------------------------------|-----------|---|-----|--------------|
| 6 | Sale Deed No.15963/16,dated.21.12.2016<br>to an extent of Ac.4.17 guntas  | 205/EE3/2 | 0 | 39  | 4.42 .5Acres |
|   |                                                                           | 205/2     | 2 | 0   |              |
|   |                                                                           | 160/E4    | 0 | 2.5 |              |
|   |                                                                           | 160/E7    | 0 | 2.5 |              |
|   |                                                                           | 162/E6    | 0 | 8   |              |
|   |                                                                           | 163/E6    | 0 | 7   |              |
|   |                                                                           | 160/E1    | 0 | 2.5 |              |
|   |                                                                           | 160/E2    | 0 | 2.5 |              |
|   |                                                                           | 162/E1    | 0 | 4   |              |
|   |                                                                           | 162/E2    | 0 | 4   |              |
|   |                                                                           | 163/E1    | 0 | 3   |              |
|   |                                                                           | 163/E2    | 0 | 3   |              |
|   |                                                                           | 160/E3    | 0 | 4   |              |
|   |                                                                           | 162/E5    | 0 | 9   |              |
|   |                                                                           | 163/E5    | 0 | 6   |              |
|   |                                                                           | Total     | 2 | 97  |              |
| 7 | Sale Deed No.15965/16,dated.21.12.2016<br>to an extent of Ac.36.03 guntas | 190/1     | 1 | 18  |              |
|   |                                                                           | 180/A     | 0 | 11  |              |
|   |                                                                           | 180/AA    | 0 | 10  |              |
|   |                                                                           | 177       | 0 | 11  |              |
|   |                                                                           | 297/A2    | 0 | 12  |              |
|   |                                                                           | 295/A5    | 0 | 11  |              |
|   |                                                                           | 294/2A    | 0 | 5   |              |
|   |                                                                           | 293/A     | 0 | 3   |              |
|   |                                                                           | 290/A2    | 0 | 11  |              |
|   |                                                                           | 289/A2    | 0 | 21  |              |
|   |                                                                           | 301/A2    | 0 | 1   |              |
|   |                                                                           | 298/A2    | 0 | 15  |              |
|   |                                                                           | 109/A2    | 0 | 1   |              |
|   |                                                                           | 216/A     | 6 | 0   |              |
|   |                                                                           | 219/UU2   | 0 | 3   |              |
|   |                                                                           | 220/UU2   | 0 | 1   |              |
|   |                                                                           | 221/U1    | 0 | 2   |              |
|   |                                                                           | 219       | 0 | 1   |              |
|   |                                                                           | 220       | 0 | 1   |              |
|   |                                                                           | 13/AA     | 8 | 32  |              |
|   |                                                                           | 351/Ru    | 0 | 4   |              |
|   |                                                                           | 354/Ru    | 0 | 4   |              |
|   |                                                                           | 350/Ru    | 0 | 7   |              |
|   |                                                                           | 344/Ru    | 0 | 8   |              |
|   |                                                                           | 352/Ru    | 0 | 8   |              |
|   |                                                                           | 343/Ru    | 0 | 21  |              |
|   |                                                                           | 351/1     | 0 | 3   |              |
|   |                                                                           | 354/1     | 0 | 4   |              |
|   |                                                                           | 350/1     | 0 | 8   |              |
|   |                                                                           | 344/1     | 0 | 8   |              |
|   |                                                                           | 352/1     | 0 | 8   |              |
|   |                                                                           | 343/UU    | 0 | 22  |              |



|   |                                        |         |   |    |  |  |
|---|----------------------------------------|---------|---|----|--|--|
| 7 | Sale Deed No.15965/16,dated.21.12.2016 | 351/EE  | 0 | 5  |  |  |
|   |                                        | 354/EE  | 0 | 6  |  |  |
|   |                                        | 350/EE  | 0 | 12 |  |  |
|   |                                        | 344/EE  | 0 | 13 |  |  |
|   |                                        | 352/EE  | 0 | 10 |  |  |
|   |                                        | 343/E   | 0 | 32 |  |  |
|   |                                        | 351/E   | 0 | 5  |  |  |
|   |                                        | 354/E   | 0 | 6  |  |  |
|   |                                        | 350/E   | 0 | 12 |  |  |
|   |                                        | 344/E   | 0 | 12 |  |  |
|   |                                        | 352/E   | 0 | 11 |  |  |
|   |                                        | 343/E   | 0 | 32 |  |  |
|   |                                        | 351/AA  | 0 | 6  |  |  |
|   |                                        | 354/AA  | 0 | 6  |  |  |
|   |                                        | 350/AA  | 0 | 11 |  |  |
|   |                                        | 344/AA  | 0 | 13 |  |  |
|   |                                        | 352/AA  | 0 | 11 |  |  |
|   |                                        | 343/AA  | 0 | 32 |  |  |
|   |                                        | 370/AA  | 0 | 17 |  |  |
|   |                                        | 374/AA  | 0 | 17 |  |  |
|   |                                        | 375/EE  | 0 | 10 |  |  |
|   |                                        | 217/Aa2 | 0 | 20 |  |  |
|   |                                        | 217/AA4 | 1 | 0  |  |  |
|   |                                        | 259/A12 | 0 | 28 |  |  |
|   |                                        | 165/A   | 0 | 11 |  |  |
|   |                                        | 164/A   | 0 | 14 |  |  |
|   |                                        | 343/A   | 0 | 33 |  |  |
|   |                                        | 350/A   | 0 | 12 |  |  |
|   |                                        | 344/A   | 0 | 12 |  |  |
|   |                                        | 351/A   | 0 | 5  |  |  |
|   |                                        | 352/A   | 0 | 11 |  |  |
|   |                                        | 354/A   | 0 | 6  |  |  |
|   |                                        | 219/A   | 0 | 6  |  |  |
|   |                                        | 220/A   | 0 | 5  |  |  |
|   |                                        | 221/A   | 0 | 8  |  |  |
|   |                                        | 219/E   | 0 | 7  |  |  |
|   |                                        | 220/E   | 0 | 4  |  |  |
|   |                                        | 221/E   | 0 | 7  |  |  |
|   |                                        | 219/Uu  | 0 | 5  |  |  |
|   |                                        | 220/UU  | 0 | 3  |  |  |
|   |                                        | 221/U   | 0 | 5  |  |  |
|   |                                        | 219/U   | 0 | 2  |  |  |
|   |                                        | 220/Uu  | 0 | 1  |  |  |
|   |                                        | 221/Uu  | 0 | 3  |  |  |
|   |                                        | 219/Ye  | 0 | 5  |  |  |
|   |                                        | 220/Ye  | 0 | 3  |  |  |
|   |                                        | 221/Ye  | 0 | 5  |  |  |
|   |                                        | 219/Loo | 0 | 2  |  |  |



|    |                                                                             |              |           |            |                |
|----|-----------------------------------------------------------------------------|--------------|-----------|------------|----------------|
| 7  | Sale Deed No.15965/16,dated.21.12.2016                                      | 220/Loo      | 0         | 1          | 36.07 .5 Acres |
|    |                                                                             | 221/Loo      | 0         | 2          |                |
|    |                                                                             | 221/Ruu      | 0         | 1          |                |
|    |                                                                             | 220/Ruu      | 0         | 1          |                |
|    |                                                                             | 221/Ruu      | 0         | 1          |                |
|    |                                                                             | 191/AA       | 0         | 20         |                |
|    |                                                                             | <b>Total</b> | <b>16</b> | <b>803</b> |                |
| 8  | Sale Deed No.1843/2017, dated.22.02.2017<br>to an extent of Ac.0.39 guntas  | 206/Ee       | 0         | 39         | 0.97 .5 Acres  |
|    |                                                                             | <b>Total</b> | <b>0</b>  | <b>39</b>  |                |
| 9  | Sale Deed No. 1844/2017, dated.22.02.2017<br>to an extent of Ac.1.11 guntas | 206/E-2-3    | 0         | 26         | 1.27 .5Acres   |
|    |                                                                             | 206/E3       | 0         | 25         |                |
|    |                                                                             | <b>Total</b> | <b>0</b>  | <b>51</b>  |                |
| 10 | Sale Deed No.7329/2017, dated.11.07.2017<br>to an extent of Ac.3.16 guntas  | 160/A1/1     | 0         | 2.5        | 3.40 Acres     |
|    |                                                                             | 163/A1/1     | 0         | 3          |                |
|    |                                                                             | 162/A1/1     | 0         | 4          |                |
|    |                                                                             | 163/Aa2      | 0         | 2          |                |
|    |                                                                             | 160/Aa2      | 0         | 4.5        |                |
|    |                                                                             | 160/A1/2     | 0         | 2          |                |
|    |                                                                             | 163/A1/2     | 0         | 3          |                |
|    |                                                                             | 162/A1/2     | 0         | 5          |                |
|    |                                                                             | 161/A1/3     | 0         | 4          |                |
|    |                                                                             | 161/A4       | 0         | 13         |                |
|    |                                                                             | 161/A1/1     | 0         | 4          |                |
|    |                                                                             | 161/A2       | 0         | 13         |                |
|    |                                                                             | 161/A1/2     | 0         | 4          |                |
|    |                                                                             | 161/A3       | 0         | 12         |                |
|    |                                                                             | 160/e5/2     | 0         | 1          |                |
|    |                                                                             | 160/E6/2     | 0         | 1.5        |                |
|    |                                                                             | 163/E3/2     | 0         | 1.5        |                |
|    |                                                                             | 163/E4/2     | 0         | 1.5        |                |
|    |                                                                             | 162/E3/2     | 0         | 2          |                |
|    |                                                                             | 162/4/2      | 0         | 2          |                |
|    |                                                                             | 160/E1       | 0         | 2.5        |                |
|    |                                                                             | 163/E1       | 0         | 3          |                |
|    |                                                                             | 162/E1       | 0         | 4          |                |
|    |                                                                             | 160/e6/1     | 0         | 1          |                |
|    |                                                                             | 160/E5/1     | 0         | 1.5        |                |
|    |                                                                             | 163/E3/1     | 0         | 1.5        |                |
|    |                                                                             | 163/E4/1     | 0         | 1.5        |                |
|    |                                                                             | 162/E3/1     | 0         | 2          |                |
|    |                                                                             | 162/E4/1     | 0         | 2          |                |
|    |                                                                             | 160/E2       | 0         | 2.5        |                |
|    |                                                                             | 163/E2       | 0         | 3          |                |
|    |                                                                             | 162/E2       | 0         | 4          |                |
|    |                                                                             | 15           | 0         | 22         |                |
|    |                                                                             | <b>Total</b> | <b>0</b>  | <b>136</b> |                |



|    |                                                                             |          |    |     |               |
|----|-----------------------------------------------------------------------------|----------|----|-----|---------------|
| 11 | Sale Deed No.7331/2017,dated.11.07.2017<br>to an extent of Ac.4.06 guntas   | 200/Aa1  | 1  | 0   | 4.15 Acres    |
|    |                                                                             | 200/Aa3  | 3  | 6   |               |
|    |                                                                             | Total    | 4  | 6   |               |
|    |                                                                             |          |    |     |               |
| 12 | Sale Deed No.6575/2016, dated.01.06.2016<br>to an extent of Ac.20.26 guntas | 284/Ee   | 2  | 6   | 20.65 Acres   |
|    |                                                                             | 288/Ee   | 2  | 6   |               |
|    |                                                                             | 292/Ee   | 0  | 25  |               |
|    |                                                                             | 284/A    | 0  | 29  |               |
|    |                                                                             | 288/A    | 0  | 29  |               |
|    |                                                                             | 292/A    | 0  | 8   |               |
|    |                                                                             | 284/Aa   | 0  | 29  |               |
|    |                                                                             | 288/Aa   | 0  | 29  |               |
|    |                                                                             | 292/Aa   | 0  | 8   |               |
|    |                                                                             | 284/E    | 0  | 30  |               |
|    |                                                                             | 288/E    | 0  | 28  |               |
|    |                                                                             | 292/E    | 0  | 8   |               |
|    |                                                                             | 284/UU   | 2  | 6   |               |
|    |                                                                             | 288/UU   | 1  | 3   |               |
|    |                                                                             | 292/UU   | 0  | 26  |               |
|    |                                                                             | 284/U    | 2  | 7   |               |
|    |                                                                             | 288/U    | 2  | 6   |               |
|    |                                                                             | 286/A    | 0  | 29  |               |
|    |                                                                             | 287      | 0  | 32  |               |
|    |                                                                             | 288/Uul  | 1  | 2   |               |
|    |                                                                             | Total    | 12 | 346 |               |
|    |                                                                             |          |    |     |               |
| 13 | Sale Deed No.6586/2016, dated.08.06.2016<br>to an extent of Ac.1.37 guntas  | 151/A1   | 0  | 32  | 1.92 .5Acres  |
|    |                                                                             | 152/A2   | 0  | 28  |               |
|    |                                                                             | 152/Aa2  | 0  | 17  |               |
|    |                                                                             | Total    | 0  | 77  |               |
|    |                                                                             |          |    |     |               |
| 14 | Sale Deed No.6595/2016,dated.01.06.2016<br>to an extent of Ac.7.06 guntas   | 177/A    | 1  | 0   | 7.15 Acres    |
|    |                                                                             | 178/A    | 0  | 2   |               |
|    |                                                                             | 267/Aa1  | 0  | 34  |               |
|    |                                                                             | 268/Aa/l | 0  | 9   |               |
|    |                                                                             | 281/A    | 2  | 0   |               |
|    |                                                                             | 282/A    | 1  | 0   |               |
|    |                                                                             | 325      | 0  | 32  |               |
|    |                                                                             | 281/Aa   | 0  | 18  |               |
|    |                                                                             | 298/2/Aa | 0  | 31  |               |
|    |                                                                             | Total    | 4  | 126 |               |
|    |                                                                             |          |    |     |               |
| 15 | Sale Deed No. 6613/2016,dated.01.06.2016<br>to an extent of Ac.5.06 guntas  | 238/A    | 4  | 6   | 5.15 Acres    |
|    |                                                                             | 238/Aa   | 1  | 0   |               |
|    |                                                                             | Total    | 5  | 6   |               |
|    |                                                                             |          |    |     |               |
| 16 | Sale Deed No. 6634/2016, dated.01.06.2016<br>to an extent of Ac.1.27 guntas | 282/E    | 1  | 10  | 1.67 .5 Acres |
|    |                                                                             | 178/Aa   | 0  | 17  |               |
|    |                                                                             | Total    | 1  | 27  |               |



|    |                                                                              |          |   |      |                |
|----|------------------------------------------------------------------------------|----------|---|------|----------------|
| 17 | Sale Deed No.6635/2016, dated.01.06.2016<br>to an extent of Ac.4.26 guntas   | 282/E    | 2 | 13   | 4.65 Acres     |
|    |                                                                              | 178/Aa   | 2 | 13   |                |
|    |                                                                              | Total    | 4 | 26   |                |
| 19 | Sale Deed No.6724/2016,dated.04.06.2016<br>to an extent of Ac.3.04 guntas    | 178/Aa   | 0 | 38   | 3.10 Acres     |
|    |                                                                              | 178/Aa   | 2 | 6    |                |
|    |                                                                              | Total    | 2 | 44   |                |
| 20 | Sale Deed No. 6740/2016,dated.04.06.2016<br>to an extent of Ac.3.04 guntas   | 289/A    | 0 | 20   | 3.10 Acres     |
|    |                                                                              | 290/A    | 0 | 12   |                |
|    |                                                                              | 294/2A   | 0 | 10   |                |
|    |                                                                              | 294/A1   | 0 | 10   |                |
|    |                                                                              | 295/A    | 0 | 10   |                |
|    |                                                                              | 296/A    | 0 | 23   |                |
|    |                                                                              | 297/A    | 0 | 12   |                |
|    |                                                                              | 298/A    | 0 | 16   |                |
|    |                                                                              | 302/A    | 0 | 11   |                |
|    |                                                                              | Total    | 0 | 124  |                |
| 21 | Sale Deed No.6743/2016, dated.04.06.2016<br>to an extent of Ac.5.38 guntas   | 289/Aa   | 1 | 1    | 5.95 Acres     |
|    |                                                                              | 290/AA   | 0 | 22   |                |
|    |                                                                              | 295/Aa   | 0 | 21   |                |
|    |                                                                              | 296/Aa   | 0 | 23   |                |
|    |                                                                              | 297/Aa   | 0 | 24   |                |
|    |                                                                              | 298/Aa   | 0 | 30   |                |
|    |                                                                              | 302/A    | 0 | 6    |                |
|    |                                                                              | 293/Aa   | 1 | 4    |                |
|    |                                                                              | 294/Aa1  | 0 | 8    |                |
|    |                                                                              | 294/2E   | 0 | 19   |                |
|    |                                                                              | Total    | 2 | 158  |                |
| 22 | Sale Deed No.7335/2016,dated.15.06.2016<br>to an extent of Ac.8.32 guntas    | 265/Aa   | 3 | 0    | 8.80 Acres     |
|    |                                                                              | 266/Aa   | 1 | 16   |                |
|    |                                                                              | 265/U    | 3 | 0    |                |
|    |                                                                              | 266/E    | 1 | 16   |                |
|    |                                                                              | Total    | 8 | 32   |                |
| 23 | Sale Deed No. 8178/2016 dated.28.06.2016<br>to an extent of Ac.0.17 guntas   | 153/A2   | 0 | 3    | 0.42 .5Acres   |
|    |                                                                              | 153/Aa2  | 0 | 3    |                |
|    |                                                                              | 152/Aa/2 | 0 | 11   |                |
|    |                                                                              | Total    | 0 | 17   |                |
| 24 | Sale Deed No. 8916/2016 dated.11.07.2016<br>to an extent of Ac.2. 8.5 guntas | 151/A2   | 0 | 32   | 2.21 .25 Acres |
|    |                                                                              | 151/Aa1  | 0 | 28   |                |
|    |                                                                              | 152/Aa1  | 0 | 28.5 |                |
|    |                                                                              | Total    | 0 | 88.5 |                |



|    |                                                                            |           |    |     |               |
|----|----------------------------------------------------------------------------|-----------|----|-----|---------------|
| 25 | Sale Deed No.9000/2016 dated.12.07.2016<br>to an extent of Ac.1.25 guntas  | 213/A3    | 0  | 12  | 1.62 .5 Acres |
|    |                                                                            | 214/A3    | 0  | 22  |               |
|    |                                                                            | 215/A3    | 0  | 31  |               |
|    |                                                                            | Total     | 0  | 65  |               |
|    |                                                                            |           |    |     |               |
| 26 | Sale Deed No.9002/2016 dated.12.07.2016<br>to an extent of Ac.1.25 guntas  | 213/A2    | 0  | 12  | 1.62 .5 Acres |
|    |                                                                            | 214/A2    | 0  | 22  |               |
|    |                                                                            | 215/A2    | 0  | 31  |               |
|    |                                                                            | Total     | 0  | 65  |               |
|    |                                                                            |           |    |     |               |
| 27 | Sale Deed No.9003/2016 dated.12.07.2016<br>to an extent of Ac.1.26 guntas  | 213/A1    | 0  | 12  | 1.65 Acres    |
|    |                                                                            | 214/A1    | 0  | 22  |               |
|    |                                                                            | 215/A1    | 0  | 32  |               |
|    |                                                                            | Total     | 0  | 66  |               |
|    |                                                                            |           |    |     |               |
| 28 | Sale Deed No.9928/2016 dated.25.07.2016<br>to an extent of Ac.35.08 guntas | 201/A     | 0  | 24  | 35.20 Acres   |
|    |                                                                            | 202       | 2  | 35  |               |
|    |                                                                            | 216/A1    | 0  | 39  |               |
|    |                                                                            | 216/Aa    | 6  | 35  |               |
|    |                                                                            | 219/A     | 0  | 20  |               |
|    |                                                                            | 219/1     | 0  | 27  |               |
|    |                                                                            | 220/A     | 0  | 12  |               |
|    |                                                                            | 220/A     | 0  | 15  |               |
|    |                                                                            | 221/A     | 0  | 21  |               |
|    |                                                                            | 221/1     | 0  | 30  |               |
|    |                                                                            | 222       | 2  | 21  |               |
|    |                                                                            | 223       | 3  | 1   |               |
|    |                                                                            | 200/Aa    | 10 | 20  |               |
|    |                                                                            | 201       | 2  | 8   |               |
|    |                                                                            | 200/Aa4/1 | 1  | 10  |               |
|    |                                                                            | 200/Aa5/1 | 1  | 10  |               |
|    |                                                                            | Total     | 27 | 328 |               |
|    |                                                                            |           |    |     |               |
| 29 | Sale Deed No.10047/2016 dated.26.07.2016<br>to an extent of Ac.1.24 guntas | 208/Aa    | 1  | 24  | 1.60 Acres    |
|    |                                                                            | Total     | 1  | 24  |               |
|    |                                                                            |           |    |     |               |
| 30 | Sale Deed No.10070/2016 dated.26.07.2016<br>to an extent of Ac.1.05 guntas | 209/E2    | 0  | 14  | 1.12 .5 Acres |
|    |                                                                            | 210/E2    | 0  | 12  |               |
|    |                                                                            | 211/E1    | 0  | 9   |               |
|    |                                                                            | 212/E1    | 0  | 10  |               |
|    |                                                                            | Total     | 0  | 45  |               |
| 31 | Sale Deed No.10072/2016 dated.26.07.2016<br>to an extent of Ac.2.14 guntas | 209/E3    | 0  | 10  | 2.35 Acres    |
|    |                                                                            | 211/E2    | 0  | 9   |               |
|    |                                                                            | 210/E3    | 0  | 17  |               |
|    |                                                                            | 212/E2    | 0  | 9   |               |
|    |                                                                            | 213/B     | 1  | 9   |               |
|    |                                                                            | Total     | 1  | 54  |               |
| 32 | Sale Deed No.7576/2016,dated.18.06.2016<br>to an extent of Ac.2.23 guntas  | 239/A6    | 2  | 23  | 2.57 .5Acres  |
|    |                                                                            | Total     | 2  | 23  |               |



|                                |                                                                          |          |   |     |              |            |
|--------------------------------|--------------------------------------------------------------------------|----------|---|-----|--------------|------------|
| 33                             | Sale Deed No.130/2017 dated.05.01.2017<br>to an extent of Ac.7.14 guntas | 175/Ye/1 | 0 | 29  |              | 7.35 Acres |
|                                |                                                                          | 174/Aa   | 1 | 20  |              |            |
|                                |                                                                          | 175/Ye/2 | 0 | 30  |              |            |
|                                |                                                                          | 174/Aa   | 1 | 20  |              |            |
|                                |                                                                          | 175/Aa   | 0 | 38  |              |            |
|                                |                                                                          | 190      | 1 | 18  |              |            |
|                                |                                                                          | 323      | 0 | 19  |              |            |
|                                |                                                                          | Total    | 3 | 174 |              |            |
| Total Extent -190.02 gutnas or |                                                                          |          |   |     | 190.05 Acres |            |

| Extent of the site valued - II |                                                                             | <u>Balledupalle</u><br><u>Village</u> |   | <u>Extent</u> |               |
|--------------------------------|-----------------------------------------------------------------------------|---------------------------------------|---|---------------|---------------|
| 1                              | Sale Deed No.2781/2017, dated.16.03.2017<br>to an extent of Ac.0.25 guntas  | 165/A                                 | 0 | 11            | 0.62 .5 Acres |
|                                |                                                                             | 164/A                                 | 0 | 14            |               |
|                                |                                                                             | Total                                 | 0 | 25            |               |
|                                |                                                                             |                                       |   |               |               |
| 2                              | Sale Deed No.2394/2017 dated.07.03.2017<br>to an extent of Ac.1.14 guntas   | 294/2Aa                               | 0 | 11            | 1.35 Acres    |
|                                |                                                                             | 293/A                                 | 1 | 3             |               |
|                                |                                                                             | Total                                 | 1 | 14            |               |
|                                |                                                                             |                                       |   |               |               |
| 3                              | Sale Deed No.1753/2017 dated.21.02.2017<br>to an extent of Ac.4.39 guntas   | 206fEel                               | 1 | 37            | 4.97 .5 Acres |
|                                |                                                                             | 206/A 1/2                             | 0 | 13            |               |
|                                |                                                                             | 206/E1/2                              | 0 | 26            |               |
|                                |                                                                             | 206/1-1                               | 0 | 13            |               |
|                                |                                                                             | 206/E1/1                              | 0 | 26            |               |
|                                |                                                                             | 200/Aa                                | 1 | 4             |               |
|                                |                                                                             | Total                                 | 2 | 119           |               |
|                                |                                                                             |                                       |   |               |               |
| 4                              | Sale Deed No.2221/2017 dated.03.03.2017<br>to an extent of Ac.1.03 guntas   | 154                                   | 1 | 3             | 1.07 .5 Acres |
|                                |                                                                             | Total                                 | 1 | 3             |               |
|                                |                                                                             |                                       |   |               |               |
| 5                              | Sale Deed No.12429/2017dated.09.11.2017<br>to an extent of Ac.7.13.5 guntas | 158/Aa                                | 0 | 1             |               |
|                                |                                                                             | 159/Aa                                | 0 | 0.5           |               |
|                                |                                                                             | 187/Aa                                | 0 | 7             |               |
|                                |                                                                             | 158/Ee                                | 0 | 0.5           |               |
|                                |                                                                             | 159/ee                                | 0 | 1             |               |
|                                |                                                                             | 187/A                                 | 0 | 7             |               |
|                                |                                                                             | 158/U                                 | 0 | 0.5           |               |
|                                |                                                                             | 159/A                                 | 0 | 1             |               |
|                                |                                                                             | 187/E                                 | 0 | 7             |               |
|                                |                                                                             | 198/Aa                                | 0 | 22            |               |
|                                |                                                                             | 199/Aa                                | 0 | 24            |               |
|                                |                                                                             | 179/A                                 | 0 | 36            |               |
|                                |                                                                             | 181/A                                 | 1 | 2             |               |
|                                |                                                                             | 179/Aa                                | 0 | 36            |               |





|                                                                                                  |                                                                            |              |          |               |  |                      |
|--------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|--------------|----------|---------------|--|----------------------|
| 5                                                                                                | Sale Deed No.12429/2017dated.09.11.2017                                    | 181/Aa       | 1        | 2             |  |                      |
|                                                                                                  |                                                                            | 213/A4       | 0        | 13            |  |                      |
|                                                                                                  |                                                                            | 214/A4       | 0        | 22            |  |                      |
|                                                                                                  |                                                                            | 215/A4       | 0        | 31            |  |                      |
|                                                                                                  |                                                                            | <b>Total</b> | <b>2</b> | <b>213.5</b>  |  | <b>7.34 Acres</b>    |
| 6                                                                                                | Sale Deed No.1202/2017 dated.25.03.2017<br>to an extent of Ac.0.23 guntas  | 159/RU       | 0        | 4             |  |                      |
|                                                                                                  |                                                                            | 158/RU       | 0        | 4             |  |                      |
|                                                                                                  |                                                                            | 159/R        | 0        | 3             |  |                      |
|                                                                                                  |                                                                            | 158/R        | 0        | 4             |  |                      |
|                                                                                                  |                                                                            | 159/ LU      | 0        | 4             |  |                      |
|                                                                                                  |                                                                            | 158/ LU      | 0        | 3             |  |                      |
|                                                                                                  |                                                                            | 159/UU       | 0        | 0.5           |  |                      |
|                                                                                                  |                                                                            | 158/UU       | 0        | 0.5           |  |                      |
|                                                                                                  |                                                                            | <b>Total</b> | <b>0</b> | <b>23</b>     |  | <b>0.57 .5Acres</b>  |
| 7                                                                                                | Sale Deed No.8084/2017dated.29.07.2017<br>to an extent of Ac.0.07 guntas   | 158/LU       | 0        | 3             |  |                      |
|                                                                                                  |                                                                            | 159/LU       | 0        | 4             |  |                      |
|                                                                                                  |                                                                            | <b>Total</b> | <b>0</b> | <b>7</b>      |  | <b>0.17 .5Acres</b>  |
| 8                                                                                                | Sale Deed No.8073/2017dated.29.07.2017<br>to an extent of Ac.0.07.5 guntas | 158/U        | 0        | 0.00.5        |  |                      |
|                                                                                                  |                                                                            | 159/A        | 0        | 0.00.5        |  |                      |
|                                                                                                  |                                                                            | 159/U        | 0        | 0.01          |  |                      |
|                                                                                                  |                                                                            | 158/A        | 0        | 0.05.5        |  |                      |
|                                                                                                  |                                                                            | <b>Total</b> | <b>0</b> | <b>0.07.5</b> |  | <b>0.18 .75Acres</b> |
| <b>Total Extent - Ac.16.12 guntas</b>                                                            |                                                                            |              |          |               |  | <b>16.30 Acres</b>   |
| <b>Total Extent land in Baleedupalle Village - I &amp; II = 190.05 + 16.30 = Ac.206.35 cents</b> |                                                                            |              |          |               |  |                      |

Place: Hyderabad

Date: 29.06.2019



**P. MOHAN KUMAR & ASSOCIATES**  
STATE BANK OF INDIA APPROVED VALUER

# P.MOHAN KUMAR & ASSOCIATES

CHARTERED ENGINEERS, GOVT. REGISTERED VALUERS, APPROVED VALUERS

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## Annexure-II

| Document Details                                                                                                                                                                                                                                                                                                                                  |                               |       |        |       |             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|-------|--------|-------|-------------|
| The details of extent of land as per RS Numbers of Land admeasuring Ac.173.76 Cents belonging to M/s. Sprng Transform Sun Energy Pvt Limited, (formerly known as Transform Sun Energy Pvt Ltd ) located at Muthyalampalle Village, Addekal Mandal, Mahaboobnagar District, Telangana State, which are taken in to valuation report dt.29.06.2019. |                               |       |        |       |             |
| Ownership documents - Sale Deeds                                                                                                                                                                                                                                                                                                                  |                               |       |        |       |             |
| Extent of the site valued - I                                                                                                                                                                                                                                                                                                                     | Muthyalampalle Extent Village |       |        |       |             |
|                                                                                                                                                                                                                                                                                                                                                   | Survey Nos                    | Acres | Guntas | Cents | Sub-total   |
| 1 Sale Deed No. 4471/2016, dated.21.10.2016 to an extent of Ac.2.20 guntas                                                                                                                                                                                                                                                                        | 65/AA                         | 2     | 20     | -     | 2.50 Acres  |
|                                                                                                                                                                                                                                                                                                                                                   | Total                         | 2     | 20     | -     |             |
| 2 Sale Deed No.4038/2016,dated.21.09.2016 to an extent of Ac.2.00 guntas                                                                                                                                                                                                                                                                          | 30/A/2                        | 0     | -      | 65    | 2.00 Acres  |
|                                                                                                                                                                                                                                                                                                                                                   | 31/A/2                        | 1     | -      | 35    |             |
|                                                                                                                                                                                                                                                                                                                                                   | Total                         | 1     |        | 100   |             |
| 3 Sale Deed No.4999/2016,dated.19.12.2016 to an extent of Ac.0.12.8 guntas                                                                                                                                                                                                                                                                        | 66/A                          | 0     | -      | 32    | 0.32 Acres  |
|                                                                                                                                                                                                                                                                                                                                                   | Total                         | 0     | -      | 32    |             |
| 4 Sale Deed No.4172/2016,dated.28.09.2016 to an extent of Ac.3.37.6 guntas                                                                                                                                                                                                                                                                        | 28/A                          | 1     | -      | 98    | 3.94 Acres  |
|                                                                                                                                                                                                                                                                                                                                                   | 28/Aa                         | -     | -      | 98    |             |
|                                                                                                                                                                                                                                                                                                                                                   | 28/E                          | -     | -      | 98    |             |
|                                                                                                                                                                                                                                                                                                                                                   | Total                         | 1     | -      | 294   |             |
| 5 Sale Deed No.4041/2016,dated.21.09.2016 to an extent of Ac.8.19.2 guntas                                                                                                                                                                                                                                                                        | 71/Aa                         | 8     | -      | 48    | 8.48 Acres  |
|                                                                                                                                                                                                                                                                                                                                                   | Total                         | 8     | -      | 48    |             |
| 6 Sale Deed No.3961/2016,dated.15.09.2016 to an extent of Ac.10.00 guntas                                                                                                                                                                                                                                                                         | 66/1                          | 5     | -      | -     | 10.00 Acres |
|                                                                                                                                                                                                                                                                                                                                                   | 66/A/I                        | 5     | -      | -     |             |
|                                                                                                                                                                                                                                                                                                                                                   | Total                         | 10    | -      | -     |             |
| 7 Sale Deed No.14619/2016,dated.08.11.2016 to an extent of Ac.8.18.4 guntas                                                                                                                                                                                                                                                                       | 71/Aa/4/1                     | 2     | -      | 83    | 8.46 Acres  |
|                                                                                                                                                                                                                                                                                                                                                   | 71/Aa/4/2                     | 2     | -      | 83    |             |
|                                                                                                                                                                                                                                                                                                                                                   | 71/Aa/4/3                     | 2     | -      | 80    |             |
|                                                                                                                                                                                                                                                                                                                                                   | Total                         | 6     | -      | 246   |             |



|                                      |                                                                               |              |    |    |     |              |
|--------------------------------------|-------------------------------------------------------------------------------|--------------|----|----|-----|--------------|
| 8                                    | Sale Deed No.6783/2016,dated.28.06.2017<br>to an extent of Ac.9.20 guntas     | 27           | 9  | 20 | -   | 9.50 Acres   |
|                                      |                                                                               | Total        | 9  | 20 | -   |              |
| 9                                    | Sale Deed No.4247/2016,dated.03.10.2016<br>to an extent of Ac.13. 23.2 guntas | 34/A         | 10 | -  | 20  | 13.58 Acres  |
|                                      |                                                                               | 35/A         | 3  | -  | 38  |              |
|                                      |                                                                               | Total        | 13 | -  | 58  |              |
| 10                                   | Sale Deed No.3960/2016,dated.15.09.2016<br>to an extent of Ac.5.5.2 guntas    | 69/U1/A      | 1  | -  | 13  | 5.13 Acres   |
|                                      |                                                                               | 69/UU        | 1  | -  | 42  |              |
|                                      |                                                                               | 69/U/1/A     | 2  | -  | 58  |              |
|                                      |                                                                               | Total        | 4  | -  | 113 |              |
| 11                                   | Sale Deed No.9689/2016,dated.19.09.2016<br>to an extent of Ac.7.5.2 guntas    | 33/E         | 4  | -  | 13  | 7.13 Acres   |
|                                      |                                                                               | 33/Ec        | 3  | -  | 0   |              |
|                                      |                                                                               | Total        | 7  | -  | 13  |              |
| 12                                   | Sale Deed No.13310/2016,dated.10.10.2016<br>to an extent of Ac.11.03 guntas   | 32           | 11 | 3  | -   | 11.075 Acres |
|                                      |                                                                               | Total        | 11 | 3  | -   |              |
| 13                                   | Sale Deed No.1837/2017,dated.22.02.2017<br>to an extent of Ac.7.10.4 guntas   | 29/A         | 7  | -  | 26  | 7.26 Acres   |
|                                      |                                                                               | Total        | 7  | -  | 26  |              |
| 14                                   | Sale Deed No.1751/2017,dated.21.02.2017<br>to an extent of Ac.8.19 guntas     | 71/A         | 8  | 19 | -   | 8.47 Acres   |
|                                      |                                                                               | Toal         | 8  | 19 | -   |              |
| 15                                   | Sale Deed No.2976/2017,dated.20.03.2017<br>to an extent of Ac.5.00 guntas     | 31/A/3       | 2  | 0  | -   | 5.00 Acres   |
|                                      |                                                                               | 29/Ee        | 3  | 0  | -   |              |
|                                      |                                                                               | Total        | 5  | 0  | -   |              |
| 16                                   | Sale Deed No.3962/2017dated.15.09.2016<br>to an extent of Ac.14.10 guntas     | 32/EE        | 0  | -  | 83  | 14.25 Acres  |
|                                      |                                                                               | 33/U         | 4  | -  | 18  |              |
|                                      |                                                                               | 32/U         | 2  | -  | 10  |              |
|                                      |                                                                               | 33/A         | 4  | -  | 14  |              |
|                                      |                                                                               | 33IAa        | 3  | -  | 0   |              |
|                                      |                                                                               | Total        | 13 | -  | 125 |              |
| Total Extent -I- Ac.117.04 guntas or |                                                                               | 117.10 Acres |    |    |     |              |

| <b>Extent of the site valued - II</b> |                                                                             | <b><u>Muthyalampalle Village Extent</u></b> |    |   |     |                    |
|---------------------------------------|-----------------------------------------------------------------------------|---------------------------------------------|----|---|-----|--------------------|
| 1                                     | Sale Deed No.2684/2017dated.14.03.2017<br>to an extent of Ac.11.01.2 guntas | 67/A/A                                      | 4  | - | 86  | <b>11.03 Acres</b> |
|                                       |                                                                             | 70/A/A                                      | 6  | - | 17  |                    |
|                                       |                                                                             | Total                                       | 10 | - | 103 |                    |



|                                                                                                                                                                                                                                                                                                                                                                            |                                                                             |              |           |           |            |                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|--------------|-----------|-----------|------------|--------------------|
| 2                                                                                                                                                                                                                                                                                                                                                                          | Sale Deed No.2530/2017dated.10.03.2017<br>to an extent of Ac.9.00 guntas    | 29/E/ E      | 1         | -         | 50         | <b>9.00 Acres</b>  |
|                                                                                                                                                                                                                                                                                                                                                                            |                                                                             | 31/A         | 2         | -         | 50         |                    |
|                                                                                                                                                                                                                                                                                                                                                                            |                                                                             | 29/E/Aa      | 2         | -         | 50         |                    |
|                                                                                                                                                                                                                                                                                                                                                                            |                                                                             | 31/A1        | 2         | -         | 50         |                    |
|                                                                                                                                                                                                                                                                                                                                                                            |                                                                             | <b>Total</b> | <b>7</b>  | <b>-</b>  | <b>200</b> |                    |
| 3                                                                                                                                                                                                                                                                                                                                                                          | Sale Deed No.12430/2017dated.09.11.2017<br>to an extent of Ac.22.03 guntas  | 37/Lu        | 1         | 3         | -          | <b>22.07 acres</b> |
|                                                                                                                                                                                                                                                                                                                                                                            |                                                                             | 36/E/A       | 0         | 20        | -          |                    |
|                                                                                                                                                                                                                                                                                                                                                                            |                                                                             | 67/E         | 4         | -         | 70         |                    |
|                                                                                                                                                                                                                                                                                                                                                                            |                                                                             | 70/Aa        | 6         | -         | 30         |                    |
|                                                                                                                                                                                                                                                                                                                                                                            |                                                                             | 30/A         | 4         | -         | 75         |                    |
|                                                                                                                                                                                                                                                                                                                                                                            |                                                                             | 30/Aal       | 4         | -         | 75         |                    |
|                                                                                                                                                                                                                                                                                                                                                                            |                                                                             | <b>Total</b> | <b>19</b> | <b>23</b> | <b>250</b> |                    |
| 4                                                                                                                                                                                                                                                                                                                                                                          | Sale Deed No.15962/2016,dated.21.12.2016<br>to an extent of Ac.5.35 guntas  | 66           | 5         | 35        | -          | <b>5.88 Acres</b>  |
|                                                                                                                                                                                                                                                                                                                                                                            |                                                                             | <b>Total</b> | <b>5</b>  | <b>35</b> | <b>-</b>   |                    |
| 5                                                                                                                                                                                                                                                                                                                                                                          | Sale Deed No.4905/2016,dated.30.12.2016<br>to an extent of Ac.1.27.2 guntas | 37/1/A       | 1         | -         | 50         | <b>1.68 Acres</b>  |
|                                                                                                                                                                                                                                                                                                                                                                            |                                                                             | 37/E         | 0         | -         | 18         |                    |
|                                                                                                                                                                                                                                                                                                                                                                            |                                                                             | <b>Total</b> | <b>1</b>  |           | <b>68</b>  |                    |
| 6                                                                                                                                                                                                                                                                                                                                                                          | Sale Deed No.2656/2019,dated.20.02.2019<br>to an extent of Ac.4.32 guntas   | 73/A         | 4         | 32        |            | <b>4.80 Acres</b>  |
|                                                                                                                                                                                                                                                                                                                                                                            |                                                                             | 73/1         | -         | -         |            |                    |
|                                                                                                                                                                                                                                                                                                                                                                            |                                                                             | <b>Total</b> | <b>4</b>  | <b>32</b> |            |                    |
| 7                                                                                                                                                                                                                                                                                                                                                                          | Sale Deed No.14657/2018,dated.25.10.2018<br>to an extent of Ac.2.08 guntas  | 65/E         | 2         | 8         | -          | <b>2.20 Acres</b>  |
|                                                                                                                                                                                                                                                                                                                                                                            |                                                                             | <b>Total</b> | <b>2</b>  | <b>8</b>  | <b>-</b>   |                    |
| <b>Total Extent II- Ac.54.18.4 guntas or</b>                                                                                                                                                                                                                                                                                                                               |                                                                             |              |           |           |            | <b>56.66 acres</b> |
| <p><b>Total Extent land in Muthyalampally Village - I &amp; II = 117.10 + 56.66 = Ac.173.76 cents</b></p> <div style="text-align: center;">  <p><b>P. MOHAN KUMAR &amp; ASSOCIATES</b><br/>STATE BANK OF INDIA APPROVED VALUER</p> </div> <p>Place: Hyderabad<br/>Date: 29.06.2019</p> |                                                                             |              |           |           |            |                    |

# P.MOHAN KUMAR & ASSOCIATES

CHARTERED ENGINEERS, GOVT. REGISTERED VALUERS, APPROVED VALUERS

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## Annexure - III

| Document Details                                                                                                                                                                                                                                                                                                               |                 |       |        |       |               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-------|--------|-------|---------------|
| The details of land extent as per RS Numbers of Land admeasuring Ac.52.25 Cents belonging to M/s. Sprng Transform Sun Energy Pvt Limited, (formerly known as Transform Sun Energy Pvt Ltd ) located at Addakal Village & Mandal, Mahaoobnagar District, Telangana State, which are taken in to valuation report dt.29.06.2019. |                 |       |        |       |               |
| Ownership documents - Sale Deeds                                                                                                                                                                                                                                                                                               |                 |       |        |       |               |
| Extent of the site valued                                                                                                                                                                                                                                                                                                      | Addakal Village |       | Extent |       |               |
|                                                                                                                                                                                                                                                                                                                                | Survey Nos      | Acres | Guntas | Cents | Sub-total     |
| 1 Sale Deed No.1041/2017,dated.17.12.2017 to an extent of Ac.3.35 guntas                                                                                                                                                                                                                                                       | 354/Ru          | 0     | 12     | -     | 3.87 .5 Acres |
|                                                                                                                                                                                                                                                                                                                                | 352/Ru          | 0     | 22     | -     |               |
|                                                                                                                                                                                                                                                                                                                                | 351/Ru          | 0     | 10     | -     |               |
|                                                                                                                                                                                                                                                                                                                                | 350/Ru          | 0     | 23     | -     |               |
|                                                                                                                                                                                                                                                                                                                                | 344/Ru          | 0     | 24     | -     |               |
|                                                                                                                                                                                                                                                                                                                                | 343/Ru          | 1     | 24     | -     |               |
|                                                                                                                                                                                                                                                                                                                                | Total           | 1     | 115    | -     |               |
| 2 Sale Deed No.14984/2016 dated.19.11.2016 to an extent of Ac.3.33 guntas                                                                                                                                                                                                                                                      | 366             | 1     | 32     | -     | 3.82 .5 Acres |
|                                                                                                                                                                                                                                                                                                                                | 365             | 2     | 1      | -     |               |
|                                                                                                                                                                                                                                                                                                                                | Total           | 3     | 33     | -     |               |
| 3 Sale Deed No.15964/2016,dated.21.12.2016 to an extent of Ac.1.32 guntas                                                                                                                                                                                                                                                      | 353             | 1     | 14     | -     | 1.80 Acres    |
|                                                                                                                                                                                                                                                                                                                                | 378/Aa          | 0     | 18     | -     |               |
|                                                                                                                                                                                                                                                                                                                                | Total           | 1     | 32     | -     |               |
| 4 Sale Deed No.11185/2016,dated.12.08.2016 to an extent of Ac.3.28 guntas                                                                                                                                                                                                                                                      | 355/1           | 3     | 28     | -     | 3.70 Acres    |
|                                                                                                                                                                                                                                                                                                                                | Total           | 3     | 28     | -     |               |
| 5 Sale Deed No.11141/2016 dated.11.08.2016 to an extent of Ac.5.08 guntas                                                                                                                                                                                                                                                      | 386/Aa          | 1     | 16     | -     | 5.20 Acres    |
|                                                                                                                                                                                                                                                                                                                                | 387/A           | 0     | 17     | -     |               |
|                                                                                                                                                                                                                                                                                                                                | 388/A           | 0     | 16     | -     |               |
|                                                                                                                                                                                                                                                                                                                                | 392             | 2     | 39     | -     |               |
|                                                                                                                                                                                                                                                                                                                                | Total           | 3     | 88     | -     |               |



|   |                                                                            |        |   |     |   |               |
|---|----------------------------------------------------------------------------|--------|---|-----|---|---------------|
| 6 | Sale Deed No.11144/2016,dated.11.08.2016<br>to an extent of Ac.3.15 guntas | 356/E  | 0 | 25  |   | 3.37 .5 Acres |
|   |                                                                            | 357/E  | 0 | 14  |   |               |
|   |                                                                            | 358/E  | 0 | 11  |   |               |
|   |                                                                            | 359/E  | 0 | 11  |   |               |
|   |                                                                            | 361/E  | 0 | 15  |   |               |
|   |                                                                            | 362/E  | 0 | 15  |   |               |
|   |                                                                            | 363/E  | 0 | 28  |   |               |
|   |                                                                            | 364/E  | 0 | 16  |   |               |
|   |                                                                            | Total  | 0 | 135 | - |               |
|   |                                                                            |        |   |     |   |               |
| 7 | Sale Deed No.11142/2016,dated.11.08.2016<br>to an extent of Ac.1.07 guntas | 356/U  | 0 | 9   | - | 1.17 .5 Acres |
|   |                                                                            | 357/A3 | 0 | 5   | - |               |
|   |                                                                            | 358/A1 | 0 | 4   | - |               |
|   |                                                                            | 359/U  | 0 | 4   | - |               |
|   |                                                                            | 361/1  | 0 | 5   | - |               |
|   |                                                                            | 362/U  | 0 | 5   | - |               |
|   |                                                                            | 363/1  | 0 | 10  | - |               |
|   |                                                                            | 364/1  | 0 | 5   | - |               |
|   |                                                                            | Total  | 0 | 47  | - |               |
|   |                                                                            |        |   |     |   |               |
| 8 | Sale Deed No.11145/2016,dated.11.08.2016<br>to an extent of Ac.1.06 guntas | 356/Ee | 0 | 9   |   | 1.15 Acres    |
|   |                                                                            | 357/Ee | 0 | 5   |   |               |
|   |                                                                            | 358/Ee | 0 | 3   |   |               |
|   |                                                                            | 359/Ee | 0 | 4   |   |               |
|   |                                                                            | 361/Ee | 0 | 5   |   |               |
|   |                                                                            | 362/Ee | 0 | 5   |   |               |
|   |                                                                            | 363/Ee | 0 | 10  |   |               |
|   |                                                                            | 364/Ee | 0 | 5   |   |               |
|   |                                                                            | Total  | 0 | 46  |   |               |
|   |                                                                            |        |   |     |   |               |
| 9 | Sale Deed No.11146/2016,dated.11.08.2016<br>to an extent of Ac.3.15 guntas | 356/Aa | 0 | 25  | - | 3.37 .5 Acres |
|   |                                                                            | 357/Aa | 0 | 14  | - |               |
|   |                                                                            | 358/Aa | 0 | 11  | - |               |
|   |                                                                            | 359/Aa | 0 | 11  | - |               |
|   |                                                                            | 361/Aa | 0 | 16  | - |               |
|   |                                                                            | 362/Aa | 0 | 14  | - |               |
|   |                                                                            | 363/Aa | 0 | 28  | - |               |
|   |                                                                            | 364/Aa | 0 | 16  | - |               |
|   |                                                                            | Total  | 0 | 135 | - |               |
|   |                                                                            |        |   |     |   |               |



|    |                                                                            |        |   |     |   |                      |
|----|----------------------------------------------------------------------------|--------|---|-----|---|----------------------|
| 10 | Sale Deed No.11153/2016,dated.11.08.2016<br>to an extent of Ac.1.05 guntas | 356/Uu | 0 | 8   | - | <b>1.12 .5 Acres</b> |
|    |                                                                            | 357/A1 | 0 | 5   | - |                      |
|    |                                                                            | 358/A2 | 0 | 3   | - |                      |
|    |                                                                            | 359/Uu | 0 | 4   | - |                      |
|    |                                                                            | 361/2  | 0 | 5   | - |                      |
|    |                                                                            | 362/1  | 0 | 5   | - |                      |
|    |                                                                            | 363/2  | 0 | 9   | - |                      |
|    |                                                                            | 364/2  | 0 | 6   | - |                      |
| 11 | Sale Deed No.1469/2017,dated.11.04.2017<br>to an extent of Ac.1.07 guntas  | Total  | 0 | 45  | - | <b>1.17 .5 Acres</b> |
|    |                                                                            |        |   |     |   |                      |
|    |                                                                            |        |   |     |   |                      |
| 12 | Sale Deed No.4856/2016 dated.23.11.2016<br>to an extent of Ac.3.24 guntas  | 355    | 1 | 7   | - | <b>3.60 Acres</b>    |
|    |                                                                            | Total  | 1 | 7   | - |                      |
|    |                                                                            |        |   |     |   |                      |
|    |                                                                            |        |   |     |   |                      |
|    |                                                                            |        |   |     |   |                      |
|    |                                                                            |        |   |     |   |                      |
|    |                                                                            |        |   |     |   |                      |
| 13 | Sale Deed No.4857/2016 dated.23.11.2016<br>to an extent of Ac.3.24 guntas  | 371/A1 | 0 | 34  | - | <b>3.60 Acres</b>    |
|    |                                                                            | 372/A  | 0 | 19  | - |                      |
|    |                                                                            | 373/A  | 0 | 33  | - |                      |
|    |                                                                            | 389/E  | 0 | 25  | - |                      |
|    |                                                                            | 390/A  | 0 | 22  | - |                      |
|    |                                                                            | 391/E1 | 0 | 11  | - |                      |
|    |                                                                            | Total  | 0 | 144 | - |                      |
|    |                                                                            |        |   |     |   |                      |
| 14 | Sale Deed No.5016/2016 dated.14.12.2016<br>to an extent of Ac.1.20 guntas  | 371    | 0 | 33  | - | <b>1.50 Acres</b>    |
|    |                                                                            | 372    | 0 | 20  | - |                      |
|    |                                                                            | 373    | 0 | 34  | - |                      |
|    |                                                                            | 389    | 0 | 25  | - |                      |
|    |                                                                            | 390    | 0 | 22  | - |                      |
|    |                                                                            | 391/E  | 0 | 10  | - |                      |
|    |                                                                            | Total  | 0 | 144 | - |                      |
|    |                                                                            |        |   |     |   |                      |
| 15 | Sale Deed No.2238/2017 dated.03.03.2017<br>to an extent of Ac.1.14 guntas  | 370/E  | 0 | 16  | - | <b>1.35 Acres</b>    |
|    |                                                                            | 374/E  | 0 | 17  | - |                      |
|    |                                                                            | 375/U  | 0 | 10  | - |                      |
|    |                                                                            | 378/E  | 0 | 17  | - |                      |
|    |                                                                            | Total  | 0 | 60  | - |                      |
|    |                                                                            |        |   |     |   |                      |
|    |                                                                            |        |   |     |   |                      |
|    |                                                                            | 354/U  | 0 | 4   | - | <b>1.35 Acres</b>    |
|    |                                                                            | 352/U  | 0 | 8   | - |                      |
|    |                                                                            | 351/U  | 0 | 4   | - |                      |
|    |                                                                            | 350/U  | 0 | 8   | - |                      |
|    |                                                                            | 344/U  | 0 | 8   | - |                      |
|    |                                                                            | 343/U  | 0 | 22  | - |                      |
|    |                                                                            | Total  | 0 | 54  | - |                      |



|                             |                                                                            |             |   |     |   |               |
|-----------------------------|----------------------------------------------------------------------------|-------------|---|-----|---|---------------|
| 16                          | Sale Deed No.15074/2016,dated.22.11.2016<br>to an extent of Ac.3.16 guntas | 357         | 0 | 14  | - | 3.40 Acres    |
|                             |                                                                            | 358         | 0 | 11  | - |               |
|                             |                                                                            | 359         | 0 | 11  | - |               |
|                             |                                                                            | 356         | 0 | 25  | - |               |
|                             |                                                                            | 361         | 0 | 16  | - |               |
|                             |                                                                            | 362         | 0 | 14  | - |               |
|                             |                                                                            | 363         | 0 | 28  | - |               |
|                             |                                                                            | 364         | 0 | 17  | - |               |
|                             |                                                                            | Total       | 0 | 136 | - |               |
| 17                          | Sale Deed No.14983/2016 dated.19.11.2016<br>to an extent of Ac.4.00 guntas | 367/A       | 1 | 0   | - | 4.00 Acres    |
|                             |                                                                            | 368/Aa      | 1 | 0   | - |               |
|                             |                                                                            | 369/1       | 1 | 0   | - |               |
|                             |                                                                            | 391/Aa      | 1 | 0   | - |               |
|                             |                                                                            | Total       | 4 | 0   | - |               |
| 18                          | Sale Deed No.14982/2016 dated.19.11.2016<br>to an extent of Ac.2.01 guntas | 367         | 0 | 29  | - | 2.02 .5 Acres |
|                             |                                                                            | 368         | 1 | 3   | - |               |
|                             |                                                                            | 369         | 0 | 1   | - |               |
|                             |                                                                            | 391         | 0 | 8   | - |               |
|                             |                                                                            | Total       | 1 | 41  | - |               |
| 19                          | Sale Deed No.15140/2016,dated.24.11.2017<br>to an extent of Ac.3.00 guntas | 393         | 3 | 0   | - | 3.00 Acres    |
|                             |                                                                            | Total       | 3 | 0   | - |               |
| Total Extent - 52.10 guntas |                                                                            | 52.25 Acres |   |     |   |               |

Place: Hyderabad  
Date: 29.06.2019

**P. MOHAN KUMAR & ASSOCIATES**  
STATE BANK OF INDIA APPROVED VALUER



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## Annexure -IV

### Document Details

The details of Land extent as per RS Numbers of Land admeasuring Ac.59.13 Cents belonging to M/s. Sprng Transform Sun Energy Pvt Limited, (formerly known as Transform Sun Energy Pvt Ltd ) located at Perur Village, Devarkadara Mandal, Mahaboobnagar District, Telangana State, which are taken in to valuation report dt.29.06.2019.

### Ownership documents - Sale Deeds

| Extent of the site valued                                                  | Perur Village |       | Extent |       | Sub-total   |
|----------------------------------------------------------------------------|---------------|-------|--------|-------|-------------|
|                                                                            | Survey Nos    | Acres | Guntas | Cents |             |
| 1 Sale Deed No.4904/2016,dated.30.11.2016 to an extent of Ac.10.00 guntas  | 225/B         | 10    | 0      | -     | 10.00 Acres |
|                                                                            | Total         | 10    | 0      | -     |             |
| 2 Sale Deed No. 4906/2016,dated.30.11.2016 to an extent of Ac.10.00 guntas | 225/B         | 6     | 0      | -     | 10.00 Acres |
|                                                                            | 238/C         | 4     | 0      | -     |             |
|                                                                            | Total         | 10    | 0      | -     |             |
| 3 Sale Deed No.4907/2016,dated.30.11.2016 to an extent of Ac.11.4.4 guntas | 237           | 11    | 0      | 11    | 11.11 Acres |
|                                                                            | Total         | 11    | 0      | 11    |             |
| 4 Sale Deed No.5000/2016,dated.09.12.2016 to an extent of Ac.2.36.8 guntas | 231/uu        | 0     | 0      | 88    | 2.92 Acres  |
|                                                                            | 231/a         | 0     | 0      | 18    |             |
|                                                                            | 231           | 0     | 0      | 18    |             |
|                                                                            | 231/aa        | 0     | 0      | 30    |             |
|                                                                            | 231/a         | 0     | 0      | 30    |             |
|                                                                            | 231/U/3       | 0     | 0      | 30    |             |
|                                                                            | 231/U/2/a     | 0     | 0      | 15    |             |
|                                                                            | 231/U/2/aa    | 0     | 0      | 15    |             |
|                                                                            | 231/U/1       | 0     | 0      | 30    |             |
|                                                                            | 231/e         | 0     | 0      | 18    |             |
|                                                                            | Total         | 0     | 0      | 292   |             |
| 5 Sale Deed No.5017/2016,dated.14.12.2016 to an extent of Ac.1.22.4 guntas | 231/E         | 0     | 0      | 30    | 1.56 acres  |
|                                                                            | 231/0         | 0     | 0      | 18    |             |
|                                                                            | 231/Lu        | 0     | 0      | 18    |             |
|                                                                            | 231/ee        | 0     | 0      | 90    |             |
|                                                                            | Total         | 0     | 0      | 156   |             |



|                              |                                                                             |            |    |    |    |             |
|------------------------------|-----------------------------------------------------------------------------|------------|----|----|----|-------------|
| 6                            | Sale Deed No.14873/2016,dated.17.11.2016<br>to an extent of Ac.16.36 guntas |            |    |    |    | 16.90 Acres |
|                              |                                                                             | 236        | 16 | 36 | -  |             |
|                              |                                                                             | Total      | 16 | 36 | -  |             |
| 7                            | Sale Deed No.1470/2017,dated.11.04.2017<br>to an extent of Ac.0.35.2 guntas |            |    |    |    | 0.88 Acres  |
|                              |                                                                             | 23 I /Lu/a | 0  | 0  | 44 |             |
|                              |                                                                             | 231/Lu/aa  | 0  | 0  | 44 |             |
|                              |                                                                             | Total      | 0  | 0  | 88 |             |
| 8                            | Sale Deed No.2972/2017,dated.20.03.2017<br>to an extent of Ac.0.35.2 guntas |            |    |    |    | 0.88 Acres  |
|                              |                                                                             | 231/Ru     | 0  | 0  | 88 |             |
|                              |                                                                             | Total      | 0  | 0  | 88 |             |
| 9                            | Sale Deed No.2973/2017,dated.20.03.2017<br>to an extent of Ac.0.35.2 guntas |            |    |    |    | 0.88 Acres  |
|                              |                                                                             | 231/Ru     | 0  | 0  | 88 |             |
|                              |                                                                             | Total      | 0  | 0  | 88 |             |
| 10                           | Sale Deed No.7330/2017,dated.11.07.2017<br>to an extent of Ac.4.00 guntas   |            |    |    |    | 4.00 Acres  |
|                              |                                                                             | 228        | 4  | 0  | -  |             |
|                              |                                                                             | Total      | 4  | 0  | -  |             |
| Total Extent - 59.5.2 guntas |                                                                             |            |    |    |    | 59.13 Acres |

Place: Hyderabad

Date: 29.06.2019



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GOVT.REGD.VALUER : CC/Tech /30(1085)/ 2016-17

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## Annexure-V

### Document Details

The details of Land extent as per RS Numbers of Land admeasuring Ac.18.75 Cents belonging to M/s. Sprng Transform Sun Energy Pvt Limited, (formerly known as Transform Sun Energy Pvt Ltd ) located at Konnuru Village, Madanapur Mandal, Wanaparthy District, Telangana State, which are taken in to valuation report dt.29.06.2019.

Ownership documents - Sale Deeds

### Extent of the site valued

### Konnuru Village Extent

|                                                                              | Survey Nos                                    | Acres                 | Guntas                   | Cents                 | Sub-total          |
|------------------------------------------------------------------------------|-----------------------------------------------|-----------------------|--------------------------|-----------------------|--------------------|
| 1 Sale Deed No. 4760/2016,dated.15.11.2016<br>to an extent of Ac.2.11 guntas | 180/Aa3<br>181/AA7<br>181/Aa3<br>180<br>Total | 0<br>0<br>1<br>0<br>1 | 2<br>3<br>36<br>10<br>51 | -<br>-<br>-<br>-<br>- | 2.27 .5Acres       |
| 2 Sale Deed No. 4790/2016,dated.17.11.2016<br>to an extent of Ac.2.00 guntas | 169/Aa1<br>Total                              | 2<br>2                | -<br>-                   | -<br>-                | 2.00 Acres         |
| 3 Sale Deed No.4791/2016,dated.17.11.2016<br>to an extent of Ac.2.20 guntas  | 169/Aa<br>Total                               | 2<br>2                | 20<br>20                 | -<br>-                | 2.50 Acres         |
| 4 Sale Deed No.4978/2016,dated.08.12.2016<br>to an extent of Ac.5.10 guntas  | 166/E<br>Total                                | 5<br>5                | 10<br>10                 | -<br>-                | 5.25 Acres         |
| 5 Sale Deed No.14274/2016,dated.31.10.2016<br>to an extent of Ac.2.10 guntas | 186<br>Total                                  | 2<br>2                | 10<br>10                 | -<br>-                | 2.25 Acres         |
| 6 Sale Deed No.15076/2016,dated.22.11.2016<br>to an extent of Ac.4.19 guntas | 169/A<br>Total                                | 4<br>4                | 19<br>19                 | -<br>-                | 4.47 .5Acres       |
| <b>Total Extent - 18.30 guntas</b>                                           |                                               |                       |                          |                       | <b>18.75 Acres</b> |

Place: Hyderabad

Date: 29.06.2019



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GOVT.REGD. VALUER : CC/Tech /30(1085)/ 2016-17

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## Annexure-VI

| Document Details                                                                                                                                                                                                                                                                                                                             |                      |       |        |       |               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-------|--------|-------|---------------|
| The details of Land extent as per RS Numbers of Land admeasuring Ac.33.08 Cents belonging to M/s. Sprng Transform Sun Energy Pvt Limited, (formerly known as Transform Sun Energy Pvt Ltd) located at Dwarakanagar Village, Madanapur Mandal, Wanaparthy District, Telangana State, which are taken in to valuation report dated.29.06.2019. |                      |       |        |       |               |
| Ownership documents - Sale Deeds                                                                                                                                                                                                                                                                                                             |                      |       |        |       |               |
| Extent of the site valued                                                                                                                                                                                                                                                                                                                    | Dwarakanagar Village |       | Extent |       |               |
|                                                                                                                                                                                                                                                                                                                                              | Survey Nos           | Acres | Guntas | Cents | Sub-total     |
| 1 Sale Deed No.15073/2016 dated.22.11.2016 to an extent of Ac.1.10 guntas                                                                                                                                                                                                                                                                    | 64/A                 | 1     | 10     | -     | 1.25 Acres    |
|                                                                                                                                                                                                                                                                                                                                              | Total                | 1     | 10     | -     |               |
| 2 Sale Deed No.4404/2016,dated.17.10.2016 to an extent of Ac.5.24 guntas                                                                                                                                                                                                                                                                     | 63/A1                | 5     | 24     | -     | 5.60 Acres    |
|                                                                                                                                                                                                                                                                                                                                              | Total                | 5     | 24     | -     |               |
| 3 Sale Deed No.4908/2016,dated.30.11.2016 to an extent of Ac.1.37 guntas                                                                                                                                                                                                                                                                     | 61/E                 | 1     | 37     | -     | 1.92 .5 Acres |
|                                                                                                                                                                                                                                                                                                                                              | Total                | 1     | 37     | -     |               |
| 4 Sale Deed No.1949/2017,dated.23.02.2017 to an extent of Ac.2.20 guntas                                                                                                                                                                                                                                                                     | 166/E                | 2     | 20     | -     | 2.50 Acres    |
|                                                                                                                                                                                                                                                                                                                                              | Total                | 2     | 20     | -     |               |
| 5 Sale Deed No.14304/2016,dated.01.11.2016 to an extent of Ac.2.00 guntas                                                                                                                                                                                                                                                                    | 72/A                 | 2     | 0      | -     | 2.00 Acres    |
|                                                                                                                                                                                                                                                                                                                                              | Total                | 2     | 0      | -     |               |
| 6 Sale Deed No.2395/2017,dated.07.03.2017 to an extent of Ac.2.01 guntas                                                                                                                                                                                                                                                                     | 73/A1                | 1     | 0      | -     | 2.02 .5Acres  |
|                                                                                                                                                                                                                                                                                                                                              | 73/A2                | 1     | 01     | -     |               |
|                                                                                                                                                                                                                                                                                                                                              | Total                | 2     | 01     | -     |               |
| 7 Sale Deed No.12431/2017,dated.08.11.2017 to an extent of Ac.1.30 guntas                                                                                                                                                                                                                                                                    | 72/A3/Aa             | 1     | 0      | -     | 1.75 Acres    |
|                                                                                                                                                                                                                                                                                                                                              | 61/A                 | 0     | 30     | -     |               |
|                                                                                                                                                                                                                                                                                                                                              | Total                | 1     | 30     | -     |               |
| 8 Sale Deed No.13885/2016,dated.24.10.2016 to an extent of Ac.4.00 guntas                                                                                                                                                                                                                                                                    | 63/A2                | 2     | 0      | -     | 4.00 Acres    |
|                                                                                                                                                                                                                                                                                                                                              | 63/A3                | 2     | 0      | -     |               |
|                                                                                                                                                                                                                                                                                                                                              | Total                | 4     | 0      | -     |               |
| 9 Sale Deed No.4405/2016,dated.17.10.2016 to an extent of Ac.2.00 guntas                                                                                                                                                                                                                                                                     | 63/A1                | 2     | 0      | -     | 2.00 Acres    |
|                                                                                                                                                                                                                                                                                                                                              | Total                | 2     | 0      | -     |               |
| 10 Sale Deed No.129/2017, dated.05.01.2017 to an extent of Ac.10.01 guntas                                                                                                                                                                                                                                                                   | 62/E                 | 10    | 1      | -     | 10.02 .5Acres |
|                                                                                                                                                                                                                                                                                                                                              | Total                | 10    | 1      | -     |               |
| Total Extent -Ac.33.3.2 guntas                                                                                                                                                                                                                                                                                                               |                      |       |        |       | 33.08 Acres   |



# P.MOHAN KUMAR & ASSOCIATES

CHARTERED ENGINEERS, GOVT. REGISTERED VALUERS, APPROVED VALUERS

P. MOHAN KUMAR, AMI Mech. E(I), MIE.FIV  
CHARTERED ENGINEER: M-145277-5 / 023079  
APPROVED VALUER :CAT-VII/F - 22328  
GOVT.REGD. VALUER : 143/FCC/Tech/30(1022)/2012-  
e-mail: mohan.k.potluri@gmail.com

KBB SATYANARAYANA, B.Tech (Civil), FIV  
APPROVED VALUER: A-26132  
INSTITUTE CIVIL ENGINEERS (INDIA)-30384  
GOVT.REGD.VALUER : CC/Tech /30(1085)/ 2016-17  
kbb2007@rediffmail.com

## Annexure -VII

| Document Details                                                                                                                                                                                                                                                                                                                            |                                                                 |                            |                              |                            |              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|----------------------------|------------------------------|----------------------------|--------------|
| The details of extent of land as per RS Numbers of Land admeasuring Ac.25.73 Cents belonging to M/s. Sprng Transform Sun Energy Pvt Limited, (formerly known as Transform Sun Energy Pvt Ltd ) located at Konmanoor Village, Addakal Mandal, Mahaboobnagar District, Telangana State, which are taken in to valuation report dt.29.06.2019. |                                                                 |                            |                              |                            |              |
| Ownership documents - Sale Deeds                                                                                                                                                                                                                                                                                                            |                                                                 |                            |                              |                            |              |
| Extent of the site valued                                                                                                                                                                                                                                                                                                                   | Konmanoor Village Extent                                        |                            |                              |                            |              |
|                                                                                                                                                                                                                                                                                                                                             | Survey Nos                                                      | Acres                      | Guntas                       | Cents                      | Sub-total    |
| 1 Sale Deed No.9666/2018,dated.27.07.2018 to an extent of Ac.5.10 guntas                                                                                                                                                                                                                                                                    | 29/AA/1/2<br>29/A3<br>30/AA1/2<br>30/AA2/1<br>30/AA1/1<br>Total | 0<br>0<br>2<br>0<br>2<br>4 | 7<br>7<br>0<br>36<br>0<br>50 | -<br>-<br>-<br>-<br>-<br>- | 5.25 Acres   |
| 2 Sale Deed No.9667/2018,dated.27.07.2018 to an extent of Ac.4.35.5 guntas                                                                                                                                                                                                                                                                  | 29/A2<br>29/A1<br>30/A2<br>Total                                | 2<br>1<br>1<br>4           | 0.01.5<br>0<br>34<br>35.5    | -<br>-<br>-<br>-           | 4.89 Acres   |
| 3 Sale Deed No.9668/2018,dated.27.07.2018 to an extent of Ac.4.34.5 guntas                                                                                                                                                                                                                                                                  | 29/AA1<br>30/A3<br>30/AA 1<br>Total                             | 2<br>1<br>1<br>4           | 0.01.5<br>0<br>33<br>34.5    | -<br>-<br>-<br>-           | 4.86 Acres   |
| 4 Sale Deed No.9669/2018,dated.27.07.2018 to an extent of Ac.4.25 guntas                                                                                                                                                                                                                                                                    | 31/AA<br>31/A<br>Total                                          | 2<br>2<br>4                | 13<br>12<br>25               | -<br>-<br>-                | 4.62 .5Acres |
| 5 Sale Deed No.9670/2018,dated.27.07.2018 to an extent of Ac.6.10 guntas                                                                                                                                                                                                                                                                    | 32/A2<br>32/A1<br>32/AA2/1<br>32/Ye1<br>Total                   | 2<br>2<br>1<br>1<br>6      | 2<br>2<br>0<br>0<br>4        | -<br>-<br>-<br>-<br>-      | 6.10 Acres   |
| Total Extent - 25.29.2 guntas                                                                                                                                                                                                                                                                                                               |                                                                 |                            |                              |                            | 25.73 Acres  |



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CHARTERED ENGINEER: M-145277-5 / 023079  
APPROVED VALUER : CAT-VII/F - 22328  
GOVT. REGD. VALUER : 143/FCC/Tech/30(1022)/2012-13

FLAT.NO.502, RADHAKRISHNA ENCLAVE  
D-68, MADHURANAGAR, HYDERABAD-500038  
Mobile: 98480 41144/ 6305360761  
e-mail: mohan.k.potluri@gmail.com

## STATE BANK OF INDIA, CORPORATE ACCOUNTS GROUP BRANCH, NEVILLE HOUSE, BALLARD ESTATE, MUMBAI

### ENGINEERS VALUATION REPORT

|                                                       |                                                                                                                                                           |
|-------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 Name of Property Owner With address & Phone Numbers | <b>M/s. Sprng Transform Sun Energy Pvt Limited</b><br>Off : A001, Ground Floor, Pentagonaon P5<br>Magarpattrra City, Hadapsar<br>Pune-411013, Maharashtra |
| 2 Location of the Solar Plant:                        | Baleedupalle, Muthyalampalle, Perur, Addakal,<br>Konnuru, Dwarkanagar and Konmanoor Villages                                                              |
| 3 Purpose of Valuation                                | Assessment of 100 MV Solar Power Plant                                                                                                                    |
| i. Date of Inspection of Property                     | 24.04.2019 & 15.06.2019                                                                                                                                   |
| ii. Date of Valuation Report                          | 29.06.2019                                                                                                                                                |

### VALUATION OF PLANT & MACHINERY

|                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 Description of machinery                                                                     | Talesun / JA Solar PV Modules, Statcon SCB-400 Amps, "ABB" Inverters -1000 KW AC, Shilchar Inverter Transformer 1 & 2 MVA, Sterling Field HT Panels, "ABB" CRP Panel, UPS Chargers, Battery Banks, Power Transformers -50/55 MVA, Current Transformers, Potential Transformers, Capacitive Voltage Trafos, SF6 Circuit Brakers, 220 KV /33 KV Transmission line towers, "VMC" 200 KVA Auxiliary Transformers, Dynamic LT Panels, Crompton Greaves 50/55 MVA Power Transformer, PT Meterings, LA with surge Monitors, Motorised Isolators etc., |
| 2 Date of purchase of machinery                                                                | 2016 & 2017                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 3 Invoice No. & date & Bill No. & Date                                                         | Details mentioned in the machinery valuation report                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 4 Invoice price of machinery                                                                   | Detailed information is given in Annexure I enclosed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 5 Present condition of machinery                                                               | Good                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 6 Depreciated value as per records                                                             | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 7 Expected residual life of machinery                                                          | Average residual life is 20 years                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 8 Present expected value of machinery based on present condition, usage, technological changes | ₹ <b>558.14 Crores</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |



|    |                                                                               |                                                                                  |
|----|-------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| 9  | Technological obsolescence if any                                             | There is no Technological obsolescence                                           |
| 10 | Repairs required to upgrade performance of machinery                          | Performance is the machinery good. General provision for maintenance is made     |
| 11 | Expected enhancement in residual life of machinery due to repairs carried out | There is no major modification required. Only general maintenance is carried out |
| 12 | Present purchase price of new machinery of same specification.                | ₹ 589.21 Crores                                                                  |

### DECLARATION

- 1 It is hereby certified that the present Market value of the above property is in my opinion  
₹ **558.14 (Rupees Five Hundred and Fifty Eight Crores and Fourteen lakhs only)**
- 2 It is certified that the Realisable value of the property in my opinion is  
₹ **502.33 (Rupees Five Hundred and Two Crores and Thirty Three lakhs only)**
- 3 It is also certified that the distress value of the property in my opinion  
₹ **474.42 Lakhs (Rupees Four Hundred and Seventy Four Crores and Forty Two lakhs only)**
- 4 The property was physically inspected on 24.04.2019 & 15.06.2019 along with Plant Incharge
- 5 We have arrived at the depreciated value based on the present demand for similar type of industry, state of repairs, service ability, efficiently & quality, technology obsolescence, maintenance, wear & tear etc; to arrive at fair market value of the asset

Place: Hyderabad  
Date : 29.06.2019



**P. MOHAN KUMAR & ASSOCIATES**  
**STATE BANK OF INDIA APPROVED VALUER**

**M/s. Sprng Transform Sun Energy Pvt Limited, Baleedupalle, Muthyalampalle, Perur, Addakal,  
Konnuru, in Mahaboobnagar District and Dwarkanagar, Konmanoor Villages in Wanaparthy  
District, Telangana**

| Sl. | Description of Machinery                                                      | Qty    | Invoice Price in crores | Replacement value | Fair market value |
|-----|-------------------------------------------------------------------------------|--------|-------------------------|-------------------|-------------------|
| 1   | "TALESUN/ JA SOLAR" make PV Modules – 310/315/320 Watts                       | 382410 | 430.85                  | 409.31            | 388.84            |
| 2   | "STATCON" make SCB-400 Amps / 1 KV DC (12 IP's)                               | 800    |                         |                   |                   |
| 3   | "ABB" Inverters – 1000 KW AC                                                  | 100    |                         |                   |                   |
| 4   | "SHILCHAR" make Inverter Transformer – 2 MVA                                  | 1      |                         |                   |                   |
| 5   | "SHILCHAR" make Inverter Transformer – 1 MVA                                  | 1      |                         |                   |                   |
| 6   | "Sterling Generators" make Field HT Panels -2 I/C & 2 O/G - 630 Amps / 33 KV  | 24     |                         |                   |                   |
| 7   | "Sterling Generators" make MCR HT Panel -14 Feeder Rating – 1250 Amps / 33 KV | 1      |                         |                   |                   |
| 8   | "Sterling Generators" make MCR HT Panel -12 Feeder Rating – 1250 Amps / 33 KV | 1      |                         |                   |                   |
| 9   | "ABB" CRP Panel - Metering & Protection                                       | 26     |                         |                   |                   |
| 10  | "DUBAS" make Battery Charger-220 V/100 A                                      | 2      |                         |                   |                   |
| 11  | "CONSUL NEOWATT" make UPS Chargers-10 KVA                                     | 2      |                         |                   |                   |
| 12  | "CONSUL NEOWATT" make UPS Chargers-5 KVA                                      | 24     |                         |                   |                   |
| 13  | "EXIDE" make Battery Bank for SS-300 AH                                       | 2      |                         |                   |                   |
| 14  | "AMARRAJA" make Battery Banks for UPS-75 AH                                   | 2      |                         |                   |                   |
| 15  | "AMARRAJA" make Battery Banks for UPS-120 AH                                  | 24     |                         |                   |                   |
| 16  | "C & G" Power Transformers -50/55 MVA-33/220 KV                               | 2      |                         |                   |                   |
| 17  | OLTC-18 Steps Motorized                                                       | 2      | 140.74                  | 147.86            | 140.46            |
| 18  | Current Transformers-5 Core, Rating -300-500/1 Amp                            | 6      |                         |                   |                   |
| 19  | Current Transformers-5 Core, Rating -800-600-400/0.5-1 Amp                    | 12     |                         |                   |                   |
| 20  | Current Transformers - 1 Core, Rating - 400/1 Amp                             | 3      |                         |                   |                   |
| 21  | Potential Transformers - 2 Core                                               | 9      |                         |                   |                   |
| 22  | Potential Transformers - 1 Core                                               | 3      |                         |                   |                   |
| 23  | Capacitive Voltage Trafos - 3 Core                                            | 9      |                         |                   |                   |
| 24  | Lightning Arrestors - 216 KV/10 KA                                            | 15     |                         |                   |                   |
| 25  | Electrical Isolators- 220 KV/1250 A- Double Earth Switch                      | 2      |                         |                   |                   |
| 26  | Electrical Isolators-220 KV/1250 A -Single Earth Switch                       | 9      |                         |                   |                   |
| 27  | Electrical Isolators- 220 KV/1250 A- No Earth Switch                          | 7      |                         |                   |                   |
| 28  | SF6 Circuit Brakers – 220 KV/3150 A                                           | 6      |                         |                   |                   |
| 29  | 220 KV Transmission line towers                                               | 26     |                         |                   |                   |
| 30  | 33 KV Transmission line towers                                                | 72     |                         |                   |                   |



|    |                                                                                                                                   |             |  |  |  |
|----|-----------------------------------------------------------------------------------------------------------------------------------|-------------|--|--|--|
| 31 | "VMC" make 200 KVA Auxiliary Transformers - Rating - 0.433/33 KV                                                                  | 4           |  |  |  |
| 32 | "Dynamic Panels" LT Panels - 415V/40A                                                                                             | 24          |  |  |  |
| 33 | "Dynamic Panels" LT Panels - 415V/400A                                                                                            | 2           |  |  |  |
| 34 | PV Module Structure - 7 Legs                                                                                                      | 9105        |  |  |  |
| 35 | "POLYCAB" 33 KV HT Cable - 3C x 185 Sqmm                                                                                          | 1500 mtrs   |  |  |  |
| 36 | "POLYCAB" 33 KV HT Cable - 3C x 240 Sqmm                                                                                          | 16940 mtrs  |  |  |  |
| 37 | "POLYCAB" 33 KV HT Cable - 3C x 240 Sqmm                                                                                          | 1560 mtrs   |  |  |  |
| 38 | "KEC" 1 KV LT Cable - 1C x 300 Sqmm                                                                                               | 393800 mtrs |  |  |  |
| 39 | Misc Items- String Cables/Control Cables/Auxiliary LT cables & Trafo/ Fire Extinguishers/Computer Equipment's/ Stabiliser & Etc., | Ls          |  |  |  |
| 40 | 33KV / 220 KV Switch-Yards ( Baleedupalle -1 No & Muthyalampalle- 1 No)                                                           | 2           |  |  |  |
| 41 | 220 KV Switch-Yards - 2 Main Bus & 3 Bay SS (Baleedupalle)                                                                        | 1           |  |  |  |
| 42 | 220 KV Switch-Yards - 1 Main Bus & 2 Bay SS (Muthyalampalle)                                                                      | 1           |  |  |  |
| 43 | Transmission Line Length - Main PSS to connected PSS)                                                                             | 2 Kms       |  |  |  |
| 44 | Bay end SS - 1 main bus & 1 bay SS                                                                                                | 1           |  |  |  |
| 45 | "Crompton Greaves" 50/55 MVA Power Transformer (Bay -1 in Switch yard)                                                            | 1           |  |  |  |
| 46 | "Crompton Greaves" 50/55 MVA Power Transformer (Bay -2 in Switch yard)                                                            | 1           |  |  |  |
| 47 | "CTR" DN 80 NIFPS (Bay -1 in Switch yard)                                                                                         | 1           |  |  |  |
| 48 | "CTR" DN 80 NIFPS (Bay -2 in Switch yard)                                                                                         | 1           |  |  |  |
| 49 | "MEHRU" make PT (R ) Metering-Rating-220/V3/110/V3                                                                                | 1           |  |  |  |
| 50 | "MEHRU" make PT (Y ) Metering-Rating-220/V3/110/V3                                                                                | 1           |  |  |  |
| 51 | "MEHRU" make PT (B ) Metering-Rating-220/V3/110/V3                                                                                | 1           |  |  |  |
| 52 | "MEHRU" make PT (R ) Metering-300/1A in Switch yard                                                                               | 1           |  |  |  |
| 53 | "MEHRU" make PT (Y ) Metering-300/1A in Switch yard                                                                               | 1           |  |  |  |
| 54 | "MEHRU" make PT (B ) Metering-300/1A in Switch yard                                                                               | 1           |  |  |  |
| 55 | "Crompton Greaves" LA with surge Monitor (R ) -10 KA                                                                              | 1           |  |  |  |
| 56 | "Crompton Greaves" LA with surge Monitor (Y ) -10 KA                                                                              | 1           |  |  |  |
| 57 | "Crompton Greaves" LA with surge Monitor (B ) -10 KA                                                                              | 1           |  |  |  |
| 58 | "Crompton Greaves" LA with surge Monitor (R ) -10 KA                                                                              | 1           |  |  |  |
| 59 | "Crompton Greaves" LA with surge Monitor (B ) -10 KA                                                                              | 1           |  |  |  |
| 60 | "Crompton Greaves" LA with surge Monitor (Y ) -10 KA                                                                              | 1           |  |  |  |
| 61 | "Crompton Greaves" LA with surge Monitor (R ) -10 KA                                                                              | 1           |  |  |  |
| 62 | "Crompton Greaves" LA with surge Monitor (B ) -10 KA                                                                              | 1           |  |  |  |
| 63 | "Crompton Greaves" LA with surge Monitor (Y ) -10 KA                                                                              | 1           |  |  |  |
| 64 | "Crompton Greaves" Circuit Breakers - 220KV                                                                                       | 4           |  |  |  |

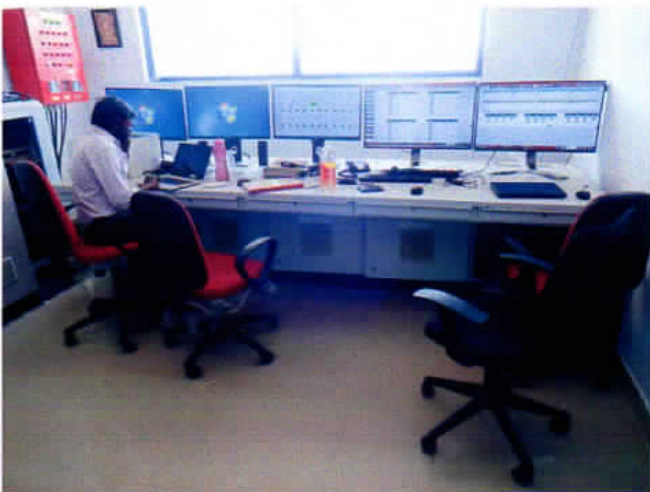


|     |                                                                                          |    |  |  |  |
|-----|------------------------------------------------------------------------------------------|----|--|--|--|
| 65  | "MEHRU" make CT (R), 300/1 in Switch yard                                                | 5  |  |  |  |
| 66  | "MEHRU" make CT (Y), 300/1 in Switch yard                                                | 5  |  |  |  |
| 67  | "MEHRU" make CT (B), 300/1 in Switch yard                                                | 5  |  |  |  |
| 68  | "MEHRU" make VT (R), 220/V3/110/V3 (Bus2 & 1)                                            | 2  |  |  |  |
| 69  | "MEHRU" make VT (Y), 220/V3/110/V3 (Bus2 & 1)                                            | 2  |  |  |  |
| 70  | "MEHRU" make VT (B), 220/V3/110/V3 (Bus2 & 1)                                            | 2  |  |  |  |
| 71  | "Crompton Greaves" CVT ( R ) 220 KVA in Switch yard                                      | 2  |  |  |  |
| 72  | "Crompton Greaves" CVT ( Y ) 220 KVA in Switch yard                                      | 2  |  |  |  |
| 73  | "Crompton Greaves" CVT ( B ) 220 KVA in Switch yard                                      | 2  |  |  |  |
| 74  | "GR POWER" Motorised Isolator with Two Earth Switch<br>220KV, 1250A, 40KA in Switch yard | 1  |  |  |  |
| 75  | "GR POWER" Motorised Isolator with One Earth Switch<br>220KV, 1250A, 40KA in Switch yard | 6  |  |  |  |
| 76  | "GR POWER" Motorised Isolator with out Earth Switch<br>220KV, 1250A, 40KA in Switch yard | 6  |  |  |  |
|     | Switch Yard-2 Equipment                                                                  |    |  |  |  |
| 77  | "MEHRU" make PT ( R ) Metering-Rating-220/V3/110/V3                                      | 1  |  |  |  |
| 78  | "MEHRU" make PT ( Y ) Metering-Rating-220/V3/110/V3                                      | 1  |  |  |  |
| 79  | "MEHRU" make PT ( B ) Metering- Rating-220/V3/110/V3                                     | 1  |  |  |  |
| 80  | "MEHRU" make PT ( R ) Metering-300/1A in Switch yard                                     | 1  |  |  |  |
| 81  | "MEHRU" make PT ( Y ) Metering-300/1A in Switch yard                                     | 1  |  |  |  |
| 82  | "MEHRU" make PT ( B ) Metering-300/1A in Switch yard                                     | 1  |  |  |  |
| 83  | "MEHRU" make CT (R), 300/1 in Switch yard                                                | 1  |  |  |  |
| 84  | "MEHRU" make CT (Y), 300/1 in Switch yard                                                | 1  |  |  |  |
| 85  | "MEHRU" make CT (B), 300/1 in Switch yard .                                              | 1  |  |  |  |
| 86  | "Crompton Greaves" CVT ( R ) 220 KVA in Switch yard                                      | 1  |  |  |  |
| 87  | "Crompton Greaves" CVT ( Y ) 220 KVA in Switch yard                                      | 1  |  |  |  |
| 88  | "Crompton Greaves" CVT ( B ) 220 KVA in Switch yard                                      | 1  |  |  |  |
| 89  | "Crompton Greaves" LA with surge Monitor ( R ) -220KV, 10<br>KA, CL3                     | 2  |  |  |  |
| 90  | "Crompton Greaves" LA with surge Monitor ( Y ) -220KV, 10<br>KA, CL3                     | 2  |  |  |  |
| 91  | "Crompton Greaves" LA with surge Monitor ( B ) -220KV, 10<br>KA, CL3                     | 2  |  |  |  |
| 92  | "Crompton Greaves" Circuit Breakers - 220KV                                              | 4  |  |  |  |
| 93  | "GR POWER" Motorised Isolator with Two Earth Switch<br>220KV, 1250A, 40KA in Switch yard | 1  |  |  |  |
| 94  | "GR POWER" Motorised Isolator with One Earth Switch<br>220KV, 1250A, 40KA in Switch yard | 3  |  |  |  |
| 95  | "GR POWER" Motorised Isolator with out Earth Switch<br>220KV, 1250A, 40KA in Switch yard | 1  |  |  |  |
| 96  | Air Conditioner & Ventilation                                                            | Ls |  |  |  |
| 97  | Cable Trays                                                                              | Ls |  |  |  |
| 98  | CCTV System                                                                              | 1  |  |  |  |
| 99  | Module cleaning system                                                                   | 1  |  |  |  |
| 100 | RO System                                                                                | 1  |  |  |  |



|                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                     |               |        |        |
|--------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|--------|--------|
| 101                                                                | Erection work contract for on shore equipment in Baleedupally, Muthyalampally and Addakal                                                                                                                                                                                                                                                                                                                                      | Ls                                                                                                                                                                                                                                                                  | 32.04         | 32.04  | 28.84  |
|                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                     | 603.63        | 589.21 | 558.14 |
| Fair Market value after provision made for repairs & maintenance ₹ |                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                     | 558.14 Crores |        |        |
| 1                                                                  | The property was physically inspected on 24.04.2019 & 15.06.2019                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                     |               |        |        |
| 2                                                                  | As per information furnished by the Company , the major machinery/ equipment has been purchased in the year 2017 & 2018. The fair market value of machinery is determined based on standard and non standard makes, equalent machinery and specification etc. The salvage value of machinery is arrived based on condition of machinery and equipment.                                                                         |                                                                                                                                                                                                                                                                     |               |        |        |
| 3                                                                  | The general condition of the machinery is Good                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                     |               |        |        |
| 4                                                                  | For the purpose of valuation we have ascertained the present prices of the machinery wherever available from the suppliers of similar machinery, for others by interpolating with the RBI index related to Machinery & Equipment and arrived at the Fair market value after duly considering the life of individual machinery, allowing suitable depreciation and making provision for repairs & servicing wherever necessary. |                                                                                                                                                                                                                                                                     |               |        |        |
| 5                                                                  | The main machinery has a residual life of at least 20 years if maintained properly                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                     |               |        |        |
| 6                                                                  | The assessed value worked out by us in the valuation report is a professional opinion only and subject to variable opinion. The valuer or firm is not liable for any claim /cost / consequences whatsoever                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                     |               |        |        |
| 7                                                                  | The Legal aspects of the property is not in the purview of this report.                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                     |               |        |        |
| Place: Hyderabad<br>Date: 29.06.2019                               |                                                                                                                                                                                                                                                                                                                                                                                                                                | <div></div> <p>P. MOHAN KUMAR &amp; ASSOCIATES<br/>STATE BANK OF INDIA APPROVED VALUER</p> |               |        |        |

Photographs of the property belonging to M/s. Sprng Transform Sun Energy Pvt Ltd, situated at Baleedupalle, Muthyalampalle, Perur, Addakal, Konmanoor Villages in Mahaboobnagar District and Konnuru, Dwarkanagar Villages in Wanaparthy District, Telangana State



Photographs of the property belonging to M/s. Sprng Transform Sun Energy Pvt Ltd, situated at Baleedupalle, Muthyalampalle, Perur, Addakal, Konmanoor Villages in Mahaboobnagar District and Konnuru, Dwarkanagar Villages in Wanaparthy District, Telangana State



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Route map of the property belongs to M/s. Spring Transform Sun Energy Pvt Ltd  
Baleedupalle Village, Addakal Mandal in Mahabubnagar District, Telangana State  
The property is 2.5 kms from NH 44 (Hyderabad to Bangalore highway) at Veltoor sub Station

Route map of the property belongs to M/s. Spring Transform Sun Energy Pvt Ltd  
Baleedupalle Village, Addakal Mandal in Mahabubnagar District, Telangana State  
The property is 2.5 kms from NH 44 ( Hyderabad to Bangalore highway) at Veltloor sub Station

Google Maps 16°27'18.9"N 77°52'53.3"E

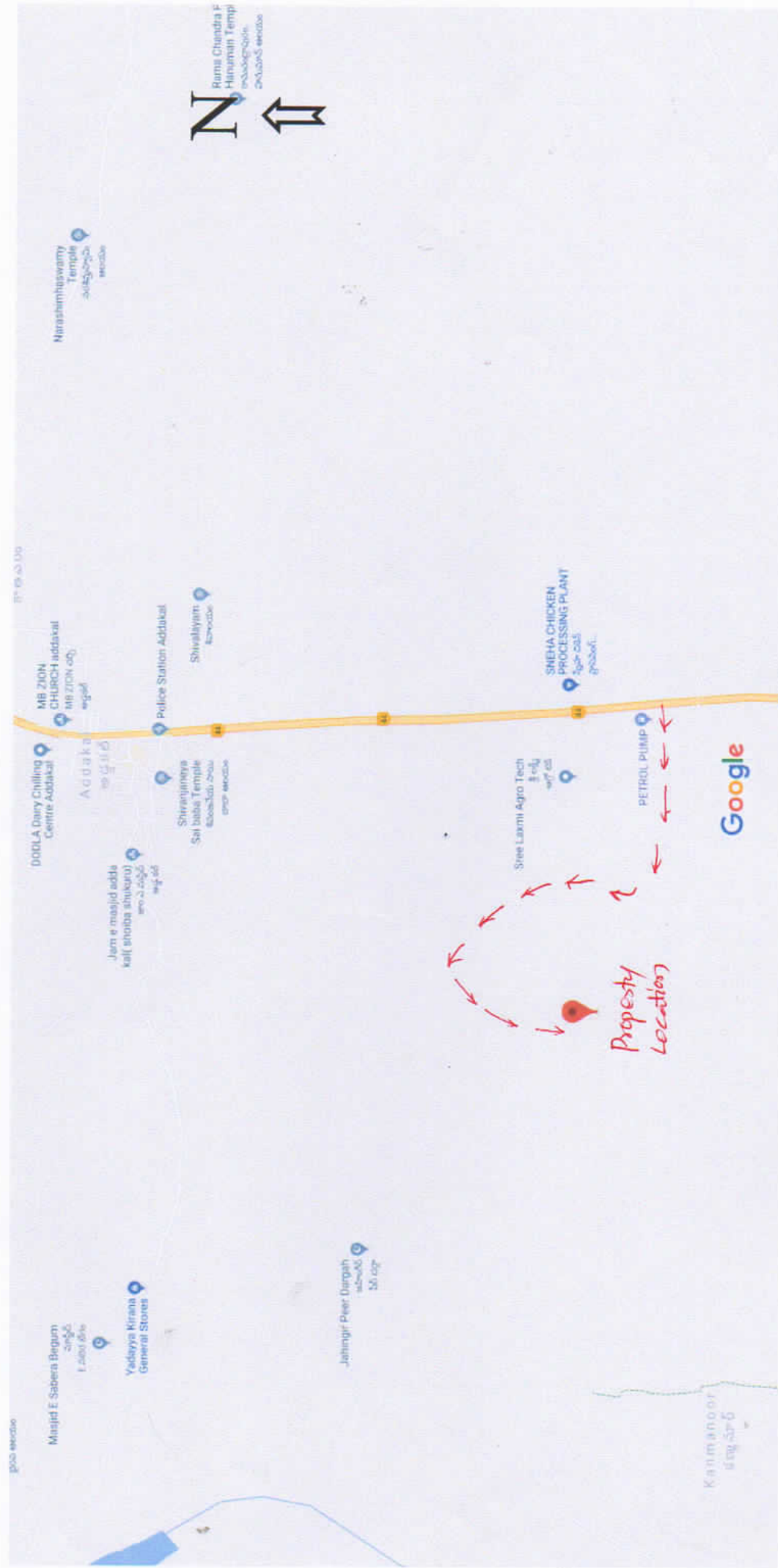


Route map of the property belongs to M/s. Spring Transform Sun Energy Pvt Ltd  
Muthyalampalle Village, Addakal Mandal in Mahabubnagar District, Telangana State  
The property is 7.5 kms from NH 44 (Hyderabad to Bangalore highway) at Veltoor sub Station

Google Maps 16°27'18.9"N 77°52'53.3"E



Route map of the property belongs to M/s. Spring Transform Sun Energy Pvt Ltd  
Muthyalampalle Village, Addakal Mandal in Mahabubnagar District, Telangana State  
The property is 7.5 kms from NH 44 (Hyderabad to Bangalore highway) at Veltor sub Station



Route map of the property belongs to M/s. Spring Transform Sun Energy Pvt Ltd  
Addakal Village and Mandal in Mahabubnagar District, Telangana State  
The property is 2 kms from NH 44 ( Hyderabad to Bangalore highway)



Imagery ©2019 CNES / Airbus, Map data ©2019 50 m



Route map of the property belongs to M/s. Spring Transform Sun Energy Pvt Ltd

Addakal Village and Mandal in Mahabubnagar District, Telangana State

The property is 2 kms from NH 44 ( Hyderabad to Bangalore highway)