

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

P. MOHAN KUMAR, AMI Mech.E(I), MIE, FIV
K.B.B. SATYANARAYANA, B. Tech, (Civil)
CHARTERED ENGINEERS, GOVT. REGD. VALUER
AND APPROVED VALUER

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-

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, Mahaboonagar District, Telangana



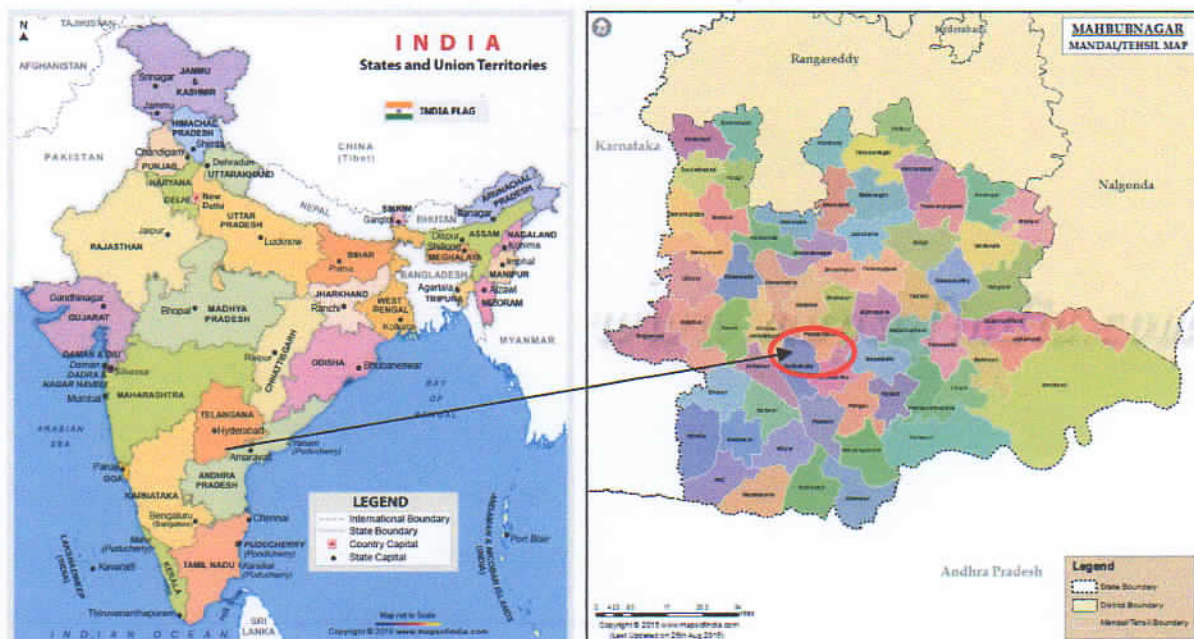
Particulars	
Location	Baleedupalle, Muthyalampalle, Perur, Addakal, Konmanoor, Dwarakanagar , Konnuru Villages
Nearest Airport	Rajiv Gandhi International Airport, Hyderabad, India
Rail Head	Mahabubnagar
Road Head	NH -44 (Hyderabad to Bangalore)

Geographical Coordinates	Latitude	Longitude
Baleedupalle	16.470598 16°28'14.2"N	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

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.



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

P.MOHAN KUMAR & ASSOCIATES

CHARTERED ENGINEERS, GOVT. REGISTERED VALUERS, APPROVED VALUERS

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

KBB SATYANARAYANA, B.Tech (Civil), FIV

CHARTERED ENGINEER: M-145277-5 / 023079

APPROVED VALUER: A-26132

APPROVED VALUER : CAT-VII/F - 22328

INSTITUTE CIVIL ENGINEERS (INDIA)-30384

GOVT.REGD. VALUER : 143/FCC/Tech/30(1022)/2012-1

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

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

kbb2007@rediffmail.com

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

1 Introduction	
a Name of Property Owner With address & Phone Numbers	M/s. Sprng Transform Sun Energy Pvt Limited Off : A001, Ground Floor, Pentagon P5 Magarpattra City, Hadapsar 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
2 Physical Characteristics of the Asset:	
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 Site off: Baleedupalle Village, Addakal Mandal Mahaboobnagar District, Telangana State
iii Area of the Plot / Land (Supported by plan)	569.05 Acres
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: West: The Site is larger extent and irregular in shape. The boundaries of the same are as per North: Mandal Surveyor report. Copies enclosed 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
3	Town planning parameters	
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	
4	Document Details and Legal Aspects of Property	
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 : Authority approving the plan Name of the office of the Authority Any Violation form the approved building plan	TS IPASS Approval Gram panchyat Executive Officer / Gram panchyat Secretary 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	-
5 Economic aspects of the Property	
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	-
6 Socio-cultural aspects of the property		
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
7 Functional and Utilitarian Aspects of the Property		
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	-
8 Infrastructure Availability		
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	-

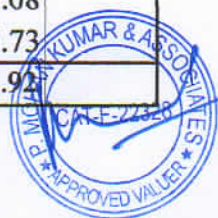


9 Marketability of the Property	
a) Marketability of the property in terms of :	
i Locational attributes	The location is surrounded by Solar energy units and agricultural lands
ii Scarcity	There is no scarcity of land in that area
iii Demand and supply of the kind of subject property	Adequate
iv Comparable 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	-
10 Engineering and Technology aspects	
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



11 Environmental Factors:	
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
12 Architectural and aesthetic quality of the Property :	
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
13 Valuation	
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	
			569.05		511.92	




d) Summary of valuation					
Guide Line Value	Area	Rate	Value /Rs.in lakhs		
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 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		Rs. 4358.19 Lakhs (Rupees Forty Three Crores Fifty Eight Lakhs and Nineteen thousand only)		



f) VALUATION OF BUILDINGS AND OTHER CIVIL WORKS									
Specify Number of floors & height of each floor including basement, if any Plinth area floor wise 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. 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 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 Size : 118' x 13' x 16'/14' -13 Nos	282.61	30	2	10	3950	11.16	0.67	10.49





<u>Muthvalampalle</u>									
4	<u>Main Control Room:</u> RCC framed structure, RCC roof slab Allround wall, CC/verified tile flooring, MS power coated doors and windows Size: 107.5' x 33.75' x 12' ht.	337.06	70	2	10	13275	44.74	1.15	43.59
5	<u>Inverter rooms: 9 Nos</u> 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 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 Size: 18' x 13' x 16'/14' - 9 Nos <u>Addakal</u>	195.65	30	2	10	3950	7.73	0.46	7.26
7	<u>Main Control Room:-</u> RCC framed structure, RCC roof slab, Alround wall, CC/verified tile flooring, MS power coated doors and windows Size: 20.5' x 25.5' x 12' ht	48.56	70	2	10	13275	6.45	0.17	6.28
8	<u>Inverter rooms - 2 Nos</u> 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 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 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 rmtrs	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 ₹ 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 ₹ 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 ₹ 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

KBB SATYANARAYANA, B.Tech (Civil), FIV

CHARTERED ENGINEER: M-145277-5 / 023079

APPROVED VALUER: A-26132

APPROVED VALUER : CAT-VII/F - 22328

INSTITUTE CIVIL ENGINEERS (INDIA)-30384

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

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

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

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 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
Total Extent of Land				569.05	

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

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 - I

Document Details					
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					
Extent of the site valued - I	Baledupalle Village	Extent			
	Survey Nos	Acres	Guntas	Cents	Sub-total
1 Sale Deed No. 74/2017 dated.11.01.2017 to an extent of Ac. 4.28 guntas	206/A1/2	0	13		4.70 Acres
	206/e2	0	26		
	200/AA5/2	1	15		
	206/1/1	0	13		
	206/E2/2	0	26		
	200/A4/2	1	15		
	Total	2	108		
2 Sale Deed No. 73/2017 dated.11.01.2017 to an extent of Ac.0.8.5 guntas	150/E	0	0.5		0.21 .25Acres
	159/e	0	1		
	187/Ee	0	7		
	Total	0	8.5		
3 Sale Deed No.14209/16 dated.28.10.2016 to an extent of Ac.11.00 guntas	175/A1	2	9		11.00 Acres
	175/A2	6	27		
	191/A1	0	1		
	191/A2	0	3		
	192/A	0	20		
	192Aa	1	20		
	Total	9	80		
4 Sale Deed No.14981/16,dated.19.11.2016 to an extent of Ac.1.24 guntas	208/A1	0	32		1.60 Acres
	208/A2	0	32		
	Total	0	64		
5 Sale Deed No.15077/16,dated.22.11.2016 to an extent of Ac.2.14 guntas	291/A	2	14		2.35 Acres
	Total	2	14		



6	Sale Deed No.15963/16,dated.21.12.2016 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 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	
		Total	16	803	
8	Sale Deed No.1843/2017, dated.22.02.2017 to an extent of Ac.0.39 guntas	206/Ee	0	39	0.97 .5 Acres
		Total	0	39	
9	Sale Deed No. 1844/2017, dated.22.02.2017 to an extent of Ac.1.11 guntas	206/E-2-3	0	26	1.27 .5Acres
		206/E3	0	25	
		Total	0	51	
10	Sale Deed No.7329/2017, dated.11.07.2017 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	
		Total	0	136	



11	Sale Deed No.7331/2017,dated.11.07.2017 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 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 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 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 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 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 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 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 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 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 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 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 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 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 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 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 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 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 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 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 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 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> <u>Village</u>		<u>Extent</u>	
1	Sale Deed No.2781/2017, dated.16.03.2017 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 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 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 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 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		
		Total	2	213.5		7.34 Acres
6	Sale Deed No.1202/2017 dated.25.03.2017 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		
		Total	0	23		0.57 .5Acres
7	Sale Deed No.8084/2017dated.29.07.2017 to an extent of Ac.0.07 guntas	158/LU	0	3		
		159/LU	0	4		
		Total	0	7		0.17 .5Acres
8	Sale Deed No.8073/2017dated.29.07.2017 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		
		Total	0	0.07.5		0.18 .75Acres
Total Extent - Ac.16.12 guntas						16.30 Acres
Total Extent land in Baleedupalle Village - I & II = 190.05 + 16.30 = Ac.206.35 cents						

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

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

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 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 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 to an extent of Ac.5.5.2 guntas	69/U1/A	1	-	13	5.13 Acres
		69/UU	1	-	42	
		69/U1/A	2	-	58	
		Total	4	-	113	
11	Sale Deed No.9689/2016,dated.19.09.2016 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 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 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 to an extent of Ac.8.19 guntas	71/A	8	19	-	8.47 Acres
		Total	8	19	-	
15	Sale Deed No.2976/2017,dated.20.03.2017 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 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

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



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

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

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	-	
	352/Ru	0	22	-	
	351/Ru	0	10	-	
	350/Ru	0	23	-	
	344/Ru	0	24	-	
	343/Ru	1	24	-	
	Total	1	115	-	3.87 .5 Acres
2 Sale Deed No.14984/2016 dated.19.11.2016 to an extent of Ac.3.33 guntas	366	1	32	-	
	365	2	1	-	
	Total	3	33	-	3.82 .5 Acres
3 Sale Deed No.15964/2016,dated.21.12.2016 to an extent of Ac.1.32 guntas	353	1	14	-	
	378/Aa	0	18	-	
	Total	1	32	-	1.80 Acres
4 Sale Deed No.11185/2016,dated.12.08.2016 to an extent of Ac.3.28 guntas	355/1	3	28	-	
	Total	3	28	-	3.70 Acres
5 Sale Deed No.11141/2016 dated.11.08.2016 to an extent of Ac.5.08 guntas	386/Aa	1	16	-	
	387/A	0	17	-	
	388/A	0	16	-	
	392	2	39	-	
	Total	3	88	-	5.20 Acres



6	Sale Deed No.11144/2016,dated.11.08.2016 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 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 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 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 to an extent of Ac.1.05 guntas	356/Uu	0	8	-	1.12 .5 Acres
		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 to an extent of Ac.1.07 guntas	Total	0	45	-	1.17 .5 Acres
12	Sale Deed No.4856/2016 dated.23.11.2016 to an extent of Ac.3.24 guntas	355	1	7	-	3.60 Acres
		Total	1	7	-	
13	Sale Deed No.4857/2016 dated.23.11.2016 to an extent of Ac.3.24 guntas	371/A1	0	34	-	3.60 Acres
		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 to an extent of Ac.1.20 guntas	371	0	33	-	1.50 Acres
		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 to an extent of Ac.1.14 guntas	370/E	0	16	-	1.35 Acres
		374/E	0	17	-	
		375/U	0	10	-	
		378/E	0	17	-	
		Total	0	60	-	
		354/U	0	4	-	1.35 Acres
		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 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 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 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 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



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

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

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

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

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

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

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

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 29/A3 30/AA1/2 30/AA2/1 30/AA1/1 Total	0 0 2 0 2 4	7 7 0 36 0 50	- - - - - -	5.25 Acres
2 Sale Deed No.9667/2018,dated.27.07.2018 to an extent of Ac.4.35.5 guntas	29/A2 29/A1 30/A2 Total	2 1 1 4	0.01.5 0 34 35.5	- - - -	4.89 Acres
3 Sale Deed No.9668/2018,dated.27.07.2018 to an extent of Ac.4.34.5 guntas	29/AA1 30/A3 30/AA 1 Total	2 1 1 4	0.01.5 0 33 34.5	- - - -	4.86 Acres
4 Sale Deed No.9669/2018,dated.27.07.2018 to an extent of Ac.4.25 guntas	31/AA 31/A Total	2 2 4	13 12 25	- - -	4.62 .5Acres
5 Sale Deed No.9670/2018,dated.27.07.2018 to an extent of Ac.6.10 guntas	32/A2 32/A1 32/AA2/1 32/Ye1 Total	2 2 1 1 6	2 2 0 0 4	- - - - -	6.10 Acres
Total Extent - 25.29.2 guntas					25.73 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)/2012-13

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	M/s. Sprng Transform Sun Energy Pvt Limited Off : A001, Ground Floor, Pentagonaon P5 Magarpattrra City, Hadapsar Pune-411013, Maharashtra
2 Location of the Solar Plant:	Baleedupalle, Muthyalampalle, Perur, Addakal, 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	₹ 558.14 Crores



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	Replace - ment 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 220KV, 1250A, 40KA in Switch yard	1			
75	"GR POWER" Motorised Isolator with One Earth Switch 220KV, 1250A, 40KA in Switch yard	6			
76	"GR POWER" Motorised Isolator with out Earth Switch 220KV, 1250A, 40KA in Switch yard Switch Yard-2 Equipment	6			
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 KA, CL3	2			
90	"Crompton Greaves" LA with surge Monitor (Y) -220KV, 10 KA, CL3	2			
91	"Crompton Greaves" LA with surge Monitor (B) -220KV, 10 KA, CL3	2			
92	"Crompton Greaves" Circuit Breakers - 220KV	4			
93	"GR POWER" Motorised Isolator with Two Earth Switch 220KV, 1250A, 40KA in Switch yard	1			
94	"GR POWER" Motorised Isolator with One Earth Switch 220KV, 1250A, 40KA in Switch yard	3			
95	"GR POWER" Motorised Isolator with out Earth Switch 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 Date: 29.06.2019		<div></div> <p>P. MOHAN KUMAR & ASSOCIATES 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



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 Konnur, Dwarkanagar Villages in Wanaparthy District, Telangana State





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



Imagery ©2019 CNES / Airbus, Map data ©2019 100 m



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 Veltor sub Station

Google Maps 16°27'18.9"N 77°52'53.3"E

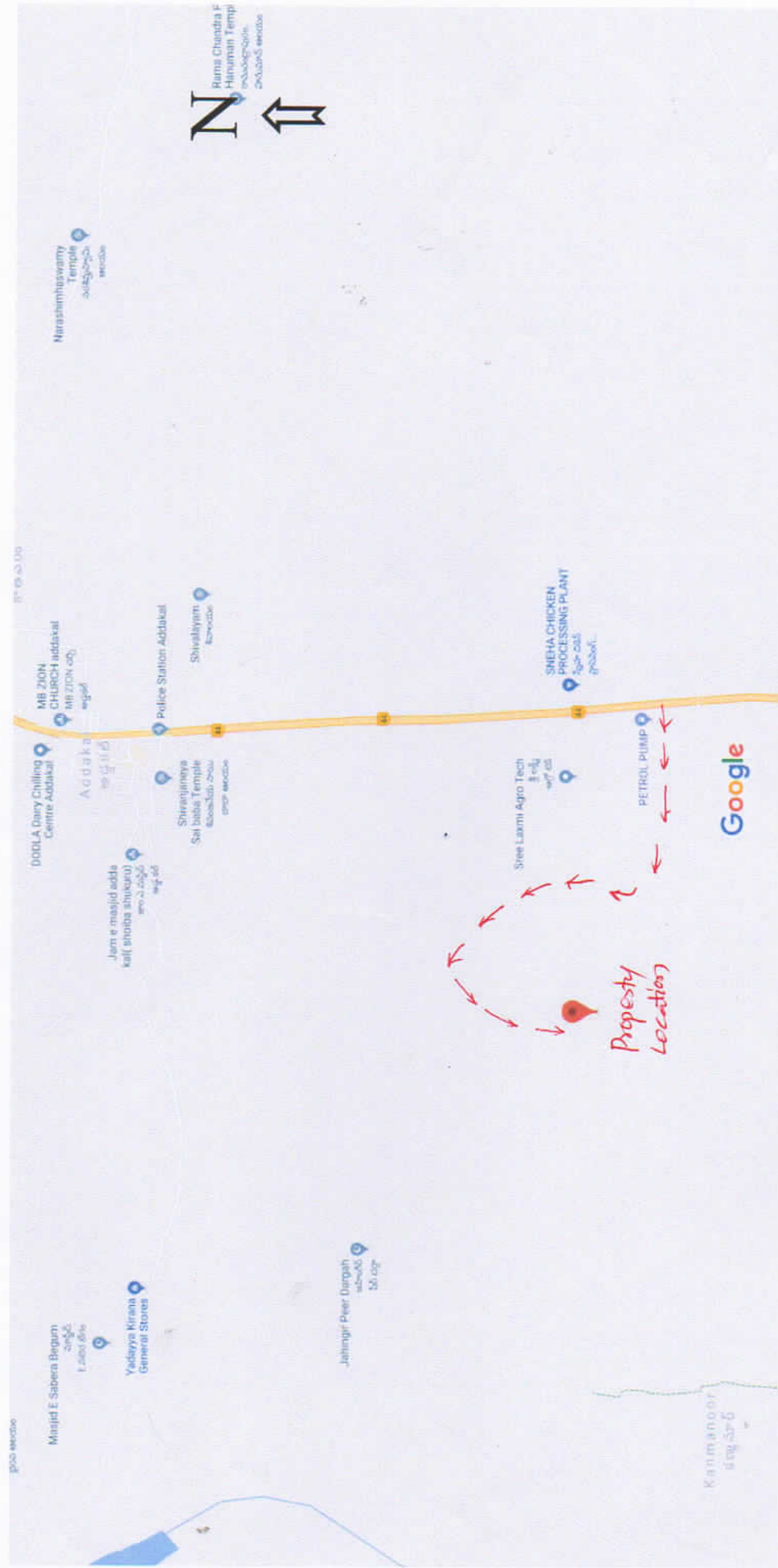


Route map of the property belongs to M/s. Spring Transform Sun Energy Pvt Ltd
Muthyalampalle Village, Addakal Mandal in Mahabubnagar District, Telangana State
The property is 7.5 kms from NH 44 (Hyderabad to Bangalore highway) at Veltoor sub Station

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 Velloor 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)