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File No.: VIS(2022-23)-PL243-Q052-242-443 **Dated: 12.10.2022**

PROJECT FIXED ASSET VALUATION REPORT

OF

SUB-CRITICAL COAL-FIRED 3600 MW (6x600 MW) THERMAL POWER PLANT (3 UNITS UNDER CWIP)

SITUATED AT

DISTRICT JANJGIR- CHAMPA, CHHATTISGARH, INDIA

OWNER/ PROMOTER

KSK
Power from knowledge

A/C: M/S. KSK MAHANADI POWER COMPANY LIMITED

REPORT PREPARED FOR

LIFE INSURANCE CORPORATION OF INDIA

***Important - In case of any query/ issue or escalation you may please contact Incident Manager at valuers@rkassociates.org. We will appreciate your feedback in order to improve our services.*

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Valuation Terms of Services & Valuer's Important Remarks are available at www.rkassociates.org for reference.

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R.K Associates Important Notes and Part K–Valuer's Important Remarks *are integral part of this report and Value is assessment is subject to both of these sections. Reader of the report is advised to read all the points mentioned in these sections carefully.*

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LIST OF ABBREVIATIONS	
PFC	Power Finance Corporation Limited
TEV	Techno-Economic Viability
DPR	Detailed Project Report
FAR	Fixed Asset Register
TPP	Thermal Power Plant
SPV	Special Purpose Vehicle
IDC	Interest During Construction
EPC	Engineering, Procurement & Construction
COR	Cost-Overrun
COD	Commercial Operation Date
PPA	Power-Purchase Agreement
FSA	Fuel Supply Agreement
CERC	Central Electricity Regulatory Commission
GCV	Gross Calorific Value
RCC	Reinforced Cement Concrete
ESP	Electro-Static Precipitator
HVAC	Heating, Ventilation & Air-conditioning
CII	Cost Inflation Index
PLF	Plant Load Factor
GIS	Gas Insulated Switchyard
TG	Turbine-Generator

PART A — INTRODUCTION

1. **NAME OF THE PROJECT:** Detailed Fixed Asset Valuation of (6 x 600) MW Pulverized Coal Fired Sub–Critical Thermal Power Plant set by M/s. KSK Mahanadi Power Company Limited (KMPCL) at Villages Nariyara, Rogada, Amora & Tarod of Tehsil Akaltara, Janjgir-Champa District of Chhattisgarh.

2. **BRIEF DESCRIPTION OF THE PROJECT:** M/s. KSK Mahanadi Power Company Limited (KMPCL), a subsidiary of KSK Energy Ventures is setting up a 3,600 MW (6x600) pulverized coal fired Sub- Critical Thermal Power Plant at villages Nariyara, Rogada, Amora & Tarod of Akaltara Tehsil in Janjgir- Champa district of Chhattisgarh State in India.

   This is a Project Fixed Asset Valuation report comprises of Land & Building, Plant & Machinery and other miscellaneous assets of the Sub Critical Thermal Power plant located in Janjgir-Champa District of Chhattisgarh. Details of Land & Building and Plant & Machinery are enumerated in different section of this report.

   As the plant comprises of 6 Units of 600 MW each, out of the total 6 units, 3 units (that is 2nd, 3rd & 4th) are commissioned and the balance 3 units are at various stages of construction. And at the time of site inspection, only 2 units were in operation, that is, 2nd and 4th, the 3rd unit was on stand-by mode due to low demand.

Present status of all the 6 units

Unit	Date of Contractual Schedule	COD Achieved	Revised COD	Current Status
Unit-2	25-Mar-13	28-Feb-17	-	Operational
Unit-3	25-Jul-12	14-Aug-13	-	
Unit-4	25-Nov-12	26-Aug-14	-	
Unit-1	25-Nov-13	-	30-Jun-19	Under construction, however no construction activity ongoing since April 2018
Unit-5	25-Jul-13	-	31-Dec-18	
Unit-6	25-Mar-14	-	31-Dec-19	

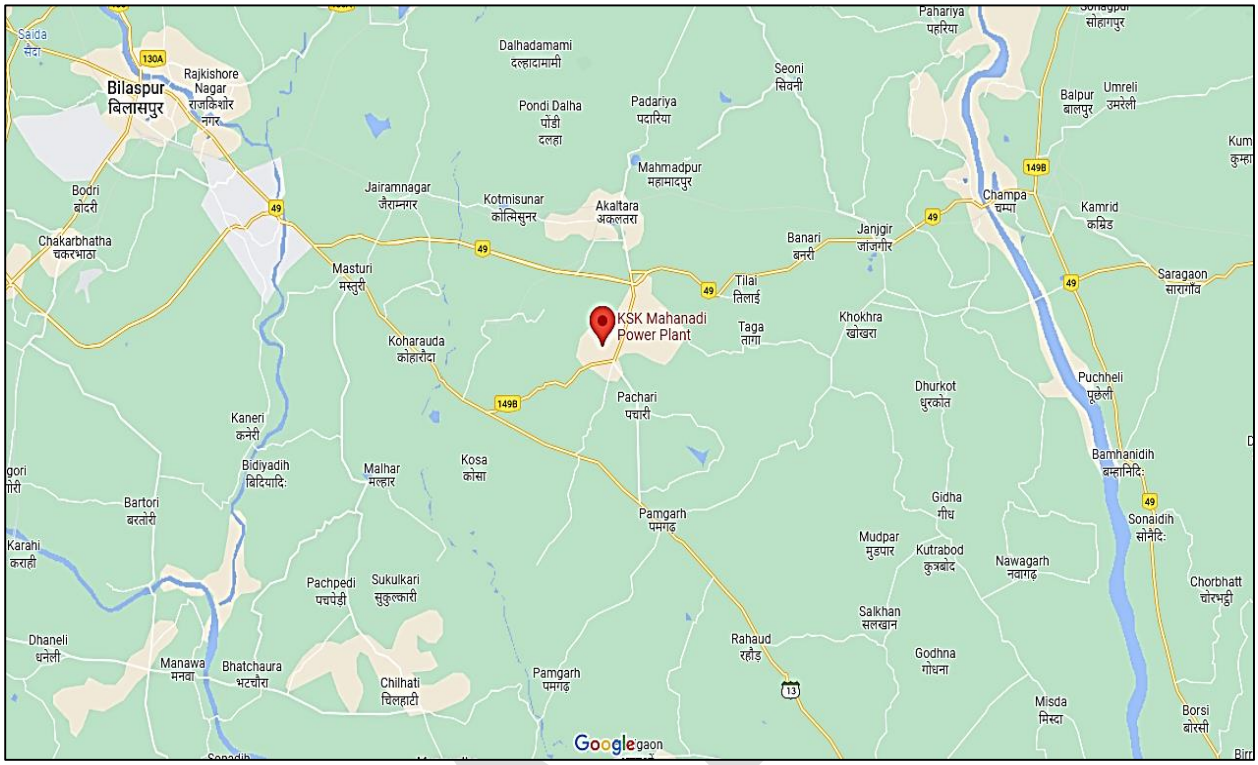
Source: Technical Study Report by L&T-S&L | Dated: December 16, 2020

Project Location

The location of the project is right in the heart of the coal belt in Chhattisgarh-Orissa region which ensures ample availability of high grade of coal nearby. The Project is located at Akaltara Tehsil in Janjgir-Champa District of Chhattisgarh and the Project site is well connected by air, rail & road. The nearest town to the project site is Akaltara which is 10 km north east by road from the site. The National Highway NH-200 runs 0.5 km from the site.

The Bilaspur–Janjgir-Champa–Jharsugudha broad gauge railway line passes within a distance of 5 km from the site. Water is available in adequate quantity from the major perennial river Mahanadi. Thus, the two major ingredients that are required for the functioning of a thermal power plant are easily available nearby, which is a big advantage for it. For this reason, a number of other new independent power producers have set up or are in the process of setting up coal fired thermal power plants of a total capacity of more than 4000 MW within a radius of 100-150 Km of this plant.

The nearest airport is on the outskirts of Bilaspur, about 43 km from the project site. The condition of the roads is average, which provides connectivity to the Project Site.


Saida
सेदा
130A
Bilaspur
बिलासपुर
Rajkishore Nagar
राजकिशोर नगर
Dalhadamami
दल्हादामामी
Pondi Dalha
पोंडी दलहा
Padariya
पदारिया
Seoni
सिवनी
Pahariya
पहरिया
Sohagpur
सोहागपुर
Balpur
बालपुर
Umreli
उमरेली
Mahmadpur
महामादपुर
Jairamnagar
जैरामनगर
Kotmisunar
कोत्मिसुनर
Akaltara
अकलतरा
Champa
चम्पा
Kamrid
कम्रिड
Bodri
बोदरी
Chakarbhatha
चकरभाठा
Masturi
मस्तुरी
Banari
बनरी
Janjgir
जांजगीर
Tilai
तिलाई
Saragaon
सारागाँव
KSK Mahanadi Power Plant
Taga
ताग़ा
Khokhra
खोखरा
Koharauda
कोहारौदा
Dhurkot
धुरकोट
Puchheli
पूछेली
Pachari
पचारी
Kaneri
कनेरी
Bamhanidih
बम्हानिदि:
Bidiyadih
बिदियादि:
Malhar
मल्हार
Kosa
कोसा
Gidha
गीध
Bartori
बरतोरी
Pamgarh
पमगढ़
Sonaidih
सोनैदि:
Karahi
कराही
Mudpar
मुडपार
Kutrabod
कुत्रबोद
Nawagarh
नवागढ़
Pachpedi
पचपेड़ी
Sukulkari
सुकुल्कारी
Chorbhatt
चोरभट्ठी
Salkhan
सलखान
Dhaneli
धनेली
Rahaud
रहौड़
Godhna
गोधना
Manawa
मनवा
Bhatchaura
भटचौरा
Chilhati
चिलहाटी
Pamgarh
पमगढ़
Misda
मिस्दा
Borsi
बोरसी
Google


Auto servis & febricet
Taroad infrant of vardha powerplant cg
KSK Mahanadi Power Plant
Shri Rishabh Mahavidhlay
श्री ऋषभ विद्यालय महाविद्यालय
Nariyara
नरियर
Google

Land Requirement

For the purpose of setting up the Plant, KMPCL has acquired total land area of 2132.74 acres for the Power Project as shown in the table below:

PROJECT LAND AREA : 6x600 MW COAL BASED THERMAL POWER PLANT OF M/S. KSK MAHANADI POWER COMPANY LIMITED, CHHATTISGARH									
Sr. No.	Village	Private Land Acquisition		Private Purchase		Govt. Land		Total (A)	
		Acres	Hect.	Acres	Hect.	Acres	Hect.	Acres	Hect.
1	Nariyana	111.46	45.13	554.45	224.5	284.71	115.27	950.62	384.87
2	Tarod	58.29	23.60	390.55	158.1	66.83	27.06	515.67	208.77
3	Amora	138.86	56.22	123.96	50.2	72.33	29.28	335.15	135.69
4	Rogda	125.43	50.78	117.04	47.4	88.83	35.96	331.3	134.13
		434.04	175.72	1186.00	480.16	512.7	207.57	**2132.74**	**863.46**
Source: KSKMPCL Management									

Implementation Agreement or EPC Contract

The Project is being implemented through a turnkey contract. The Engineering, Procurement and Construction (EPC) contract was executed with M/s. Shangdong Electric Power Construction Corporation (SEPCO), a China based EPC Contractor on 1st April 2009. The brief scope of EPC Contract is as under:

a) Offshore supply: Design, engineering, manufacture, procurement, assembling, shop testing, seaworthy packing, forwarding and delivery of the plant and equipment including commissioning spares, consumables on CFR basis.

b) Offshore services: Basic engineering, design & engineering services, technical services including interfacing integration and demonstration of Performance Guarantee Values of Units as well as training of KMPCL personnel.

c) Onshore supply: Design, engineering, approval of drawings, manufacture, procurement, assembling, shop testing, packing, forwarding, transportation and delivery of the plant and equipment at the site including commissioning spares and consumables.

d) Onshore services: Detailed services including project management, inspection, expediting, supervision of erection, testing and commissioning and such services as may be required from time to time for timely commissioning of the plant.

e) Construction contract: Undertake earthworks, dewatering during construction, grading and leveling, excavation, foundations, buildings, all other civil works, architectural works, structural works, procurement services, project management, expediting, site mobilization, supervising, co-ordination, inspection, contractor's permits and clearances etc.

Non- EPC Contracts

Project Company has also executed Non-EPC Contracts which includes:

- River water Intake System up to the raw water reservoir within plant boundary – Separate SPV
- Rail infrastructure covering tracks for Coal, fuel oil system etc. - Separate SPV
- Wagon Tippler
- Training Simulator
- CCTV for plant Surveillance
- Development of Green belt area
- Transmission lines
- External Boundary Wall
- Peripheral Storm Drain

According to the philosophy of construction in Phase-I, Phase-II and Phase-III, all Engineering, procurement, supply, construction, commissioning etc. including BOP, CHP, AHP, Switchyard, Rail infrastructure, Water infrastructure, Transmission lines etc. were planned and executed. Therefore, the 1st unit commissioned was Unit-3, then Unit-4 and finally Unit-2. Supply, erection etc. of EPC contract scope as well as Non-EPC scope was under hold since April'2018.

Main machinery of the plant includes Boiler, Turbine, Generator, Coal Handling Plant, Ash Handling Plant, Water Treatment Plant, Switchyard, Transmission line, Water pipeline system to bring raw water to the plant, and other auxiliary machinery for running the plant.

Plant is distributed into different blocks comprising of different buildings as per their utility. These mainly comprise of Industrial Structures consisting of massive steel structural members embedded in RCC base and covered by Industrial heavy duty corrugated steel sheets. Also, some buildings are made out of brickwork and RCC with RCC Roofs.

Some of the Buildings like Power House Building, Steel Structure for Raw Water Pump House etc. are capitalized in the Miscellaneous Equipment's under P&M head. The list of the buildings capitalized under this head was not provided to us on request. So, it is not possible for our team to segregate the buildings.

We have considered the Buildings capitalized in the FAR of the subject company for the Valuation purpose under the buildings head in the Fixed Asset Register provided to us. Detailed

break-up of the Buildings under Buildings head in the FAR is annexed with the report for reference however valuation is done on a complete block of buildings as a whole instead of individual structure.

Main sections of the Plant include Boiler House, ESP Building, ESP Control Room, Power House, Service Building, Coal bunker, Switchyard Control room, Control Room, Fly Ash Silos, Chimney among other buildings & sections.

Water Requirement & Raw Water Intake System

The total water requirement for the Project is estimated to be 8655 m^3/hr. The water will be sourced from River Mahanadi which is about 45 km from the Project Site. To meet the lean flow period of 2 months in the river, it was decided by the Project Company to store 16 MCM of water at an intermediate reservoir.

Presently, the raw water is being pumped from Basantpur pump house to the reservoir in the plant which can cater to the three units of the plant; water is sufficiently available in the plant. It was informed that during the summer months KMPCL can pump 22.51 MCM (12.51 MCM from Basantpur + 10 MCM from Seorinarayan). Hence, KMPCL should complete the work of the intermediate reservoir in earnest so that water is available for the complete 6 units during summer months.

Railway Siding

The railway siding work from Akaltara railway station up to the plant boundary and return rail over rail bridges outside the plant boundary is being carried out by RCRIPL. The siding work inside the plant boundary is being done by KMPCL and contracts have been awarded to Jhajharia Nirman Pvt. Ltd for inside power plant boundary and Track and Towers Pvt. Ltd for outside the power Plant boundary.

Coal Linkage or Fuel Supply Agreement and Transportation

For KMPCL, the main source of the fuel is Indigenous Coal which will be supplied from various subsidiaries of Coal India Limited.

The total requirement of coal for operation of 3,600 MW at 85% PLF works out to ~16 MTPA based on gross station heat rate of 2,240 kcal/kWh and average gross calorific value of about 4,000 kcal/kg.

Initially, coal for the Project was to be supplied from the Gare Pelma-III and Morga-II mines through GIDC/GMDC. To offset any delay in start of production from the new Morga-II mine, KMPCL was allocated tapering linkage of 7.49 MTPA for supply of coal to first three units. Subsequently, KMPCL had also entered into Fuel Supply Agreement (FSA) with South Eastern Coalfields Ltd. (SECL) for tapering linkage of 4.994 MTPA and with Eastern Coalfields Ltd. (ECL) for 1.76 MTPA.

However, the coal blocks were de-allocated after the Supreme Court judgment of 24th September 2014. Further, pursuant to directives from Ministry of Coal (MoC), the tapering FSA with SECL has ceased and a Memorandum of Understanding (MoU) has been executed on 13th July 2015 for supplying 67% of LOA quantity on "best effort basis". Coal will be supplied under this MoU up to 31st March 2016 or until a policy in this regard is formulated by MoC, whichever is earlier.

Presently KMPCL has been sourcing fuel from the open market including under the special forward e-auction for power sector by Coal India Limited (CIL) and coal imports, post the de-allocation of the Morga II and Gare Pelma III coal blocks tied up by the company as per the Supreme Court order dated September 24, 2014. However, the company has now been able to secure fuel linkage for supply of 6 MTPA (metric tons per annum) through the first reverse auction held by CIL for allocation of coal linkages under the SHAKTI policy.

Govt. of India in the month of May 2017 announced a policy for allocation of coal linkage auction for power sector, under 'Shakti' Scheme. Coal linkage under the policy for IPP's with PPA's would be based on bid for discount to existing tariffs. KMPCL had participated in the 'Shakti' Scheme for allocation of coal linkage for the existing units wherein the PPA tie up was in place. The fuel supply agreement (FSA) under this linkage is expected to be signed shortly with CIL. This linkage is estimated to be sufficient for meeting about 38% of the fuel requirement of the project at 80% PLF. However, the fuel supply risk persists for the remaining capacity.

KMPCL has been declared successful bidder pursuant to the Auction Process under 'Shakti Scheme', and has been allocated the following:

S. No.	CIL Subsidiary	Quantity Allotted (In Tonnes)	Indicative Grade of Coal
1	Mahanadi Coalfields Limited	11,00,000	G12-G14
2	South Eastern Coalfields Limited	12,00,000	G5-G6
3	South Eastern Coalfields Limited	45,00,000	G10-G15
4	Mahanadi Coalfields Limited	20,700	G13
	Total	**68,20,700**	

For imported coal KMPCL have signed a sale agreement with M/s Ask RE Ltd. on 15th October, 2015 for a quantity of 1,50,000 MT+/- 4% having a typical GCV of 5900 kcal/kg and a rejection limit of less than 5700 kcal/kg. The coal shall be sourced from Gangavaram port.

Akaltara railway station is the nearest station to the power plant (10 km). Coal that will be transported to the Project by rail will use the Indian Railway network up to Akaltara railway station and thereafter use the railway siding up to the power plant for the transportation of coal.

Power Purchase Agreement

Project Company has executed various Power Purchase Agreements (PPA) with Power Discoms as given in the table below:

S. No.	Counter Party	Contracted Capacity (MW)	Original PPA Date	PPA Term/ expiry Date
1	GUVNL (under sub judice with GSERC)	1010 MW	03-Jun-2010	25 years
2	CSPTradeco	~90 MW (5% aggregate capacity of the Unit or the Power Station; 90 MW considering 3 units in operation)	18-Oct-2013	Perpetual
3	TANGEDCO	500 MW	27-Nov-2013	15 years
4	UP DISCOM	1000 MW	26-Feb-2014	25 years
Total		**2,600 MW**		

As can be seen from the above table, out of the total net capacity of 3,347 MW (considering 7.017% auxiliary consumption), only 3135 MW has been tied up, and rest of the capacity needs to be tied up by the company. Also, PPA executed with GUVNL of 1010 MW is under sub judice before Hon'ble GERC.

Project Company has executed the PPA's on the basis of a competitive biddings process. The details of the PPA along with the tariff price are given in the table below:

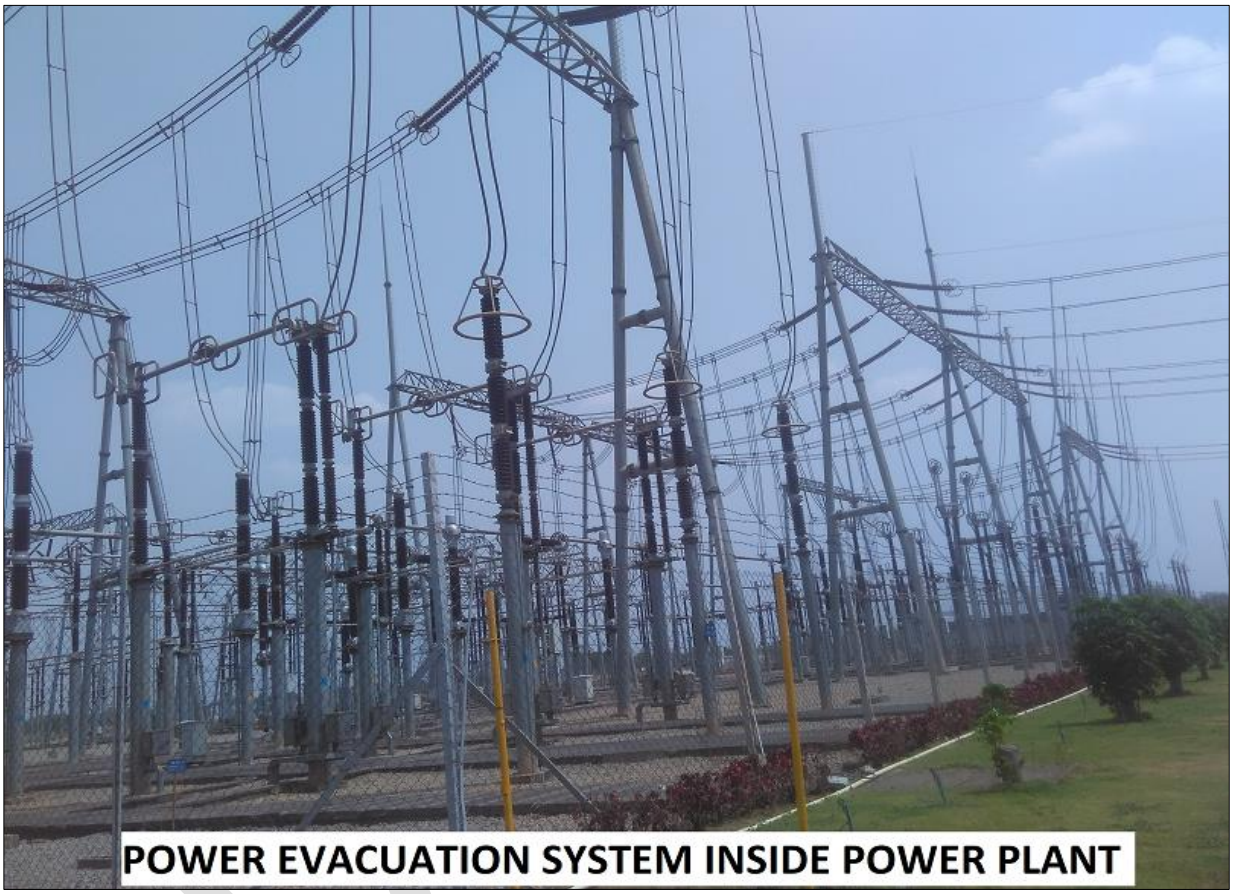
TARIFF UNDER POWER PURCHASE AGREEMENTS			
Buyer	**Net Capacity (MW)**	**Gross Capacity (MW)**	**Levelised Tariff**
CSPTradeco*	208.64	225.00	Rs.1.68/kwh
AP DISCOMs	400.00	431.36	Rs.4.20/kwh
TANGEDCO	500.00	539.20	Rs.4.04/kwh
UPPCL	1,000.00	1,078.40	Rs.4.76/kwh
Total	**2,108.64**	**2,273.96**	

Source: IM prepared by SBICAPS dated January 2016

**Out of this, 75 MW is being supplied to CSPTradeco from ACPCPL on behalf of KMPCL for which KMPCL will pay fixed charges to ACPCPL till commissioning of Unit 4. After this, the Company will start supplying 75 MW from its plant.*

Power Evacuation Arrangement

The initial plan for power evacuation was through 2 double circuit 400 kV lines to PGCIL's 800 kV HVDC/765 kV/400 kV Champa pooling station, but due to the delay in commissioning of the Champa substation, the Generated power was being evacuated through a 400 kV double circuit LILO connection with PGCIL's existing Raipur–Raigarh transmission line. Power generated from first three units can be evacuated through this connection.



POWER EVACUATION SYSTEM INSIDE POWER PLANT

At present all the power generated is being evacuated through KSK-Champa Ckt #3 and Ckt#4 line.

Ckt#1 and #2 are under construction. The balance status of the permanent double circuit line to the Champa polling station as informed by KMPCL is as follows:

- First DC line from Power Plant to PGCIL Champa has been commissioned.
- Second DC Line from Power Plant to PGCIL Champa is under construction and its status is given below:

Total Line length	Totaling 17 km having 48 towers
Tower footings completed and pending	33 footings completed and 15 pending
Tower Erection	
Total Towers	48
Towers erected	20
Towers pending	28
Stringing of conductor	15.5 km out of 17 km
Any RoW issue	ROW are minor in nature

Operations and Maintenance (O&M) Agreements

Project Company has entered into an O&M (Operations & Maintenance) agreement with many contractors as given in the table below:

OPERATIONS & MAINTENANCE AGREEMENTS		
Sr. No.	**Operation & Maintenance Contracts**	**O&M Service Provider**
1	Field Operation and Mechanical Maintenance contract of BTG package with associated auxiliaries for unit-3 and 4	Powermech Projects Limited, Hyderabad
2	Comprehensive Operation and Maintenance contract for AHP with all auxiliaries of 6x600 MW KMPCL power plant	Globus Engineers, Mumbai
3	Field Operation and Maintenance contract of all equipment of balance of plant with associated auxiliaries excluding AHP and CHP	Ion Exchange India Limited, Mumbai
4	Comprehensive Operation and Maintenance contract for CHP with all auxiliaries of 6x600 MW KMPCL power plant	MacNally Bharat Engineering Company Limited, Kolkata
5	Field Operation and Maintenance contract of electrical systems with all the auxiliaries + Maintenance of all the C&I equipment and associated auxiliaries except AHP and CHP	Voltech O and M Services Pvt. Ltd., Chennai
6	Coal and Ash sampling, Sample preparation and Analysis for 3 Units.	M/s Quality Services and Solutions (QSS)
Source: 25th Progress Report of Steag Energy Services India Pvt Ltd. Dated Feb 2018		

Status of Plant during Site Survey

At the time of site survey, 3 units were commissioned out of the planned 6 units and balance 3 units are at various stages of construction. Out of the three commissioned units, only two were operational during the site survey. The manpower is demobilized from the site and the balance work is standstill. The overall condition of the plant is good.

3. **PURPOSE OF THE REPORT:** To assess & determine the current Fair Market Value of the Fixed Assets of the Project pertaining to M/s. KSK Mahanadi Power Company Limited.

4. **SCOPE OF THE REPORT:** To assess and determine Fair Market Valuation of the Assets as-on-where is basis of 6x600 MW KMPCL Thermal Power Plant covering following points:
   - Valuation of Land.
   - Valuation of Civil & Structures.
   - Valuation of the Plant & Machinery of 3 commissioned Units.
   - Valuation of Capital Work-In Progress of Under construction Units
   - Valuation of other fixed assets of the Project.

5. **DOCUMENTS/DATA REFFERED:**

General

- Valuation Report prepared by RKA dated 05-06-2018
- Technical Study Report prepared by L&T- Sargent and Lundy Ltd. dated 16-12-2020
- Copies of Approvals and NOC's from various Government agencies and departments
- Petitions under CERC for Approved Capital Cost of Coal based TPP
- Power Plants references available in public domain

Land

- Copy of Sale Deeds

Building and P&M

- Fixed Asset Register dated 31-03-2022

CWIP

- Cost bifurcation table shared by the company for CWIP Details for the Under-construction Units of Power Project

PART B — CHARACTERISTICS DESCRIPTION OF THE PROJECT

S.NO.	CONTENTS	DESCRIPTION		
1.	**INTRODUCTION**			
a.	Report prepared for	Non Banking Financial Institution		
b.	Name & Address of Organization	Life Insurance Corporation of India		
c.	Name of Owner/s	Under Resolution Professional		
d.	Name of Property Owner	Under Resolution Professional		
e.	Address & Phone Number of the owner	---		
f.	Purpose of the Valuation	General Value Assessment		
g.	Date of Inspection of the Property	28 September 2022 to 30 September 2022		
h.	Date of Valuation Report	12 October 2022		
i.	Name of the Developer of the Property	EPC Contract given to M/s. Shangdong Electric Power Construction Corporation (SEPCO) & Non-EPC Contracts to various other contractors		
j.	Type of Developer	Private Contractor and EPC Consultant built		
k.	Type of Loan	NA		
l.	Type of the Property	Thermal Power Plant		
m.	Type of Valuation	Industrial Land & Building and Plant & Machinery Valuation		
n.	Report Type	Project Detailed Asset Valuation including Project value Addition Factors		
o.	Surveyed in presence of/ Information gathered during site survey	Owner's representative	Mr. P.K. Nanda (DGM) Contact No.: +91-7024143971	
p.	Scope of the Report	Opinion on General Prospective Valuation Assessment of the Property identified by Property owner or through its representative		
q.	Out-of-Scope of Report	1. Verification of authenticity of documents from originals or cross checking from any Govt. dept. 2. Legal aspects of the property. 3. Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. 4. Getting cizra map or coordination with revenue officers for site identification. 5. Measurement of the property as a whole. 6. Measurement is only limited upto sample random measurement. 7. Drawing Map & design of the property. 8. Preparation of inventory list of items. 9. Machines condition assessment is limited to visual observation as-on-is where basis. 10. No technical testing of any accessories/equipment was carried out during survey.		
r.	**Documents provided for perusal**	**Documents Requested**	**Documents Provided**	**Documents Reference No.**

		Total **04** documents requested.	Total **04** documents provided.	NA
		Fixed Asset Register	Project Approval Documents	NA
		Property Title document	Sale Deed	NA
		Approved Map	Fixed Asset Register	NA
		Project Approval Documents	Project Approval Documents	Refer Part D

s.	Identification of the property	☐	Cross checked from boundaries of the property mentioned in the deed	
		☒	Done from the name plate displayed on the property	
		☒	Identified by the owner/ owner representative	
		☐	Enquired from local residents/ public	
			Identification of the property could not be done properly	
		☐	Survey was not done	NA

2. PHYSICAL & LOCATION CHARACTERISTICS OF THE PROPERTY

a. **Brief description of the Property under Valuation:** M/s. KSK Mahanadi Power Company Limited (KMPCL), a subsidiary of KSK Energy Ventures is setting up a 3600 MW (6x600) pulverized coal fired Sub- Critical Thermal Power Plant at villages Nariyara, Rogada, Amora & Tarod of Akaltara Tehsil in Janjgir- Chmapa district of Chhatisgarh State in India.

This is a Sub-Critical pulverized coal fired Power Plant. The Plant comprises of 6 Units of 600 MW each. Out of the total 6 units, 3 units are commissioned and the balance 3 units are at various stages of construction.

The detailed COD dates is given in the table below:

Sr. No.	Unit No.	Dates of per Contractual Schedule	COD achieved	Revised COD as per assessment of KSKMPCL
1	Unit-3	25 July 2012	14 August 2013	-
2	Unit-4	25 November 2012	26 August 2014	-
3	Unit-2	25 March 2013	27 December 2017	-
4	Unit-5	25 July 2013	-	31 December 2018
5	Unit-1	25 November 2013	-	30 June 2019
6	Unit-6	25 March 2014	-	31 December 2019

Other Project details are already described in 'Brief description of the Project' under Part-A Introduction section.

	The location of the project is right in the heart of the coal belt in Chhattisgarh-Orissa region which ensures ample availability of high grade of coal nearby. The Project is located at Akaltara Tehsil in Janjgir Champa District of Chhattisgarh and the Project site is well connected by air, rail & road. The nearest town to the project site is Akaltara which is 10 km north east by road from the site. The National Highway NH-200 runs 0.5 km from the site. The Bilaspur–Janjgir-Champa–Jharsugudha broad gauge railway line passes within a distance of 5 km from the site. Water is available in adequate quantity from the major perennial river Mahanadi.			
i.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes		
ii.	Is the property merged or colluded with any other property	No, it is an independent singly bounded property		
		Coal Handling Plant & Railway Sidings area is not demarcated with permanent boundary		
iii.	Current activity done in the property	Industrial		
iv.	Type of Land	Solid		
v.	Area of the Plot/ Land	Power Project: 2,132.74 acres (863.46 ha.)		
		Also please refer to Part-B Area description of the property.		
vi.	Covered Built-up área description *(Plinth/ Carpet/ Saleable Area)*	*Also please refer to Part-B Area description of the property.*		
b.	**Location attribute of the property**			
i.	Nearby Landmark	Property is a landmark itself		
ii.	Postal Address of the Property	Villages Nariyara, Rogada, Amora & Tarod, Tehsil Akaltara, District Janjgir- Champa, Chhattisgarh, India		
iii.	Independent access/ approach to the property	Clear independent access is available		
iv.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report		
		Coordinates or URL: 21°57'41.1"N 82°24'36.4"E		
v.	Details of the roads abutting the property			
	Main Road Name & Width	Akaltara to Pamgarh	NA	
	Front Road Name & width	Akaltara to Pamgarh	NA	
	Type of Approach Road	Bituminous Road		
	Distance from the Main Road	On main road		
vi.	Description of adjoining property	Agricultural lands		
vii.	Plot No.	Several		
viii.	Village/ Zone	Villages: Nariyara, Rogada, Amora & Tarod	Tehsil Akaltara	
ix.	Sub registrar	NA		
x.	District	Janjgir-Champa		
xi.	City Categorization	Village	Rural	
xii.	Characteristics of the locality	Average	Within unnotified Industrial area	
xiii.	Property location classification	On Wide Road	Road Facing	NA
c.	**Boundaries schedule of the Property**			

i.	Are Boundaries matched	No, boundaries are not mentioned in the documents.	
ii.	**Directions**	**As per Sale Deed/TIR**	**Found as per Site Survey**
	North	NA	Agricultural Land Parcels
	South	NA	Govt. Resham kendra Nariyara
	East	NA	Agricultural Land Parcels
	West	NA	Agricultural Land Parcels

3.	**TOWN PLANNING / ZONING PARAMETERS**		
a.	Master Plan Area/ Zone	NA/	
b.	Provision of Building by-laws as applicable	**PERMITTED**	**CONSUMED**
	i. FAR/ FSI	Not available	Not available
	ii. Ground coverage	Not available	Not available
	iii. Number of floors	Not available	Not available
	iv. Height restrictions	Not available	Not available
	v. Front/ Back/ Side Setback	Not available	Not available
c.	Status of Completion/ Occupational certificate	No information available	No information available
d.	Comment on unauthorized construction if any	Not available	
e.	Comment on Transferability of development rights	As per regulation of Chhattisgarh Govt.	
f.	Master plan currently in force	NA	
g.	Development controls/ Authority	Area not falling under development authority limits	
h.	Municipal limits	NA	
i.	Zoning regulations	Not yet under zoning regulations	
j.	Any notification on change of zoning regulation	NA	
k.	Is property usage as per applicable zoning	It is a village area, no zoning regulations defined	
l.	Comment on the surrounding land uses & adjoining properties in terms of uses	Majorly, all nearby lands are used for Agricultural purpose.	
m.	Any notification for Demolition	No	
n.	Any notification for Compounding/ Regularization	No	
o.	Any notification for land acquisition	NA	
p.	Any notification for road widening	No	
q.	Any information on encroachment	No	
r.	Any heritage site restrictions	No	
s.	Is the area part of unauthorized area/ colony	No (As per general information available)	
t.	Category of Land Use	Industrial	
u.	Any conversion of land use done	From Agricultural to Industrial	
v.	Street Notification	Not notified	
w.	Is property tax been paid for this property	Not Known	
	Property or Tax Id No.	Not provided	

4.	LEGAL OWNERSHIP ASPECTS OF THE PROPERTY			
a.	Ownership documents provided	Sale deed	Lease Deed	NA
b.	Names of the Legal Owner/s	M/s. KSK Mahanadi Power Company Limited		
c.	Constitution of the Property	Free hold and Lease hold		
d.	Agreement of easement if any	NA		
e.	Notice of acquisition if any and area under acquisition	No		
f.	Notice of road widening if any and area under acquisition	No		
g.	Transferability rights of the property ownership	For Free hold, Complete transferable rights & for Lease hold, have to take NOC in order to transfer		
h.	Any known existing mortgages/ charges/ encumbrances on the property, if any	Yes	Consortium of Lenders led by Power Finance Corporation (PFC)	
i.	Whether the owners of the property have issued any guarantee *(personal or corporate)* as the case may be	Not Known	NA	
j.	**Building plan sanction:**			
	i. Authority approving the plan	NA		
	ii. Name of the office of the Authority	NA		
	iii. Any violation from the approved Building Plan	NA		
k.	Whether the property SARFAESI complaint	Yes		
l.	i. Information regarding municipal taxes *(property tax, water tax, electricity bill)*	Tax name	NA	
		Receipt number	NA	
		Receipt in the name of	NA	
		Tax amount	NA	
	ii. Observation on Dispute or Dues if any in payment of bills/ taxes	Not known to us		
m.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	Yes		
n.	Qualification in TIR/Mitigation suggested if any	NA		
o.	Since how long owners owing the Property	13-14 Years		
p.	Year of Acquisition/ Purchase	2009-10		
q.	Property presently occupied/ possessed by	Legal Owner		
r.	Title verification	To be done by the competent Advocate		
s.	Details of leases if any	No		

5.	ECONOMIC ASPECTS OF THE PROPERTY	
a.	Reasonable letting value/ Expected market monthly rental	NA
b.	Is property presently on rent	No
	i. Number of tenants	NA

	ii. Since how long lease is in place	NA
	iii. Status of tenancy right	NA
	iv. Amount of monthly rent received	NA
c.	Taxes and other outgoing	NA
d.	Property insurance details	NA
e.	Monthly maintenance charges payable	NA
f.	Security charges, etc.	NA

6.	SOCIO - CULTURAL ASPECTS OF THE PROPERTY	
a.	Social structure of the area *(population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, etc.)*	Rural Area
b.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No

7.	FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES		
a.	Space allocation		Yes
b.	Storage spaces		Yes
c.	Utility of spaces provided within the building		Yes
d.	Car parking facilities		Yes
e.	Balconies		Yes
f.	Sewerage / sanitation		Yes
g.	Drainage arrangements		Yes
h.	Water Treatment Plant		Yes
i.	Power Supply arrangements	Permanent	Yes/ As per sanctioned load
		Auxiliary	Yes
j.	HVAC system		Yes/ in the Service Building, Admin Building, Control Rooms and other buildings
k.	Security provisions		Yes/ Private security guards
l.	Lift/ Elevators		Yes/ In the Crusher House, Boiler House, Service Building, Admin Building
m.	Compound wall/ Main Gate		Yes
n.	Whether gated society		Yes
o.	Solar lightening system		No

p. Internal development

Garden/ Park/ Land scraping	Water bodies	Internal roads	Pavements	Boundary Wall
Yes	Yes	Yes	Yes	Yes

8.	INFRASTRUCTURE AVAILABILITY
a.	Aqua Infrastructure availability

	i. Water Supply		Yes, Mahanadi River through dedicated pipelines				
	ii. Sewerage Treatment Plant (STP)		Yes				
	iii. Storm water drainage		Yes				
b.	Other Physical Infrastructure						
	i. Solid waste management		Yes, Self- managed				
	ii. Electricity		Yes, Self-generated				
	iii. Road and Public Transport connectivity		Yes				
	iv. Availability of other public utilities nearby		Transport, Market, Hospital etc.				
c.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Akaltara Railway Station	Metro	Bilaspur Airport
	~10 km	~10 km.	~10 km.	~2 km.	~10 km.	NA	~43 km.
9.	**MARKETABILITY ASPECTS OF THE PROPERTY:**						
a.	Location attribute of the subject property		Good				
b.	Scarcity		Similar kind of properties are not easily available in this area.				
c.	Availability of recreation facilities (parks, open spaces etc.)		This is a rural remote area. No recreational facility is available nearby.				
d.	New Development in surrounding area		No new development	NA			
e.	Market condition related to demand and supply of the kind of the subject property in the area		Demand of the subject property is in accordance with the current use/ activity perspective only which is currently carried out in the property.				
f.	Any negativity/ defect/ disadvantages in the property/ location		No	NA			
g.	Any other aspect which has relevance on the value or marketability of the property		No				
10.	**ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:**						
a.	Type of construction & design		Industrial corrugated GI Shed and RCC pillar beam column structures. Please refer Part-B of the report				
b.	Method of construction		Construction done by professional contractor and EPC consulant based on architect plan				
			Construction done using pre-fabricated as well as cast in-situ methodology				
c.	Specifications						
	i. Appearance/ Condition of structures		Internal - Good				
			External - Good				
	ii. Roof		**Floors/ Blocks**	**Type of Roof**			
			Please refer Part-B of the report				
	iii. Floor height		Please refer Part-B Area Description Chart				
	iv. Type of flooring		Vitrified tiles, Kota stone, PCC				
	v. Doors/ Windows		Aluminum flushed doors & windows, Wooden frame & panel doors				

	vi. Interior Finishing	POP punning, Simple Plastered Walls, Designer false ceiling in office areas.	
	vii. Exterior Finishing	Neatly plastered & putty coated walls, Glass facade, Architecturally designed & elevated	
	viii. Interior decoration/ Special architectural or decorative feature	Simple plain looking structure.	
	ix. Class of electrical fittings	Internal/ Normal quality fittings	
	x. Class of sanitary & water supply fittings	Internal/ Normal quality fittings	
d.	Maintenance issues	No maintenance issue, structure is maintained properly	
e.	Age of building/ Year of construction/ Remaining life expected	Please refer Building Sheet in Part-B	
f.	Extent of deterioration in the structure	No deterioration came into notice through visual observation	
g.	Structural safety	Structure built on RCC technique so it can be assumed as structurally stable. However no structural stability certificate is available	
h.	Protection against natural disasters viz. earthquakes etc.	Not Applicable	
i.	Visible damage in the building if any	No visible damages in the structure	
j.	System of air conditioning	AC is installed in office area	
k.	Provision of firefighting	Fire Hydrant System	
l.	Status of Building Plans/ Maps	NA	
m.	Is Building as per approved Map	Yes appears to be as per visual observation	
n.	Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	☐ Permissible Alterations	NA
		☐ Not permitted alteration	NA
o.	Is this being regularized	NA	
11.	**ENVIRONMENTAL FACTORS:**		
a.	Use of environment friendly building materials like fly ash brick, other Green building techniques if any	Standard civil construction material used	
b.	Provision of rainwater harvesting	Yes	
c.	Use of solar heating and lighting systems, etc.	No	
d.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	NA	
12.	**ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY:**		
a.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	Well-constructed Industrial Building	

PART C — AREA DESCRIPTION OF THE ASSET

1. **LAND AREA:** For the purpose of setting up the plant, KMPCL has acquired 2,132.74 acres of land. The area has been cross checked by the satellite tools for measurement, the snapshot of which is shown below:

Most of the land was acquired in the period between 2009-2010. Detailed description of land under possession is given in the table below:

Table: 9

PROJECT LAND AREA : 6x600 MW COAL BASED THERMAL POWER PLANT M/S. KSK MAHANADI POWER COMPANY LIMITED, CHHATTISGARH									
Sr. No.	Village	Private Land Acquisition		Private Purchase		Govt. Land		Total (A)	
		Acres	Hect.	Acres	Hect.	Acres	Hect.	Acres	Hect.
1	Nariyana	111.46	45.13	554.45	224.5	284.71	115.27	950.62	384.87
2	Tarod	58.29	23.60	390.55	158.1	66.83	27.06	515.67	208.77
3	Amora	138.86	56.22	123.96	50.2	72.33	29.28	335.15	135.69
4	Rogda	125.43	50.78	117.04	47.4	88.83	35.96	331.3	134.13
TOTAL		434.04	175.72	1186.00	480.16	512.7	207.57	**2132.74**	**863.46**
Source: KMPCL Management									

2. **BUILDINGS & STRUCTURES:** Several buildings and structures are erected as per the norms & requirement of a Sub-Critical Thermal Power Plant. Civil Works of the Plant includes construction of roads, boundary wall, sewerage and drainage, Power House, Service Building, Ash Water recovery Pump House, Township Buildings, Sea Water Intake Pump House etc.

Detailed break-up of buildings capitalized under Buildings' head in the provided FAR has been tabulated below:

Unit 2:

Asset - Unit 2	Sub Asset - Unit 2	Component description	Gross Block (in ₹)	Net Block (in ₹)
Plant Buildings				
Plant Buildings	ABCD Row Columns	Completion Of All Abcd Row Main Column Foundations	1,02,38,62,337	92,03,51,479
Plant Buildings	AB Bay Operating Floor	Completion Of Operating Floor Slab Of Ab Bay (0.82%)	38,69,67,571	34,78,45,764
Plant Buildings	Cooling Towers	Completion Of Cooling Towers (1.63%)	77,40,80,734	64,88,74,255
Plant Buildings	ABCD Row Columns		(1,10,19,190)	(99,05,167)
Plant Buildings	AB Bay Operating Floor		16,75,12,760	15,05,77,485
Plant Buildings	Cooling Towers		24,29,97,457	20,36,92,958
Plant Buildings	Track Hoppers		15,97,79,147	13,82,41,255
Plant Buildings	Crusher House Building		19,09,481	16,52,087
Plant Buildings	Control Rooms		4,50,95,560	4,05,36,470
Plant Buildings	Buildings - Plant		21,44,29,693	19,27,51,191
Plant Buildings	PB Construction Material Steel		9,10,92,815	8,18,83,475
Exchange variation - Plant Buildings				
Exchange Variation - Buildings (31.03.18)			9,82,438	8,58,013
Exchange Variation - Buildings (30.06.18)			-	-
Exchange Variation - Buildings (30.09.18)			56	49
Exchange Variation - Buildings (31.03.19)			44,58,121	40,34,561
Exchange Variation - Buildings (31.03.20)			52,60,345	49,27,463
Exchange Variation - Buildings (30.06.20)			4,73,633	4,47,397
Exchange Variation - Buildings (30.09.20)			(16,41,345)	(15,63,517)
Exchange Variation - Buildings (31.12.20)			(6,08,896)	(5,84,880)
Exchange Variation - Buildings (31.03.21)			2,76,427	2,67,681

Asset - Unit 2	Sub Asset - Unit 2	Component description	Gross Block (in ₹)	Net Block (in ₹)
Exchange Variation - Buildings (30.06.21)			9,78,249	9,55,013
Exchange Variation - Buildings (30.09.21)			(73,047)	(71,895)
Exchange Variation - Buildings (31.12.21)			1,50,652	1,49,477
Exchange Variation - Buildings (31.03.22)			12,13,941	12,13,941
		Plant Buildings – Total	**3,10,81,78,939**	**2,72,71,34,555**
Non Plant Buildings				
Non Plant Buildings	Green Belt Development		37,25,94,891	31,23,28,187
Non Plant Buildings	Internal Roads & Compound Wall		58,30,74,286	34,73,47,277
Non Plant Buildings	Intermediate Reservoir For Water Intake System		57,38,29,432	48,10,13,322
Non Plant Buildings	Internal Roads & Compound Wall		22,81,76,200	13,59,28,445
Non Plant Buildings	NPB - Temporary Constructions		69,176	-
		Sub Total	**1,75,77,43,985**	**1,27,66,17,231**
Roads				
Roads	NPB-Development of Approach Roads		71,95,495	-
		Sub Total	**71,95,495**	**-**
Exchange variation - Non Plant Buildings				
Exchange Variation - Non Plant Buildings (31.03.18)			5,59,930	4,89,014
Exchange Variation - Non Plant Buildings (30.06.18)			-	-
Exchange Variation - Non Plant Buildings (30.09.18)			32	29
Exchange Variation - Non Plant Buildings (31.03.19)			25,40,864	22,99,459
Exchange Variation - Non Plant Buildings (31.03.19)			29,98,084	28,08,362
Exchange Variation - Non Plant Buildings (30.06.20)			2,69,943	2,54,990
Exchange Variation - Non Plant Buildings (30.09.20)			(9,35,469)	(8,91,111)
Exchange Variation - Non Plant Buildings (31.12.20)			(3,47,035)	(3,33,348)
Exchange Variation - Non Plant Buildings (31.03.21)			1,57,547	1,52,562

Asset - Unit 2	Sub Asset - Unit 2	Component description	Gross Block (in ₹)	Net Block (in ₹)
Exchange Variation - Non Plant Buildings (30.06.21)			5,57,544	5,44,301
Exchange Variation - Non Plant Buildings (30.09.21)			(41,632)	(40,975)
Exchange Variation - Non Plant Buildings (31.12.21)			85,863	85,193
Exchange Variation - Non Plant Buildings (31.03.22)			6,91,874	6,91,874
		Sub Total	**65,37,545**	**60,60,350**
		Non-Plant Buildings – Total	**177,14,77,025**	**1,28,26,77,581**
		Unit 2 – Grand Total	**487,96,55,964**	**400,98,12,136**

Unit 3:

Asset - Unit 3	Sub Asset - Unit 3	Component description	Gross Block (in ₹)	Net Block (in ₹)
Plant buildings				
Plant buildings	ABCD Row Columns	COMPLETION OF ALL ABCD ROW MAIN COLUMN FOUNDATIONS (PRORATED FOR EACH UNIT)	67,09,21,855	55,56,24,828
Plant buildings	AB Bay Operating Floor	COMPLETION OF AB BAY-OPERATING FLOOR (0.82%) - Mezanine Floor @ 6.lvl	12,64,55,827	10,47,24,562
Plant buildings	AB Bay Operating Floor	COMPLETION OF AB BAY-OPERATING FLOOR (0.82%) - Operatign Floor @ 13.7 lvl	12,64,55,827	10,47,24,562
Plant buildings	Cooling Towers	COMPLETION OF COOLING TOWERS - Basin Level	20,07,40,672	14,43,80,246
Plant buildings	Cooling Towers	COMPLETION OF COOLING TOWERS - Eliminator Level	12,54,62,921	9,02,37,654
Plant buildings	Cooling Towers	COMPLETION OF COOLING TOWERS- Deck Level	17,56,48,089	12,63,32,719
Plant buildings	Track Hoppers	COMPLETION OF SIDE CONCRETE WALL OF TRACK HOPPERS	12,54,62,921	9,63,80,463
Plant buildings	Track Hoppers	COMPLETION OF SIDE CONCRETE WALL OF TRACK HOPPERS	12,54,62,921	9,63,80,463
Plant buildings	Track Hoppers	COMPLETION OF TRACK HOPPERS	31,08,82,884	23,88,19,852
Plant buildings	Crusher House Building	COMPLETION OF CRUSHER HOUSE	8,78,24,044	6,74,66,324

Asset - Unit 3	Sub Asset - Unit 3	Component description	Gross Block (in ₹)	Net Block (in ₹)
		BUILDINGS - Works from -16 to -10 lvl		
Plant buildings	Crusher House Building	COMPLETION OF CRUSHER HOUSE BUILDINGS - Works from -10 to 0 Lvl	8,78,24,044	6,74,66,324
Plant buildings	Crusher House Building	COMPLETION OF CRUSHER HOUSE BUILDINGS - Work from 0 to 10 lvl	7,52,77,752	5,78,28,277
Plant buildings	Control Rooms	COMPLETION OF CONTROL ROOMS - Works upto 1.4 lvl	6,32,27,913	5,23,62,280
Plant buildings	Control Rooms	COMPLETION OF CONTROL ROOMS - Works upto 10.4 Lvl	7,58,73,496	6,28,34,736
Plant buildings	Control Rooms	COMPLETION OF CONTROL ROOMS - Works upto 10.4 to 21 Lvl	7,58,73,496	6,28,34,736
Plant buildings	Control Rooms	COMPLETION OF CONTROL ROOMS- Works upto 21 to 27 Lvl	3,79,36,748	3,14,17,371
Plant buildings	Plant Buildings	Cwip - Building - Plant	38,23,02,129	31,66,04,020
Plant buildings	Plant Buildings	Pb Construction Material Steel	37,17,34,930	30,78,52,775
Plant buildings	Plant Buildings	Coal Handling System	5,91,857	4,90,146
Plant buildings	Plant Buildings	Switchyard	18,925	15,670
Plant buildings	Track Hoppers	COMPLETION OF SIDE CONCRETE WALL OF TRACK HOPPERS	26,82,65,389	10,68,54,336
Plant buildings	Track Hoppers	COMPLETION OF SIDE CONCRETE WALL OF TRACK HOPPERS	26,82,65,389	10,68,54,336
Plant buildings	Track Hoppers	COMPLETION OF TRACK HOPPERS	66,47,31,202	26,47,72,923
Plant buildings	Crusher House Building	COMPLETION OF CRUSHER HOUSE BUILDINGS - Works from -16 to -10 lvl	18,77,85,772	7,47,98,036
Plant buildings	Crusher House Building	COMPLETION OF CRUSHER HOUSE BUILDINGS - Works from -10 to 0 Lvl	18,77,85,772	7,47,98,036
Plant buildings	Crusher House Building	COMPLETION OF CRUSHER HOUSE BUILDINGS - Work from 0 to 10 lvl	16,09,59,233	6,41,12,603
Plant buildings	Control Rooms	COMPLETION OF CONTROL ROOMS - Works upto 1.4 lvl	13,51,94,213	5,49,22,642
Plant buildings	Control Rooms	COMPLETION OF CONTROL ROOMS - Works upto 10.4 Lvl	16,22,33,056	6,59,07,169

Asset - Unit 3	Sub Asset - Unit 3	Component description	Gross Block (in ₹)	Net Block (in ₹)
Plant buildings	Control Rooms	COMPLETION OF CONTROL ROOMS - Works upto 10.4 to 21 Lvl	16,22,33,056	6,59,07,169
Plant buildings	Control Rooms	COMPLETION OF CONTROL ROOMS- Works upto 21 to 27 Lvl	8,11,16,528	3,29,53,584
		Sub Total	**5,52,45,48,861**	**3,49,66,58,842**
Exchange Variation - Buildings				
Exchange Variation - Buildings			(1,72,41,039)	(1,32,94,676)
Exchange Variation - Buildings (30.06.14&30.09.14)			49,32,101	37,88,826
Exchange Variation - Buildings (31.12.14)			41,55,023	31,91,440
Exchange Variation - Buildings (31.03.15)			(19,76,876)	(15,18,221)
Exchange Variation - Buildings (30.06.15)			31,70,205	24,54,707
Exchange Variation - Buildings (30.09.15)			74,32,836	58,03,433
Exchange Variation - Buildings (31.12.15)			(35,504)	(27,957)
Exchange Variation - Buildings (31.12.15)			(1,98,205)	(1,57,380)
Exchange Variation - Buildings (30.06.15)			16,47,818	12,75,918
Exchange Variation - Buildings (30.09.15)			29,02,809	22,66,466
Exchange Variation - Buildings (31.12.15)			(67,691)	(53,299)
Exchange Variation - Buildings (31.12.15)			1,34,495	1,06,792
Exchange Variation - Buildings (30.06.16)			45,59,061	36,50,802
Exchange Variation - Buildings (30.09.16)			(20,91,100)	(16,89,066)
Exchange Variation - Buildings (31.12.16)			31,45,160	25,62,780
Exchange Variation - Buildings (31.03.17)			(57,19,461)	(47,00,823)
Exchange Variation - Buildings (30.06.17)			(35,522)	(29,453)
Exchange Variation - Buildings (30.09.17)			6,96,388	5,82,652
Exchange Variation - Buildings (31.12.17)			(19,08,686)	(16,11,553)
Exchange Variation - Buildings (31.03.18)			17,71,364	15,09,117
Exchange Variation - Buildings (30.09.18)			100	86
Exchange Variation - Buildings (31.03.19)			80,38,125	71,09,236

Asset - Unit 3	Sub Asset - Unit 3	Component description	Gross Block (in ₹)	Net Block (in ₹)
Exchange Variation - Buildings (31.03.20)			94,84,558	87,23,620
Exchange Variation - Buildings (30.06.20)			8,53,975	7,93,364
Exchange Variation - Buildings (30.09.20)			(29,59,393)	(27,77,636)
Exchange Variation - Buildings (31.12.20)			(10,97,858)	(10,41,155)
Exchange Variation - Buildings (31.03.21)			4,98,407	4,77,532
Exchange Variation - Buildings (30.06.21)			17,63,813	17,07,741
Exchange Variation - Buildings (30.09.21)			(1,31,705)	(1,28,892)
Exchange Variation - Buildings (31.12.21)			2,71,631	2,68,729
Exchange Variation - Buildings (31.03.22)			21,88,772	21,88,772
		Sub Total	**2,41,83,600**	**2,14,31,901**
		Plant Buildings – Total	**5,54,87,32,461**	**3,51,80,90,743**
Non plant buildings				
Non plant buildings	Watch towers	Fabrication, erection & Sheeting of watch tower & other Miscellaneous work	30,01,388	0
Non plant buildings	Fencing of Plant Area	M.S. ANGLE 90 X 90 X 8 , Fabrication & Erection of structure, fencing work at site	2,53,77,152	(0)
Non plant buildings	Green Belt Development	NPB : Green Belt Development	1,66,86,951	0
Non plant buildings	Construction Of Staff Quarters	NPB : Construction Of Staff Quarters	3,68,81,182	2,65,22,498
Non plant buildings	Civil Works On Property Not Owned By Company	NPB - Civil Works On Property Not Owned By Company	(2,97,115)	(0)
Non plant buildings	Parking Sheds	NPB - Parking Sheds	1,09,012	0
Non plant buildings	Borewell	Borewell	5,57,489	(0)
Non plant buildings	Construction of Pulverizer Room	NPB - Construction of Pulverizer Room MS ANGLE 70X70X6 & HR SHEET 12MM	31,68,911	24,35,019
Non plant buildings	Drains, Culverts and Crossovers	NPB - Drains, Culverts and Crossovers - Construction of surface drain, supply, laying & jointing of RCC pipes construction of bridge, fabrication & construction of shed etc.,	28,38,84,200	6,65,10,303
Non plant buildings	Office Building	Construction of block office civil works	(11,67,077)	(0)
Non plant buildings	Temporary Constructions	NPB - Temporary Constructions	2,46,01,644	(0)

Asset - Unit 3	Sub Asset - Unit 3	Component description	Gross Block (in ₹)	Net Block (in ₹)
Non plant buildings	Reservoir For Water Intake System		12,79,23,773	9,20,41,229
Non plant buildings	Road	NPB-Development of Approach Roads	5,22,020	0
		Sub Total	**52,12,49,530**	**18,75,09,049**
Exchange Variation - Non Plant Buildings				
Exchange Variation - Non Plant Buildings			(27,82,485)	(21,45,561)
Exchange Variation - Non Plant Buildings (30.06.14&30.09.14)			7,95,280	6,10,931
Exchange Variation - Non Plant Buildings (31.12.14)			6,69,916	5,14,555
Exchange Variation - Non Plant Buildings (31.03.15)			(3,18,733)	(2,44,783)
Exchange Variation - Non Plant Buildings (30.06.15)			3,15,499	2,44,295
Exchange Variation - Non Plant Buildings (30.09.15)			7,39,715	5,77,555
Exchange Variation - Non Plant Buildings (31.12.15)			(3,533)	(2,783)
Exchange Variation - Non Plant Buildings (31.12.15)			(19,725)	(15,661)
Exchange Variation - Non Plant Buildings (31.12.15)			1,63,991	1,26,981
Exchange Variation - Non Plant Buildings (31.12.15)			2,88,887	2,25,557
Exchange Variation - Non Plant Buildings (31.12.15)			(6,735)	(5,303)
Exchange Variation - Non Plant Buildings (31.12.15)			13,385	10,629
Exchange Variation - Non Plant Buildings (30.06.16)			4,53,718	3,63,326
Exchange Variation - Non Plant Buildings (30.09.16)			(2,08,105)	(1,68,094)
Exchange Variation - Non Plant Buildings (31.12.16)			3,13,006	2,55,049
Exchange Variation - Non Plant Buildings (31.03.17)			(5,69,200)	(4,67,825)

Asset - Unit 3	Sub Asset - Unit 3	Component description	Gross Block (in ₹)	Net Block (in ₹)
Exchange Variation - Non Plant Buildings (30.06.17)			(3,535)	(2,932)
Exchange Variation - Non Plant Buildings (30.09.17)			69,304	57,984
Exchange Variation - Non Plant Buildings (31.12.17)			(1,89,952)	(1,60,381)
Exchange Variation - Non Plant Buildings (31.03.18)			1,76,286	1,50,188
Exchange Variation - Non Plant Buildings (30.09.18)			10	10
Exchange Variation - Non Plant Buildings (31.03.19)			7,99,954	7,07,511
Exchange Variation - Non Plant Buildings (31.03.20)			9,43,902	8,68,174
Exchange Variation - Non Plant Buildings (30.06.20)			84,988	78,955
Exchange Variation - Non Plant Buildings (30.09.20)			(2,94,519)	(2,76,431)
Exchange Variation - Non Plant Buildings (31.12.20)			(1,09,259)	(1,03,616)
Exchange Variation - Non Plant Buildings (31.03.21)			49,601	47,524
Exchange Variation - Non Plant Buildings (30.06.21)			1,75,534	1,69,954
Exchange Variation - Non Plant Buildings (30.09.21)			(13,107)	(12,827)
Exchange Variation - Non Plant Buildings (31.12.21)			27,033	26,744
Exchange Variation - Non Plant Buildings (31.03.22)			2,17,826	2,17,826
		Sub Total	**17,78,947**	**16,47,551**
		Non-Plant Buildings – Total	**52,30,28,477**	**18,91,56,600**
		Unit 3 Grand Total	**607,17,60,938**	**370,72,47,343**

Unit 4:

Asset - Unit 4	Sub Asset - Unit 4	Component description	Gross Block (in ₹)	Net Block (in ₹)
Plant buildings				
Plant buildings	ABCD Row Columns	COMPLETION OF ALL ABCD ROW MAIN COLUMN FOUNDATIONS (PRORATED FOR EACH UNIT)	83,23,21,875	70,05,35,591
Plant buildings	AB Bay Operating Floor	COMPLETION OF OPERATING FLOOR SLAB OF AB BAY - Mezzanine Floor @ 6.lvl	15,66,89,243	13,18,79,740
Plant buildings	AB Bay Operating Floor	COMPLETION OF OPERATING FLOOR SLAB OF AB BAY - Operatign Floor @ 13.7 lvl	15,66,89,243	13,18,79,740
Plant buildings	Track Hoppers	COMPLETION OF SIDE CONCRETE WALL OF TRACK HOPPERS - Works upto Paddel Feeder Lvl	47,01,35,137	37,08,87,416
Plant buildings	Track Hoppers	COMPLETION OF SIDE CONCRETE WALL OF TRACK HOPPERS - Works upto Rail Lvl	47,01,35,137	37,08,87,416
Plant buildings	Track Hoppers	COMPLETION OF TRACK HOPPER	1,15,70,10,865	91,27,60,474
Plant buildings	Crusher House Building	COMPLETION OF CRUSHER HOUSE BUILDINGS - Works from -16 to -10 lvl	32,68,54,189	25,78,53,746
Plant buildings	Crusher House Building	COMPLETION OF CRUSHER HOUSE BUILDINGS - Works from -10 to 0 Lvl	32,68,54,189	25,78,53,746
Plant buildings	Crusher House Building	COMPLETION OF CRUSHER HOUSE BUILDINGS - Work from 0 to 10 lvl	28,01,60,734	22,10,17,495
Plant buildings	Control Rooms	COMPLETION OF CONTROL ROOMS - Works upto 1.4 lvl	23,48,46,492	19,76,61,901
Plant buildings	Control Rooms	COMPLETION OF CONTROL ROOMS - Works upto 10.4 Lvl	28,18,15,789	23,71,94,281
Plant buildings	Control Rooms	COMPLETION OF CONTROL ROOMS Works upto 10.4 to 21 Lvl	28,18,15,789	23,71,94,281
Plant buildings	Control Rooms	COMPLETION OF CONTROL ROOMS - Works upto 21 to 27 Lvl	14,09,07,895	11,85,97,141
Plant buildings	Buildings - Plant	Cwip - Building - Plant	7,31,41,670	6,15,60,729
Plant buildings	Buildings - Plant	Pb Construction Material Steel	2,58,24,00,726	2,17,35,14,438
Plant buildings	Buildings - Plant	Coal Handling System	14,568	12,260

Asset - Unit 4	Sub Asset - Unit 4	Component description	Gross Block (in ₹)	Net Block (in ₹)
		Sub Total	**777,17,93,541**	**638,12,90,395**
Exchange Variation - Buildings				
Exchange Variation - Buildings (30.06.15)			36,96,229	29,15,949
Exchange Variation - Buildings (30.09.15)			86,82,230	68,49,396
Exchange Variation - Buildings (31.12.15)			(32,93,652)	(25,98,357)
Exchange Variation - Buildings (31.03.16)			(2,32,481)	(1,88,319)
Exchange Variation - Buildings (30.09.15)			25,54,152	20,14,969
Exchange Variation - Buildings (31.12.15)			(78,968)	(62,297)
Exchange Variation - Buildings (31.12.15)			1,57,753	1,27,787
Exchange Variation - Buildings (30.06.16)			60,81,157	49,74,030
Exchange Variation - Buildings (30.09.16)			(28,61,319)	(23,63,214)
Exchange Variation - Buildings (31.12.16)			43,01,269	35,86,800
Exchange Variation - Buildings (31.03.17)			(78,00,559)	(65,65,697)
Exchange Variation - Buildings (30.06.17)			(48,374)	(41,036)
Exchange Variation - Buildings (30.09.17)			9,48,110	8,12,265
Exchange Variation - Buildings (31.12.17)			(25,98,038)	(22,47,605)
Exchange Variation - Buildings (31.03.18)			24,67,125	21,54,636
Exchange Variation - Buildings (30.09.18)			140	126
Exchange Variation - Buildings (31.03.19)			1,11,95,356	1,01,31,603
Exchange Variation - Buildings (31.03.20)			1,32,09,922	1,23,73,866
Exchange Variation - Buildings (30.06.20)			11,89,401	11,23,508
Exchange Variation - Buildings (30.09.20)			(41,21,790)	(39,26,321)
Exchange Variation - Buildings (31.12.20)			(15,29,076)	(14,68,759)
Exchange Variation - Buildings (31.03.21)			6,94,172	6,72,206
Exchange Variation - Buildings (30.06.21)			24,56,607	23,98,252
Exchange Variation - Buildings (30.09.21)			(1,83,437)	(1,80,543)
Exchange Variation - Buildings (31.12.21)			3,78,322	3,75,370
Exchange Variation - Buildings (31.03.22)			30,48,482	30,48,482

Asset - Unit 4	Sub Asset - Unit 4	Component description	Gross Block (in ₹)	Net Block (in ₹)
		Sub Total	**3,83,12,733**	**3,39,17,097**
		Plant Buildings – Total	**781,01,06,274**	**641,52,07,492**
Non-plant Buildings				
Non plant buildings	Fencing of Plant Area	NPB : Fencing of Plant Area	20,43,616	0
Non plant buildings	Civil Works On Property Not Owned By Company	Miscellaneous Civil Works	1,00,467	0
Non plant buildings	Buildings - Admin Block / Guesthouse	Buildings - Admin Block / Guesthouse	56,90,649	42,49,127
Non plant buildings	Buildings - Security Room	Buildings - Security Room	7,29,413	0
Non plant buildings	Drains, Culverts and Crossovers		4,72,399	1,73,252
Non plant buildings	Office Building		8,85,443	(0)
Non plant buildings	Temporary Constructions	NPB - Temporary Constructions	76,13,274	(0)
Non plant buildings	Reservoir For Water Intake System	INTERMEDIATE RESERVOIR FOR WATER INTAKE SYSTEM - 171058	33,72,40,782	25,18,12,947
Non plant buildings	Roads	Approach Roads	4,49,41,100	0
		Sub Total	**39,97,17,143**	**25,62,35,326**
Exchange Variation - Non Plant Buildings				
Exchange Variation - Non Plant Buildings (30.06.15)			1,90,087	1,49,959
Exchange Variation - Non Plant Buildings (30.09.15)			4,46,503	3,52,245
Exchange Variation - Non Plant Buildings (31.12.15)			(1,69,384)	(1,33,626)
Exchange Variation - Non Plant Buildings (31.12.15)			(11,956)	(9,687)
Exchange Variation - Non Plant Buildings (30.09.15)			1,31,353	1,03,626
Exchange Variation - Non Plant Buildings (31.12.15)			(4,061)	(3,201)
Exchange Variation - Non Plant Buildings (31.12.15)			8,113	6,571
Exchange Variation - Non Plant Buildings (30.06.16)			3,12,736	2,55,800
Exchange Variation - Non Plant Buildings (30.09.16)			(1,47,150)	(1,21,535)
Exchange Variation - Non Plant Buildings (31.12.16)			2,21,202	1,84,457

Asset - Unit 4	Sub Asset - Unit 4	Component description	Gross Block (in ₹)	Net Block (in ₹)
Exchange Variation - Non Plant Buildings (31.03.17)			(4,01,161)	(3,37,656)
Exchange Variation - Non Plant Buildings (30.06.17)			(2,488)	(2,110)
Exchange Variation - Non Plant Buildings (30.09.17)			48,759	41,773
Exchange Variation - Non Plant Buildings (31.12.17)			(1,33,610)	(1,15,589)
Exchange Variation - Non Plant Buildings (31.03.18)			1,26,877	1,10,806
Exchange Variation - Non Plant Buildings (30.09.18)			7	7
Exchange Variation - Non Plant Buildings (31.03.19)			5,75,745	5,21,038
Exchange Variation - Non Plant Buildings (31.03.20)			6,79,349	6,36,353
Exchange Variation - Non Plant Buildings (30.06.20)			61,168	57,779
Exchange Variation - Non Plant Buildings (30.09.20)			(2,11,972)	(2,01,919)
Exchange Variation - Non Plant Buildings (31.12.20)			(78,636)	(75,534)
Exchange Variation - Non Plant Buildings (31.03.21)			35,699	34,569
Exchange Variation - Non Plant Buildings (30.06.21)			1,26,336	1,23,335
Exchange Variation - Non Plant Buildings (30.09.21)			(9,434)	(9,285)
Exchange Variation - Non Plant Buildings (31.12.21)			19,456	19,304
Exchange Variation - Non Plant Buildings (31.03.22)			1,56,775	1,56,775
		Sub Total	**19,70,313**	**17,44,255**
		Non-Plant Buildings Total	**40,16,87,456**	**25,79,79,581**
		Unit 4 Grand Total	**821,17,93,730**	**667,31,87,073**

Plant Buildings:

S. No.	Nature of Expenditure	Gross Block (in ₹)	Net Block (in ₹)
PLANT BUILDINGS			
1	Construction of coal sampling room under TT5 in CHP area	3,26,133	2,55,759
2	Supply and installation of cupboards for time office building	4,41,347	3,71,436
WAGON TIPPLER HOUSE			
1	Supply of reinforcement steel for wagon tippler	1,68,94,621	1,31,49,451
2	Supply of steel (TMT BAR 32 MM) for wagon tippler	71,50,381	55,65,300
3	Civil works at wagon tippler area for 6*600 MW power plant & transfer tower at village Nariyara	11,33,73,396	8,82,40,981
4	Earth work excavation at wagon tippler area in connection with railway with railway siding	2,94,32,032	2,29,07,590
5	Supply of 8.89 MT TMT Bar steel to site	27,03,785	21,04,416
6	Supply of TMT bar 20 mm for wagon tippler	2,29,01,905	1,78,25,049
7	Supply of TMT Bar 25 mm for wagon trippler	97,76,664	76,09,392
8	Procurement of steel for wagon tippler	1,17,17,969	91,20,351
9	Supply of Electroformed grating for using as walkways on coal	86,041	66,966
10	Reimb of Freight, Debit Note No.1-2013-PAT	1,16,278	90,503
11	TMT Rebars and MS Plate	30,11,106	23,43,610
12	Earlier debited to Sepco Retention account now transferred to CWIP based email dtd.01.05.14 confirmation from project	21,35,687	16,62,250
13	Earlier debited to Sepco Retention account now transferred to CWIP based email dtd.01.05.14 confirmation from project	1,82,394	1,41,960
14	Earlier debited to Sepco Retention account now transferred to CWIP based email dtd.01.05.14 confirmation from project	3,407	2,651
15	Provision for works executed by Sepco as per mail dtd.23.07.15 of Mr. Repala Srinivasa Rao ref Elecon order No.1527	6,00,000	4,66,994
	Grand Total	**22,08,53,146**	**17,19,24,659**

Buildings – Others:

S. No.	Nature of Expenditure	Gross Block (in ₹)	Net Block (in ₹)
BUILDINGS – OTHERS			
Development of Approach Roads - 171001 - 10 YEARS			
1	Supply & Fixing of 2 Nos Hume pipes for 33 KV Sub-Station Road at Nariyara	-	-
2	Stone dust filling	37,155	-
3	Construction of WBM road for the approach to 33 KV sub station	28,001	-
1	Repairing of road in Km 49/8-10 on NH 49 at KMPCL junction	5,88,637	-
2	Supply of 384 Cu Mtr Crusher Stone 10 mm to 20 mm	2,06,880	-
3	Supply of 384 Cu Mtr Crusher Stone 10 mm to 20 mm	2,07,137	-
4	Supply of 384 Cu Mtr Crusher Stone 10 mm to 20 mm	82,635	-
5	Supply of 150 CU Mtrs Crusher Stone 10 mm to 20 mm	81,823	-
6	Civil work for road block 1 & 2 and dining hall at plant area - nariyara site and Construction of roads at site block offices and dining hall at nariyara plant site	1,19,822	-

S. No.	Nature of Expenditure	Gross Block (in ₹)	Net Block (in ₹)
7	Supply of RCC Hume pipe 600 MM dia NP3 for construction of approach roads to various facilities at Nariyara plant site	89,251	-
8	Construction of Approach roads in Camp office area at Nariyara	1,23,996	-
9	Construction of approach road at camp office, Nariyara	11,08,396	-
10	Tariff room approach road in Switchyard area	1,16,143	13,933
11	Construction of CC Road in staff accommodation inside Sepco Living qtrs	7,03,657	84,877
12	Construction of Kesla road	1,16,52,000	73,88,478
NPB - BOUNDARY WALL - 171006 - 30 YEARS			
1	Construction of Boundary wall	44,74,264	39,38,626
2	Construction of boundary wall (Sample)	1,82,532	1,62,300
3	Construction of outer peripheral boundary wall	19,81,788	17,62,117
4	Construction of outer peripheral boundary wall	8,51,940	7,57,506
5	Construction of outer peripheral boundary wall	3,61,152	3,21,122
6	Construction of outer peripheral boundary wall	2,14,206	1,90,463
7	Construction of outer peripheral boundary wall	9,36,825	8,32,982
8	Construction of outer peripheral boundary wall	2,93,013	2,60,535
9	Construction of outer peripheral boundary wall	8,21,280	7,30,245
10	Construction of peripheral boundary wall	7,53,059	6,69,588
11	Construction of boundary wall	3,98,957	3,54,737
12	Construction of boundary wall	2,13,913	1,90,200
13	Construction of outer peripheral boundary wall	22,84,578	20,31,344
14	Construction of outer peripheral boundary wall	8,18,978	7,28,200
15	Construction of outer peripheral boundary wall	2,14,264	1,90,516
16	Construction of outer peripheral boundary wall	9,20,050	8,18,071
17	Construction of outer peripheral boundary wall	16,28,018	14,47,563
18	Construction of outer peripheral boundary wall	6,82,376	6,06,739
19	Construction of outer peripheral boundary wall	2,14,264	1,90,516
20	Construction of peripheral boundary wall	7,17,450	6,37,924
21	Construction of peripheral boundary wall	8,05,796	7,16,476
22	Construction of peripheral boundary wall	7,21,423	6,41,456
23	Construction of peripheral boundary wall	7,23,392	6,43,208
24	Construction of peripheral boundary wall	79,277	70,491
25	Construction of peripheral boundary wall	2,14,206	1,90,463
26	Construction of boundary wall for proposed ITC land	18,42,600	16,38,357
27	Construction of outer boundary wall	5,71,440	5,08,098
28	Construction of outer boundary wall	10,30,138	9,15,955
29	Construction of outer boundary wall	8,01,118	7,12,318
30	Construction of outer boundary wall	7,57,827	6,73,824
31	Construction of outer boundary wall	2,14,206	1,90,463
32	Construction of outer peripheral boundary wall	28,67,444	25,49,606
33	Construction of boundary wall	2,78,093	2,47,269
34	Construction of boundary wall	2,14,264	1,90,516
35	Construction of outer peripheral boundary wall	5,71,129	5,07,822
36	Construction of outer peripheral boundary wall	10,70,395	9,51,749
37	Construction of outer peripheral boundary wall	8,02,887	7,13,891
38	Construction of outer peripheral boundary wall	7,58,891	6,74,771
39	Construction of peripheral boundary wall	70,359	62,562
40	Construction of peripheral boundary wall	2,14,264	1,90,516
41	Construction of outer peripheral boundary wall	5,90,363	5,24,924
42	Construction of outer peripheral boundary wall	8,42,785	7,49,366
43	Construction of outer peripheral boundary wall	5,00,317	4,44,861
44	Construction of boundary wall	9,64,257	8,57,374

S. No.	Nature of Expenditure	Gross Block (in ₹)	Net Block (in ₹)
45	Construction of boundary wall	2,14,264	1,90,516
46	Construction of outer peripheral boundary wall	6,94,110	6,17,169
47	Construction of peripheral boundary wall	11,01,513	9,79,416
48	Construction of boundary wall	12,24,101	10,88,419
49	Construction of outer peripheral boundary wall	13,72,352	12,20,234
50	Construction of outer peripheral boundary wall	12,97,217	11,53,430
51	Construction of boundary wall	5,85,148	5,20,285
52	Construction of boundary wall	2,13,906	1,90,193
53	Construction of boundary wall	87,343	77,661
54	Construction of outer peripheral boundary wall	5,18,732	4,61,232
55	Construction of outer peripheral boundary wall	8,64,218	7,68,424
56	Construction of outer peripheral boundary wall	7,60,167	6,75,905
57	Construction of outer peripheral boundary wall	3,49,200	3,10,495
58	Construction of boundary wall	4,05,007	3,60,115
59	Construction of boundary wall	2,14,264	1,90,516
60	Construction of peripheral boundary wall	5,22,999	4,65,028
61	Construction of peripheral boundary wall	7,11,784	6,32,888
62	Construction of peripheral boundary wall	5,43,693	4,83,426
63	Construction of peripheral boundary wall	11,41,204	10,14,707
64	Construction of peripheral boundary wall	2,49,021	2,21,419
65	Construction of peripheral boundary wall	2,14,206	1,90,463
66	Construction of peripheral boundary wall	5,56,152	4,94,504
67	Construction of peripheral boundary wall	8,33,052	7,40,713
68	Construction of peripheral boundary wall	8,05,737	7,16,424
69	Construction of peripheral boundary wall	2,56,666	2,28,217
70	Construction of peripheral boundary wall	4,82,178	4,28,733
71	Construction of peripheral boundary wall	2,13,943	1,90,230
72	Construction of peripheral boundary wall	4,03,976	3,59,198
73	Construction of peripheral boundary wall	3,66,323	3,25,719
74	Construction of peripheral boundary wall	7,29,580	6,48,710
75	Construction of peripheral boundary wall	29,132	25,903
76	Provision t/w Construction of peripheral boundary wall	2,00,018	1,77,847
77	Construction of outer peripheral boundary wall	8,49,451	7,55,297
78	Construction of outer peripheral boundary wall	7,19,892	6,40,098
79	Construction of boundary wall	7,36,707	6,55,046
80	Construction of boundary wall	7,72,254	6,86,655
81	Construction of boundary wall	2,13,913	1,90,200
82	Construction of outer peripheral boundary wall	3,59,353	3,19,521
83	Construction of outer peripheral boundary wall	4,27,797	3,80,378
84	Construction of outer peripheral boundary wall	3,39,478	3,01,851
85	Construction of outer peripheral boundary wall	4,07,008	3,61,892
86	Construction of peripheral boundary wall	4,38,320	3,89,737
87	Construction of peripheral boundary wall	5,47,670	4,86,962
88	Construction of peripheral boundary wall	4,19,423	3,72,933
89	Construction of peripheral boundary wall	2,13,943	1,90,230
90	Construction of peripheral boundary wall	32,055	28,502
91	Construction of boundary wall	1,00,081	88,985
92	Provision t/w Construction of boundary wall	2,40,618	2,13,947
93	Construction of outer peripheral boundary wall	5,47,844	4,87,120
94	Construction of outer peripheral boundary wall	6,60,056	5,86,892
95	Construction of outer peripheral boundary wall	6,28,356	5,58,708
96	Construction of outer peripheral boundary wall	5,93,002	5,27,271
97	Construction of peripheral boundary wall	7,66,365	6,81,417
98	Construction of peripheral boundary wall	2,14,070	1,90,343

S. No.	Nature of Expenditure	Gross Block (in ₹)	Net Block (in ₹)
99	Supply of 5 Nos Roller wheel 130mm, outer dia with shaft (L-100mm X dia-20mm), used in chimney#2 gate enter roller wheel at Site (MRN No.12-13/859 dt.19.02.13)	15,500	13,783
100	Supply of 1 No Roller wheel 130mm, Outer Dia with shaft (L-100mm X Dia-20mm) used in chimney #2 gate enter roller wheel at site (MRN No.12-13/858 dt.19.02.13)	3,100	2,757
101	Construction of peripheral boundary wall	16,24,269	14,44,229
102	Construction of peripheral boundary wall	16,16,143	14,37,006
103	Construction of peripheral boundary wall	2,14,264	1,90,516
104	Construction of peripheral boundary wall	1,07,303	95,409
105	Construction of outer peripheral boundary wall	7,87,151	6,99,898
106	Construction of outer peripheral boundary wall	12,92,960	11,49,642
107	Construction of outer peripheral boundary wall	4,05,936	3,60,939
108	Construction of peripheral boundary wall	4,68,070	4,16,188
109	Construction of peripheral boundary wall	2,13,911	1,90,198
110	Construction of boundary wall	4,20,338	3,73,745
111	Construction of outer peripheral boundary wall	8,85,545	7,87,385
112	Construction of outer peripheral boundary wall	5,34,890	4,75,603
113	Construction of outer peripheral boundary wall	8,16,747	7,26,216
114	Construction of boundary wall	10,74,233	9,55,160
115	Construction of boundary wall	2,13,943	1,90,230
116	Construction of boundary wall	1,24,836	1,10,999
117	Construction of outer peripheral boundary wall	9,66,750	8,59,594
118	Construction of outer peripheral boundary wall	13,93,504	12,39,041
119	Construction of peripheral boundary wall	7,83,711	6,96,843
120	Construction of peripheral boundary wall	1,68,078	1,49,449
121	Construction of peripheral boundary wall	2,13,905	1,90,192
122	Construction of outer peripheral boundary wall	7,22,221	6,42,168
123	Construction of outer peripheral boundary wall	4,33,113	3,85,104
124	Construction of outer peripheral boundary wall	8,50,822	7,56,514
125	Construction of peripheral boundary wall	12,00,749	10,67,652
126	Construction of peripheral boundary wall	2,13,983	1,90,263
127	Construction of outer peripheral boundary wall	7,31,545	6,50,456
128	Construction of outer peripheral boundary wall	19,27,651	17,13,983
129	Construction of outer peripheral boundary wall	5,55,145	4,93,609
130	Construction of outer peripheral boundary wall	2,14,264	1,90,516
131	Construction of outer peripheral boundary wall	6,50,262	5,78,183
132	Construction of outer peripheral boundary wall	19,18,863	17,06,170
133	Construction of outer peripheral boundary wall	5,81,040	5,16,632
134	Construction of outer peripheral boundary wall	2,13,906	1,90,193
135	Construction of outer peripheral boundary wall	5,00,124	4,44,689
136	Construction of outer peripheral boundary wall	4,83,815	4,30,188
137	Construction of boundary wall	10,95,011	9,73,635
138	Construction of outer peripheral boundary wall	11,72,566	10,42,593
139	Construction of outer peripheral boundary wall	2,14,206	1,90,463
140	Construction of outer peripheral boundary wall	7,87,151	6,99,898
141	Construction of outer peripheral boundary wall	11,70,365	10,40,637
142	Construction of outer peripheral boundary wall	6,71,544	5,97,104
143	Construction of peripheral boundary wall	5,39,635	4,79,821
144	Construction of peripheral boundary wall	2,14,264	1,90,516
145	Construction of peripheral boundary wall	9,83,938	8,74,876
146	Construction of peripheral boundary wall	4,04,505	3,59,669
147	Construction of peripheral boundary wall	9,55,502	8,49,592
148	Construction of boundary wall	6,02,267	5,35,512

S. No.	Nature of Expenditure	Gross Block (in ₹)	Net Block (in ₹)
149	Construction of boundary wall	2,13,906	1,90,193
150	Construction of peripheral boundary wall	8,29,939	7,37,943
151	Construction of peripheral boundary wall	13,98,366	12,43,364
152	Construction of boundary wall	9,63,002	8,56,259
153	Construction of boundary wall	2,13,983	1,90,263
154	Construction of peripheral boundary wall	6,11,043	5,43,313
155	Construction of peripheral boundary wall	7,52,192	6,68,814
156	Construction of peripheral boundary wall	6,84,979	6,09,053
157	Construction of peripheral boundary wall	10,15,749	9,03,157
158	Construction of boundary wall	5,78,263	5,14,163
159	Construction of outer peripheral boundary wall (Length 35 Mtr)	2,25,165	2,00,206
160	Construction of peripheral boundary wall	11,95,436	10,62,927
161	Construction of peripheral boundary wall	8,98,041	7,98,500
162	Construction of peripheral boundary wall	8,43,304	7,49,829
163	Construction of peripheral boundary wall	2,13,911	1,90,198
164	Construction of peripheral boundary wall	12,80,694	11,38,736
165	Construction of peripheral boundary wall	8,89,380	7,90,798
166	Construction of peripheral boundary wall	7,30,442	6,49,479
167	Construction of peripheral boundary wall	2,09,906	1,86,641
168	Construction of outer boundary wall	10,20,764	9,07,619
169	Construction of peripheral boundary wall	16,26,763	14,46,448
170	Construction of peripheral boundary wall	2,14,264	1,90,516
171	Provision t/w Construction of peripheral boundary wall	6,78,717	6,03,486
172	Construction of outer peripheral boundary wall	5,44,164	4,83,846
173	Construction of peripheral boundary wall	2,55,785	2,27,434
174	Construction of boundary wall	5,72,349	5,08,907
175	Construction of boundary wall	4,92,698	4,38,084
176	Construction of boundary wall	10,60,222	9,42,705
177	Construction of boundary wall	2,13,913	1,90,200
178	Provision t/w Construction of boundary wall	2,77,611	2,46,841
179	Construction of outer peripheral boundary wall	6,61,193	5,87,903
180	Construction of peripheral boundary wall	7,45,789	6,63,123
181	Construction of peripheral boundary wall	56,209	49,980
182	Construction of outer peripheral boundary wall	15,483	13,766
183	Construction of outer peripheral boundary wall	15,99,487	14,22,193
184	Construction of outer peripheral boundary wall	6,68,648	5,94,530
185	Construction of outer peripheral boundary wall	2,14,264	1,90,516
186	Construction of peripheral boundary wall	4,82,140	4,28,695
187	Construction of outer peripheral boundary wall	14,64,383	13,02,065
188	Construction of outer peripheral boundary wall	10,33,943	9,19,335
189	Construction of outer peripheral boundary wall	2,14,264	1,90,516
190	Provision t/w Construction of outer peripheral boundary wall	8,36,961	7,44,188
191	Construction of outer peripheral boundary wall	10,29,019	9,14,957
192	Construction of outer peripheral boundary wall	8,42,280	7,48,919
193	Construction of boundary wall	4,47,844	3,98,204
194	Construction of boundary wall	6,62,007	5,88,626
195	Construction of outer peripheral boundary wall	2,14,206	1,90,463
196	Construction of peripheral boundary wall	14,53,153	12,92,078
197	Construction of peripheral boundary wall	6,13,226	5,45,253
198	Construction of peripheral boundary wall	5,68,820	5,05,770
199	Construction of peripheral boundary wall	2,14,264	1,90,516
200	Construction of peripheral boundary wall	3,24,446	2,88,480
201	Construction of peripheral boundary wall	11,32,166	10,06,670
202	Construction of outer peripheral boundary wall	19,17,895	17,05,307

S. No.	Nature of Expenditure	Gross Block (in ₹)	Net Block (in ₹)
203	Construction of outer peripheral boundary wall	2,13,906	1,90,193
204	Fabrication & fixing of MS gate in west side boundary wall near chimney # 1	30,437	27,061
205	Construction of peripheral boundary wall	26,75,786	23,79,188
206	Construction of boundary wall	5,41,096	4,81,121
207	Construction of boundary wall	2,14,264	1,90,516
208	Construction of peripheral boundary wall	16,54,508	14,71,118
209	Construction of boundary wall	7,52,941	6,69,484
210	Construction of peripheral boundary wall	4,13,843	3,67,971
211	Construction of peripheral boundary wall	2,13,911	1,90,198
212	Construction of peripheral boundary wall	18,47,728	16,42,916
213	Construction of boundary wall	8,80,642	7,83,028
214	Construction of boundary wall	2,14,206	1,90,463
215	Construction of boundary wall	4,29,202	3,81,627
216	Drilling in RCC Rotary hammer drill M/c.7 Bit of hole size & fixing of dowell/Re-bar with fosroc make LOKFIX-S in main gate foundation	14,167	12,597
217	Construction of outer peripheral boundary wall	9,55,035	8,49,176
218	Construction of outer peripheral boundary wall	8,13,381	7,23,221
219	Construction of outer peripheral boundary wall	2,14,264	1,90,516
220	Construction of outer peripheral boundary wall	2,19,317	1,95,007
221	Construction of outer peripheral boundary wall	15,15,449	13,47,471
222	Construction of outer peripheral boundary wall	1,75,218	1,55,798
223	Construction of outer peripheral boundary wall	2,14,264	1,90,516
224	Transportation charges for supply of fully automated sliding gates will all accessories, swing type wicket gates for scooters & pedestrains 2 sets (Entry & Exit)	40,000	35,565
225	Supply of fully automated sliding gates will all accessories, swing type wicket gates for scooter & accessories , swing type wicket gates for scooters and pedestrains 2 sets (entry & exit)	6,93,000	6,16,185
226	Deployment of 12/14 Ton hydra at site for fabrication & erection work near main gate near time office	4,043	3,595
227	Construction of boundary wall	13,86,273	12,32,615
228	Construction of boundary wall	15,65,619	13,92,079
229	Construction of boundary wall	2,14,264	1,90,516
230	Laying and fabrication work for barrier gate near wagon tippler	6,973	6,201
231	Hiring of JCB for the movement of Trespassers & other miscellaneous work at site	30,857	27,437
232	Supply of MS washer use in fencing work for boundary wall area	21,000	18,674
233	Hiring of JCB & Vibor for levelling & wedenning work of WBM road NH200 to Rogdha village through Taroud boundary wall outer	58,366	51,894
234	Hiring of excavator road work near NH200	51,450	45,748
235	Construction of boundary wall	6,94,908	6,17,883
236	Supply of Hume pipe 450MM*2.5*MTR length NP-3 class for boundary wall	36,285	32,263
237	Hiring machinaries for construction of boundary wall	40,685	36,173
238	Construction of outer peripheral boundary wall	2,46,634	2,19,298
239	Construction of outer peripheral boundary wall	4,906	4,360
240	Hiring of water tnker for peripheral boundary wall	40,775	36,256
241	Hiring of machinaries for construction of boundary wall	12,640	11,238
242	Laying of approach road for construction of boundary wall	42,697	37,963
243	Hiring charges of water tanker for peripheral boundary wall	12,815	11,394

S. No.	Nature of Expenditure	Gross Block (in ₹)	Net Block (in ₹)
244	Hiring of JCB machinaries for construction of drain line in site	16,037	14,259
245	Hiring of water tanker for peripheral boundary wall	13,430	11,939
246	Hiring of water tanker for construction of boundary wall	37,280	33,148
247	Laying of approach road for construction of boundary wall	32,865	29,223
248	Hiring machinaries for construction of boundary wall	49,854	44,327
249	Laying of approach road for construction of boundary wall	1,39,326	1,23,884
250	Laying of approach road for construction of boundary wall	28,090	24,978
251	Construction of peripheral boundary wall	14,59,488	12,97,711
252	Construction of boundary wall	58,427	51,953
253	Construction of boundary wall	19,805	17,612
254	Construction of boundary wall	2,14,264	1,90,516
255	Laying of approach road for construction of boundary wall	28,090	24,978
256	Construction of peripheral boundary wall	2,92,964	2,60,493
257	Construction of peripheral boundary wall	39,221	34,872
258	Construction of peripheral boundary wall	8,91,755	7,92,909
259	Provision t/w Construction of peripheral boundary wall	66,325	58,976
260	Construction of additional work in our peripheral boundary wall	40,300	35,832
261	MS Gate foundation work near NH-200 civil work	1,22,557	1,08,974
262	Charges for dismantling of erected wall	3,857	3,430
263	Hiring excavator for earth work in area, north side of RWR-1 & VIP park area	9,240	8,216
264	Construction of boundary wall	83,064	76,486
265	Construction of boundary wall	3,01,945	2,78,029
266	Construction of outer peripheral boundary wall	96,871	89,198
267	Construction of peripheral boundary wall	2,37,146	2,18,365
268	Construction of boundary wall	13,964	12,857
269	Construction of outer peripheral boundary wall	4,67,615	4,30,580
270	Construction of peripheral boundary wall	6,80,552	6,26,652
271	Construction of boundary wall	2,86,370	2,63,690
272	Construction of peripheral boundary wall	7,20,997	6,63,895
273	Construction of peripheral boundary wall	1,18,572	1,09,182
274	Construction of peripheral boundary wall	80,760	74,363
275	Supply and erection of demarkation post in boundary	50,266	46,286
276	Construction of outer peripheral boundary wall	61,713	56,827
277	Cladding work of boundary wall near main gate	6,42,686	5,91,785
278	Construction of outer peripheral boundary wall	1,38,715	1,27,728
279	Construction of boundary wall	1,78,845	1,64,679
280	Construction of boundary wall	1,23,970	1,14,150
281	Construction of boundary wall	3,50,350	3,22,604
282	Construction of boundary wall	51,648	47,559
283	Construction of boundary wall	53,900	49,631
284	Construction of boundary wall	26,950	24,817
285	Construction of boundary wall	80,850	74,447
CONSTRUCTION OF WATCH TOWER			
1	Fabrication and erection of watch tower for security	30,66,487	23,81,365
Fencing of Plant Area - 30 YEARS			
1	Porta Cabin fencing & Barricating	-	-
2	MS angles and Flats for fencing & ISA 65x65x6mm for fencing at site	20,88,378	15,63,395
3	Fabrication of PPOST for fencing, Shed for vehicle, security post-2 nso, post fencing for porta cabin	2,00,574	1,50,155
4	Fabrication charges of Angles & pipes with consumables & tools for fencing of plant green belt area	3,23,629	2,42,274
5	Structural steel ISA 90X90X8 MS Angles 20.570 MT	6,16,803	4,61,750

S. No.	Nature of Expenditure	Gross Block (in ₹)	Net Block (in ₹)
6	Structural steel 24.92 MT for our fencing work at aite (DBR No.157 dtd.16.10.10)	7,87,053	5,89,203
7	GI wiremesh, Red oxide & Tarpin oil for boundary fencing, GI Chain Link fencing 3.08 MT for boundary fencing work & GI Chain link fencing (7.51 MT)	7,43,970	5,56,950
8	Supply of GI fencing wire 1.830 MT for green belt	83,807	62,740
9	Supply of MS Bolt -200 Kg & Nut 25 Kg for boundary wall fencing	13,043	9,765
10	Supply of GI chain link fencing size 50*500 MM wire dia 8SWG, height 3 Mtr (MRN No.GE/11-12/41 dt.23.04.11)	3,21,378	2,40,590
11	Fabrication & Erection of Angles for fencing work at site	12,69,636	9,50,473
12	Supply of Structural steel 29.01 Mt for fencing work at site	8,80,437	6,59,112
13	Supply of Structural steel (19.95 MT) for fencing work at site (MRN No.220 dt.27.01.11)	7,07,463	5,29,621
14	Supply of MS Nuts M-16 (Qty 25 Kg) for fencing work at site	1,709	1,280
15	Supply of MS Nuts 25 Kg & MS Bolts 200 KS, GI Chain link fencing (6.85 Mt), G.I Chain & G.I chain link 7.47 mt for fencing work at site (MRN No.214 dt.14.01.11)	10,23,293	7,66,053
16	Supply of MS Nut M-16 (50 Kg) for site fencing work	3,588	2,685
17	Supply of MS Nut & Bolts for fencing work at site (MRN No.213 & 14.01.11)	15,911	11,910
18	Erection & Fabrication of Angles & Chain link with Civel Material for site fencing work (700 MT)	5,54,090	4,14,801
19	Supply of OG MS Nuts, Bolts, Red oxide (MRN No.219 dt.25.01.11)	34,959	26,173
20	Supply of 1.905 MT GI Chain Link fencing for fencing work at site (MRN No.218 dt.25.01.11), (8.74 MT) of G.I Chain Link fencing for site fencing work (MRN No.6 dt.16.02.11) & (6.75 MT) GI Chain Link fencing (MRN No.GE/KSK/19 dt.16.02.11	8,24,083	6,16,924
21	Supply of GI Concernita coil 2.5 MM Dia (400 rolls) for fencing work at site (MRN No.GE/KSK/20 dt.26.02.11)	4,07,219	3,04,848
22	Supply of GI Concertina coil 2.5 mm Qty 600 roll & GI Concertina coil 2.5MM at nariyara site	12,09,912	9,05,762
23	Supply of material for fencing of boundary wall (MRN No.GE/KSK/43 dt.15.03.11) & GI Chain link fencing at site (MRN No.GE/11-12/19 dt.15.04.11)	5,43,714	4,07,031
24	Supply of material for fencing of boundary wall (MRN No.GE/KSK/65 dt.21.03.11)	2,09,932	1,57,159
25	Supply of material for fencing of boundary wall (MRN No.GE/KSK/42 dt.15.03.11)	12,84,367	9,61,499
26	Purchase of MS Nuts & Bolts for site fencing work	4,368	3,269
27	Erection of Angles and chain link with materials for fencing work at site, Nariyara	5,54,090	4,14,801
28	Supply of 20 Nos ball valve zoloto	8,436	6,313
29	Supply of ball valve & nipple at site, Nariyara	17,634	13,201
30	Erection of Angles for fencing work at site, nariyara	1,43,132	1,07,152
31	Supply of MS Square bar (Req. for island fencing work near NH)	76,820	64,651
32	Fabrication & Erection of angle chain fencing work	1,07,993	90,885
33	Erection of chain link fencing at Rly bridge No.07 & 10	5,578	4,693
34	Development of two island fencing civil work near NH200 main gate area	13,305	11,198
35	Berbed wire fencing fixed on Rcc fencing	2,50,607	2,10,908
CONSTRUCTION OF STORM WATER DRAIN - 30 YEARS			

S. No.	Nature of Expenditure	Gross Block (in ₹)	Net Block (in ₹)
1	Formation of earthen drains peripheral to plant area & construction of pipe **culverts**	22,64,246	16,74,048
2	Storm water drain inside KSK Living qtrs	77,606	58,965
3	Complete Earth work, laying of PCC etc . in Drains	17,95,50,404	14,51,61,841
4	Supply of TMT Bar 20 MM	25,87,156	21,77,337
5	Construction of storm water drain work incl civil works	4,57,34,021	3,84,89,496
6	Supply of TMT Bar 10 MM, 8MM, 16MM	50,49,949	42,50,008
7	Supply of TMT Bar for storm water drain (external), MSP Gold rebar for storm water drain	29,79,714	25,07,712
8	Supply of 16&10 MM TMT Bar 15.83 MT purchased and issued to Mayura Krishna for Storm water drain construction	11,39,018	9,58,590
9	Supply of TMT bar size 16mm (FE-500)	36,41,029	30,64,268
10	Supply of TMT bar 16 MM 24.44 for diversion storm water drain	44,46,201	37,41,900
GREEN BELT DEVELOPMEN - 30 YEARS			
1	GI Corrugated sheet,bolt, Pipe Hook for fencing outside green belt	45,611	34,002
2	GI Chain link for fencing for outside green belt area	2,77,801	2,07,080
3	Supply of Red oxide-100 Ltr, Tarpine oil-20 Ltr, Wire brush-24 Nos, Paint brush-20 Nos, Plywood-2 Nos for Greenbelt fencing at Nariyara site \	14,208	10,592
4	Purchase of 6.300 MT (176 Pcs) 65 MM NB Medium duty MS Pipe for Green Belt area pipelink work	2,52,033	1,87,870
5	Supply of Gate Valve 5.5 Inch-2 Nos, Gate Valve 1 Inch-20 Nos, Nipple (1x12) Inch -20 Nos, Nipple (1x6) -20 Nos & Flexible hose pipe -100 Mtrs for watering arrangement at Green Belt area	15,302	11,406
6	Supply of Gate valve & Nipple for watering of green belt area (MRN No.18 dt.24.02.11)	15,642	11,662
7	Supply of MS pipe (160 Pcs-5.67 MT) for green belt area (GE/KSK/17 dt.24.02.11)	2,44,736	1,82,430
8	Supply of material for green belt area (Gate valve & Nipple) (MRN No.GE/KSK/67 dt.14.03.11)	17,577	13,102
CONSTRUCTION OF STAFF QUARTERS - 60 YEARS			
1	Construction of building for bachelor accommodation block-1 inside the camp office at Nariyara	55,68,222	49,09,097
2	Furniture works for bachelor quarters at our camp office on completion of 22 Nos rooms	17,06,371	15,02,812
3	Construction of Four Room quarters & Toilet Blocks at Nariyara Site	7,46,244	6,56,614
4	Plumbing, Electrical anf Finishing works for Bachelor quarters t our camp office, plant site and Finishing works & Plumbing and sanitory works for bachelor quarters	65,69,489	57,92,126
5	Construction of labour quarters super structure with aerocon v panels	22,03,389	19,43,072
6	Light fitting & other materials for site levelling qtrs	27,594	24,351
7	Construction of Sr.Management quarters inside the camp office at Akaltara	68,80,955	60,72,936
8	Fabrication, erection, sheeting work in bachelor accommodation	41,008	36,216
9	Construction plinth level for labour colony at Nariyara plant site	6,18,048	5,44,917
10	Construction of labour quarter with masonry foundation and super structure with aerocon panels, plinth for labour colony & security cabin at our project site-nariyara	24,00,324	21,16,870

S. No.	Nature of Expenditure	Gross Block (in ₹)	Net Block (in ₹)
11	Drinking water platform to facilitate labours at summer season at differenrent location at site	30,374	26,781
12	Water tank foundation work in labour colony area	1,12,899	99,554
13	Civil works for the construction of labour colony two blocks, 20 rooms at nariyara plant site	23,68,264	20,89,264
14	Civil works for labour colony block-3 at nariyara plant site	13,68,991	12,07,725
15	Construction of labour quarter with masonry foundation & super structure with aerocon panels, plinth for labour colony	10,27,857	9,06,376
16	Civil work for the construction of labour colony sheds & Civil works for 20 nos. rooms at labour colony block-4 at nariyara plant site	10,08,200	8,89,428
17	Septic tank in labour colony area at KMPCL site Nariyara	1,13,463	1,00,074
18	Plinth work for labour colony area at KMPCL site, Nariyara	6,19,754	5,46,616
19	Construction of building with 50 MM thick aerocon panel all including GI sheet / MS pipe/ C channel with window & door	22,64,534	19,97,990
20	Fabrication & erection of inter office connection passage at nariyara	2,10,266	1,85,522
21	Toilet block 14 nos work in labour colony area at nariyara	2,49,864	2,20,463
22	Construction of toilet block civil work	6,98,425	6,16,242
23	Miscellaneous works at camp office	2,31,584	2,04,374
24	Construction of servicing room, platfrom and Misc. civil works	3,47,540	3,06,726
25	Construction of labour quarter with masonry foundation	1,71,925	1,51,742
26	Shed work in labour colony	5,84,056	5,15,598
27	Miscellaneous works at camp office - site	1,71,560	1,51,477
28	Supply of stone dust with dressing for labour colony at Nariyara site TPP power plant	62,652	55,317
29	Supply of Ash bed for Labour colony at nariyara Site	23,832	21,044
30	Shed work in labour colony	12,57,055	11,10,179
31	Construction of Septic tank & water sump in staff accommodation inside Sepco Living qtrs	2,42,629	2,14,320
32	Supply of boulder & dust laying compaction in labour colony area	12,28,723	10,85,167
33	Shed work in labour colony	12,88,171	11,37,665
34	Construction of staff accommodation inside Sepco living quarter at project site Nariyara	25,10,403	22,17,545
35	Construction of proposed staff accommodation inside Sepco living qtr at Kmpcl, Nariyara	25,26,453	22,31,719
36	Construction of building for bachelor quarters 1 (block-2) & G+1 (66 DUS) inside the camp office for site	2,56,005	2,26,112
37	Construction of toilet block for admin staff in camp office site (between BAU 1&2) at Banahil staff accommodation - Sepco living qtrs	1,33,254	1,17,702
38	Construction of proposed staff accommodation (Block B) inside Sepco living qtrs at Nariyara	25,55,167	22,57,223
39	Constructed labour colony area for chimney civil work	25,75,653	22,78,348
40	Construction of staff accommodation in sepco living qtrs (Block-C)	23,41,297	20,71,251
41	Additional manpower for labour colony area	25,74,950	22,77,918
42	Construction of proposed project site staff accommodation (Block-G) inside Sepco living qtrs	23,75,607	21,01,455
43	Construction of staff accommodation inside Sepco living qtrs at Kmpcl, Nariyara	23,60,400	20,88,005
44	Water tank work in camp office Banahil	41,244	36,494
45	Inside Camp office, Banahil miscelleneous work	2,18,847	1,93,634

S. No.	Nature of Expenditure	Gross Block (in ₹)	Net Block (in ₹)
46	Plumbing connections & Driver room painting work	1,59,422	1,41,075
47	Construction of four room supporting staff quarters (Extension of existing four romm qtrs) with masonry foundations & super structure & other Misc works with aerocon panels at our camp office	2,32,263	2,05,459
48	Construction of toilet block for support staff (Adjacent to support staff accommodation) in our camp office site, banahil	2,52,713	2,23,550
49	Construction of Septic Tank in camp office Sr.Mgmnt qtrs, Banahil	2,03,193	1,79,746
50	Shed work in labour colony and LD charges	6,38,869	5,65,143
51	Construction of Sr.Management quarters inside the camp office at Akaltara	3,22,604	2,85,677
52	New Sewer line from Septic tank to main at site office	14,851	13,176
53	well	20,641	18,315
CIVIL WORKS ON PROPERTY NOT OWNED BY COMPANY - 03 YEARS			
1	Supply, Erection, Testing And Commissioning of Panel	-	-
2	Supply, Erection, Testing And Commissioning of Panel	-	-
N P B Parking Sheds - 30 YEARS			
1	Construction of Vehicle service platform & development at site	1,40,590	1,05,240
2	Vehicle parking Platlatform in Ramagreen (Bilaspur)	8,74,596	6,64,131
3	Sheeting, erection of structural steel and ply for vehicle shed and security post	28,226	21,493
4	THE SITE GRADING /DEVELOPMENT WORK FOR ADDITIONAL TEMPORARY TRUCK PARKING FACILITIES	10,80,000	9,09,016
5	ADDITIONAL TEMPORARY TRUCK PARKING WORK	11,88,000	9,99,917
Bore well - 05 YEARS			
1	**Borewells** Wtith 5 Hp Submessible Pump	2,694	-
2	Borewells 6"	25,431	-
3	Submercible pum 5 HP 8 stage make CRI-2 Nos, GI Pipe 2"-300 nos, Socket GI 2"-30 nos, Cable wire 2.5 Sq mm-100 nos, Panel Board-2 nos, Bore Cap 6"-2 nos, Bend 2"-2 nos, Pipe Clamp with nut bolt size 2"-2 nos and fitting charge-2 nos	24,716	-
4	Drilling of 2 Nos of Borewells of 6" size, supply & fixing of GI casing pipe of 150 mm diameter up to required depth as desired by our site engineer, providing and fixing of MS well cap, providing & fixing of socket and welding of each joint of pipe	47,521	-
5	Submercible pump 2 HP 12 stage (Make-CRI)-2 nos, GI Pipe 1 1/2"-280 Feet, Socket 1 1/4"-30 nos, Bend 1 1/4"-2 nos, Clamp 1 1/4"-4 nos, Cap 1 1/4" x 6"-2 nos, Cable Cu. 2.5 Sqmm-100 Mtr and Ele.Panel Board-2 nos	33,452	-
6	Sunmercible pump 5 HP 8 stage Make CRI-3 sets, GI Pipe 2"-450 feets, socket GI 2"-48 nos, Cable wire 2.5 Sq mm 153 mtr, Panel Board -1 set, Bore cap 3 nos, Bend 2"-3 nos and Fitting charges for 3 nos	31,301	-
1	Drilling of Borewell size - 6" (04 Nos)	53,629	-
2	Supply of Submersible pump cable 2.5 Sq. mmx3 core flat cable make bentex	3,816	-
3	Drilling of 3 Nos guaranteed borewell aize 6"	3,66,124	-
4	Supply of Submercible & fitting charges	55,763	-
5	Drilling of borewell 468 feet	31,943	-
6	Cable copper , panel board for submersible pump, pipe, socket, bend, clamp, borecap (MRN No.GE/11-12/309 dt.31.10.11)	21,673	-
ADMN BLOCK / GUESTHOUSE - 30 YEARS			

S. No.	Nature of Expenditure	Gross Block (in ₹)	Net Block (in ₹)
1	Construction charges of DG Set room near site meeting hall	15,235	11,264
2	Supply and fixing of Sintex tank with GI Pipe fitting etc. at Nariyara	5,759	4,259
7	Structural steel work new indoor batminton court-1 (Trfd from CWIP 2317-171021)	4,26,315	3,91,559
8	Supply & Installation of glazed aluminium door & window for badminton court shed (Trfd from CWIP 2317-171021)	1,05,316	96,729
9	Construction of new indoor badminton court at our kmpcl camp office accommodation area (Trfd from CWIP 2317-171021)	5,78,361	5,31,208
10	Supply of Lighting Materials for camp office badminton court, Village Banahil,Akaltara (Trfd from CWIP 2317-171021)	68,590	62,997
SECURITY ROOM - 03 YEARS			
1	Supply of wooden ply for construction of security post, and GI corrugated sheet & pipe hook with washers for construction of security post	-	-
2	Supply of fixing glass door, structural glazing & other work near main gate area, security room at time office permanent structure	1,64,277	-
3	Balance civil work in security post room near main gate	40,286	-
4	Electrical & painting work for security post near time office	43,296	-
OFFICE BUILDING - 60 YEARS			
1	Septic Tank at Porta cabin	37,366	32,882
2	Sock Pite at Porta Cabin	27,384	24,097
3	Construction of Site Meeting Hall	14,84,656	13,06,324
4	Water pipe line, Over head tank 3000 ltrs - 2 Nos, Dining hall old tank 1000 ltrs - 1 No & Dining hall new tank 1000 ltrs-1 No, providing and laying pipe line incl excavation, planting anti corroslve paint, bends, tees, unlons, valve etc	2,34,976	2,07,129
5	Civil work for site office (Block-3&4) inside plant area	5,67,684	5,00,509
6	Supply of material at site for fabrication & erection of Prefab structure with Aerocon panels, roofing sheet & internal wall for our site	21,28,446	18,76,591
7	Construction of building for site office block 1 & 2 inside plant area	26,94,152	23,75,355
8	Fabrication, erection and fittings etc.,	1,99,842	1,76,192
9	Supply, Installation and Re-installation of interior work for block-6	21,27,883	18,83,937
10	Supply of PVC water tank capacity 2000 Ltr (Tripple layer) Make Johnson from MCC room wigen tripper area	9,149	8,104
11	Supply of PVC water tank capacity 1000 Ltr (Tripple layer) Make Johnson from MCC room wigen tripper area	4,574	4,049
12	Water tank 1000 Ltr sintex with material and fittings	35,717	31,718
WARE HOUSE / STORAGE - 60 YEARS			
1	Toilet block & Store room in front of porta cabin	1,58,629	1,39,722
2	Construction of store building civil work in plant	15,74,231	13,92,558
3	Construction of waste material bin & small store near GMS office	1,57,393	1,39,228
TEMPORARY CONSTRUCTIONS - 30 YEARS			
1	Sanitary Items for Toilets at Site near Porta Cabin	-	-
2	Construction of labour quarter with masonry foundation and super structure with aerocon panels	-	-
3	Cement stacking yard work	-	-
4	Construction of H Block in KSK Living	11,487	8,832
5	Construction of J Block in KSK Living	8,713	6,702

S. No.	Nature of Expenditure	Gross Block (in ₹)	Net Block (in ₹)
6	Construction of J Block in KSK Living	16,866	12,972
7	Work of Block - B Sepco living quarters	23,182	17,830
8	Civil miscellaneous work for Block-C,H, J inside Sepco Living qtrs	1,94,953	1,49,949
9	Filling of pit holes parking area block-4 and approach road for main road to camp office and construction of storage space in work space-1	20,532	15,803
10	Manpower supply for filling of pit holes parking area block-4	4,447	3,423
11	Civil work for coal vehicle movement in CHP area	10,43,012	8,02,232
12	Construction of Temporary road work in KSK Labour colony	2,27,908	1,75,319
13	Supply, Laying, Filling, Spreading, Levelling & Dressing to stonedust in labour colony	12,735	9,798
14	Fabrication & Erection of coal checking platform at main gate & post barricating at out side road for coal and ash vehicle movement at site	6,40,781	5,39,279
15	Temporary two (2) sheed flooring work near security checking point	28,931	24,346
CANTEEN - 30 YEARS			
1	508 KG G.I Corrugated Sheet 0.3 MM , W-2.75Ft, L-8FT Make Jindal, 250 Nos. Self Tapping Screw, 4 Nos. Wooden ply 16 MM Thick 4x8, Make - Crown Brand for Tea stall at site	35,362	26,156
2	Dining Hall - Construction of foundation	5,66,449	4,20,271
3	Dining hall - Construction of Prefab Structure	20,16,401	14,96,042
4	Dining hall - Fall Ceiling work	3,48,090	2,58,259
5	Dining hall - Supply & laying of VINYL Flooring	2,00,767	1,48,955
6	Civil works for construction of building for dining hall and septic tank inside the camp office complex,	4,81,527	3,57,648
1	Supply of Pre-fabricated structure steel and Aerocon Panels for proposed dining hall at camp office	8,54,058	6,36,636
2	Fabrication & Erection of Aerocon Pre-Fab Structure for dinig hall at camp office	3,63,428	2,70,907
3	Plumbing, Sanitory, Flooring & Electrical works for dining hall at camp site at banahil	9,97,786	7,43,775
4	Plumbing, Sanitory, Flooring & Electrical works for dining hall at camp site at banahil	9,74,001	7,26,044
5	Construction of dining hall (5% of W.Ovalue on completion of work at site)	2,28,845	1,72,269
6	Construction of proposed Canteen/dining hall in staff accommodation inside Sepco living qtrs, Nariyara	16,04,058	12,17,384
INTERNAL ROADS & COMPOUND WALL - 10 YEARS			
1	Temporary Road for inside camp office	3,30,034	-
2	Construction of peripheral roads for 1 kilometre and Peripheral road works for 1 kilometer, Outer peripheral road 1 KM completion	14,20,104	-
3	Construction of area filling, roads, DG set foundation and misc.works inside camp office at nariyara	13,768	-
4	Construction of Internal road for camp office at nariyara, akaltara	4,54,445	-
5	Supply and lying of concrete road at camp hostel, nariyara site	4,62,290	-
6	Construction of new road and renovation of lod road at Tarod	12,92,487	-
7	Internal road inside project complex	8,39,877	-
8	M 15 Mix Concrete Concrete for Internal road in project site	4,70,677	-
9	Construction of Peripheral road work 1 kilometer	14,06,167	1,01,052
10	Peripheral road work 1 kilometer	15,19,697	1,09,208

S. No.	Nature of Expenditure	Gross Block (in ₹)	Net Block (in ₹)
11	Peripheral road works for 1 km, outer peripheral road root no.3	15,01,627	92,925
12	Construction of balance internal road for the camp office complex for KMPCL at Nariyara	10,60,724	1,27,944
13	Widening of road of plant area at site	42,29,689	14,17,054
14	Widening of road of plant area at site	50,79,054	17,01,614
15	Widening of road of plant area at site	49,58,046	16,61,072
16	Widening of road of plant area at site	42,31,819	14,17,768
17	Widening of road of plant area at site	22,24,813	7,45,369
18	Widening of road of plant area at site	55,01,785	18,43,243
19	Widening of road of plant area at site	1,59,73,572	53,51,563
20	Widening of road of plant area at site	27,52,319	9,22,097
21	Widening of road of plant area at site	26,01,448	8,71,551
22	Widening of road of plant area at site	26,74,786	8,96,122
23	Widening of road of plant area at site	30,82,592	10,32,748
24	TMT REBAR 10MM,16MM & 20MM	33,39,892	17,52,574
25	Peripheral road work for 1 kilometer, outer peripheral road work root no.2 (1 KM)	16,87,200	8,85,342
26	Construction of internal roads inside project / site office complex	9,41,867	4,94,237
27	Construction of temporary Kaccha road at various places Qty:467.2 @ 428/-	9,99,845	5,24,660
28	Peripheral road works 1 kilo meter (Section No.7)	6,03,200	3,16,521
29	RCC Hume Pipe NP3 Class 600 MM 24 Nos (MRN No.GE/11-12/244 dt.16.08.11)	78,857	41,380
30	RCC Hume pipe 900mm dia NP3, 24 nos (MRN No.GE/11-12/263 dt.03.09.11)	1,41,480	74,241
31	Permanent road near weigh bridge & control room	4,23,759	2,22,364
32	Widening of road of plant area at site	16,10,703	8,45,200
33	Construction of WBM road at outer peripheral of plant	36,18,469	18,98,756
34	Construction of WBM road at outer peripheral of plant	35,05,392	18,39,418
35	Widening of plant artea road	42,80,712	22,46,260
36	Construction of outer peripheral road	16,11,925	8,45,842
37	Additional work in our peripheral road	1,27,872	67,101
38	Construction of temporary road near fly ash silo	90,672	47,579
39	Widening of plant area roads	16,68,242	8,75,394
40	Widening of plant area roads	19,23,321	10,09,245
41	WBM road at wagon tippler area	1,41,462	74,229
42	Widening of plant area road	15,76,407	8,27,202
43	Widening of plant area road	22,84,296	11,98,663
44	Widening of plant area road	26,96,435	14,14,928
45	Widening of plant area road	30,17,586	15,83,446
WORKSHOP AND STORE - 30 YEARS			
1	Construction of Electrical Panel Room inside plant area	1,17,144	86,943
2	Fabrication & Erection of prefab structure with Aerocon panels for our stores office block	5,94,716	4,43,993
3	Interior works for stores office building, false ceiling erection of partition walls & 25 after receipt of AC units, electrical panel energising, commission of sanitary fixtures for construction of store office building and completion towards interior works for storage buildings works at KMPCL at nariyara, akaltara	35,93,424	26,82,549
4	Civil work for Store office, DG set foundation, drain work	9,12,840	6,80,454
INTERMEDIATE RESERVOIR FOR WATER INTAKE SYSTEM			
1	Construction of Raw water reservoir	3,69,01,376	2,98,87,043
Nala Waste Water Diversion			

S. No.	Nature of Expenditure	Gross Block (in ₹)	Net Block (in ₹)
1	Supply of 1 lakh fly ash bricks for temporary Nala for rain water diversion out side plant	-	-
Drinking Water Facility at Plant - 30 YEARS			
1	Construction Overhead Tank Foundation at Plant site	29,403	21,921
Water Sump - 30 YEARS			
1	Construction of water sump in our camp office site in Banahil	98,172	73,946
2	Construction of Septic tank & water sump in staff accommodation inside Sepco Living qtrs	1,22,651	92,380
Helipads - 30 YEARS			
1	Construction and Civil work for helipad & high mast tower at plant site	7,67,828	5,84,368
2	Construction of Two (2) helipads and connecting pavement at Nariyara	20,93,357	15,93,188
	Grand Total	**68,52,86,823**	**52,39,14,074**

PART D — INDUSTRY STATUTORY APPROVAL & NOCS DETAILS

Sr. No.	Approvals/ NOCs Provided	Reference No./ Date	Status (Approved/ Applied For/ Pending)
1.	Certificate for the use of Boiler from Boiler Inspection Department, Chhattisgarh	Certificate No. 224131727729 Registry no. of Boiler : CG/619 Dated : 12-09-2022	Valid Till 07-09-2023
2.	Consent to establishment (Water, Air & Forest) from Chhattisgarh Environment Conservation Board	No. 1159/TS/CECB/2011 Dated : 28-05-2011	NA
3.	Factory License, Government of Chhattisgarh	Licence No. :63030/63030/B-5/JNGR/2m(i) Dated : 28-11-2021	Expired on 31-12-2022
4.	Consent to Operate Unit-2,3 & 4, from Chhattisgarh Environment Conservation Board	No. 786/TS/CECB/2022 Dated : 04-05-2022	NA
5.	Environment clearance, from Ministry of Environment, Forest and Climate Change	No. J-13012/44/2008-IA.II(T) Dated: 19-04-2018	Expired on 18-10-2019
6.	Certificate for the use of a Boiler, Unit-2, Chhattisgarh Boiler Inspection Department	Certificate No. 224131727728 Dated: 12-09-2022	Expired on 07-09-2023
7.	Certificate for the use of a Boiler, Unit-3, Chhattisgarh Boiler Inspection Department	Certificate No. 224131727336 Dated: 15-06-2022	Expired on 12-06-2023
8.	Certificate for the use of a Boiler, Unit-4, Chhattisgarh Boiler Inspection Department	Certificate No. 224131727010 Dated: 24-03-2022	Expired on 16-03-2023

OBSERVATIONS: *Project meets preliminary necessary compliance statutory approvals except which are expired.*

PART E — ASSET VALUATION & COSTING ASSESSMENT

1. TOTAL PROJECT COST/ CAPEX INCURRED/ TO BE INCURRED IN THE PROJECT:

As per the copy of Technical Study Report prepared by L&T – Sargent & Lundy Ltd. dated 16th December, 2020 the total cost incurred in the subject project is ₹ 20,942 Cr. and to complete the balance 3 units the company has to incur an amount of ₹ 8,693.32 Cr. However, at the time of inception of the project in 2009, the project cost was envisaged at ₹ 16,190 Cr.

However, we rely on the copy of latest FAR and provisional Balance sheet dated 31st March 2022 shared with us by the company which states that the Gross Block and the Net Block of the tangible assets including CWIP are ₹ 20,612.63 Cr. and ₹ 16,524.82 Cr. respectively. Details of the same has been tabulated below:

Sr. No.	Particulars	Gross Block (in ₹ Cr.)	Net Block (in ₹ Cr.)
1	Land - Free Hold	172.58	172.58
2	Buildings	2,006.94	1,508.61
3	Leasehold improvements	5.63	-
4	Plant and Machinery	13,532.03	10,036.03
5	Railway Siding	323.24	246.34
6	Furniture & Fixtures	3.74	0.66
7	Vehicles	1.71	0.54
8	Office Equipment	5.87	0.13
9	Computers	1.23	0.27
10	Computer Software	0.02	-
11	CWIP	4,559.66	4,559.66
	Grand Total	**2,0612.63**	**16,524.82**

Details of the cost incurred and the estimated cost to complete the balance works same has been tabulated below:

Cost Already Incurred:

Particulars	Cost Capitalized (in ₹ Cr.)		
	Commissioned Unit 2, 3 and 4	Under Construction Unit 1, 5 and 6	Total
Land (Freehold and Leasehold)	-	-	324
EPC Cost*	9,445	2,139	11,584
Non EPC Cost	924	35	959
IDC, ERV and Preoperative Cost	5,676	2,399	8,075
Total	**16,045**	**4,573**	**20,942**
Source: Technical Study Report by L&T			

Estimated cost to complete the balance works:

Sr. No.	Particular	Amount (in ₹ Cr.)
A	**P&M**	
1	Unit-2	35.26
2	Unit-5	1,862.50
3	Unit-1&6	4,616.00
	Total - A	**6,513.76**
B	**Building and Civil Works**	
1	Unit-5	95.19
2	Unit-1&6	200.373
	Total – B	**295.56**
C	**Additional Cost towards meeting the Environment Norms**	
1	FGD	1,872.00
2	ESP Modification	12.00
	Total - C	**1,884.00**
	Grand Total (A+B+C)	**8,693.32**
Source: Technical Study Report by L&T		

The ancillary infrastructure has been set up through separate SPVs i.e. M/s. Raigarh Champa Rail Infrastructure Pvt. Ltd (RCRIPL) and M/s. KSK Water Infrastructure Pvt. Ltd. (KWIPL), which are not the part of this valuation report.

There was one cost overrun (COR) in the Project. Main reasons for the COR as advised in the IM dated: January, 2016 prepared by SBICAPS was due to various reasons like delay in financial closure, manpower mobilization constraint faced by EPC contractor, adjustment in EPC contractor's scope and issues during detailed engineering, change in construction methodology, incessant rain and prolonged monsoon periods, commotion by villagers, non-infusion of equity by GIDC/GMDC, increase in Interest During Construction (IDC), adverse forex fluctuation, and increase in scope of work etc.

2. PRESENT STATUS OF THE PROJECT:

As per the information received during the site visit and the status mentioned in the Technical Study Report by L&T, following is the status of all the 6 units are the details related to the balance 3 under construction units (construction stalled since past 3 years).

Unit No.	Status
Units is in operation	
2	• Unit Synchronized on 27/12/2017 • The commercial operation commenced on 28/02/2018 • Final PG test balance
3	• Commercial Operation Commenced on 14/08/2013 • Performance Guarantee Test completed on 14/04/2015 • On standby as on date of site visit from last 1 week
4	• Commercial Operation Commenced on 26/08/2014 • Performance Guarantee Test completed on 24/01/2016
Units in the construction stage	
1	The construction activities were stopped since April 2018
5	The construction activities were stopped since April 2018
6	The construction activities were stopped since April 2018

3. PROJECT ASSET VALUATION: Any Valuation assessment broadly falls under any of these 3 Methodologies: **a. Cost approach, b. Market Approach, c. Income Approach.**
All the asset items broadly grouped together under 3 categories viz., **a.** Land, **b.** Building, Structures & Civil works, **c.** Plant & Machinery and other assets are evaluated separately.

Land Valuation is done commonly for the all the Units of Power Project based on the ***"Comparable Market Sales approach"*** with taking adjustments for the Industrial Land.

Capitalized/Commissioned Units

Based on the nature of asset and our scope of work of Asset Valuation we have taken **mixed approach of Cost + Market**, wherein Land valuation is assessed based on the **Market approach** and Building, structures and Plant & Machinery & other assets are assessed based on the **Depreciated Replacement Value of Asset**.

Under Construction/CWIP Units

In CWIP Building, structures and Plant & Machinery & other assets are evaluated based on ***"Depreciated Replacement Value of Asset"*** after taking adjustment for replacement value of

the Project cost for 3600 MW and deductions for unreasonable cost and doing adjustments for uncertainty factor since the work is on standstill.

Valuation of Soft Cost capitalized into Fixed Asset has been done separately by deducting the unreasonable soft cost for time overrun and further depreciating it based on the economic life of the Plant.

4. LAND VALUATION ASSESSMENT

A. METHODOLOGY ADOPTED: The total land acquired by KMPCL for the purpose of setting up the Project stands at 2132.74 acres.

Overall Land Valuation assessment is done considering the Land use for Power Project Land only as its highest & best use since the transaction of this land will be done based on the established Project only and separation of it from the Project will be virtually impossible, at least up to the complete economic life cycle of this Plant which is taken as 25 years.

Assessment is done based on Comparable Market Sales approach prevailing in the market at the time of survey that would cost as on date of Valuation if the similar land with similar area is acquired today. This includes individual negotiations, land aggregation, etc.

Fragmentation sale of a large land may have different values. While assessing the Valuation of the land in this Valuation Report, it is considered as on-is-where basis for the purpose it is used for which was found at the time of site survey.

Circle Rate Value: Circle rate of the land is calculated based on ***"General instructions for Market value assessment year 2019-20"*** guidelines issued by Stamp & Registration department of Akaltara Tehsil, Distt. Janjgir Champa, Chhattisgarh. In the procedure of assessment following points are taken into consideration:

1. This Project Land is used for Industrial purpose. The prescribed circle rates are given for the agricultural land (irrigation) and agricultural land (non-irrigation) only.
2. No rates are prescribed for Non-agricultural/industrial land separately for these villages.
3. Project Company has acquired Agricultural Land (Non-irrigation) and further converted it to Industrial purpose.
4. Hence for the reference indicative purpose, we have considered the prescribed Agriculture Land (Non-Irrigation) rates only.
5. Copy of the guideline rates is annexed with the report for reference.
6. The current ongoing Guideline/Circle Rates of Agricultural Land (Non-irrigation) in Villages named are as follows:

S. No.	Village	Circle/Guideline rate	
		Rs. Per Hectare	Rs. Per Acre
1	Nariyara	21,70,000	8,78,169
2	Tarod	21,00,000	8,49,841
3	Amora	14,25,900	5,77,042
4	Rogda	12,53,000	5,07,072

Fair Market Value: Market Value of this Project land would be the value which any new promoter company will be spending the amount in procuring the equal measurement of the land parcel if it wants to setup a similar plant today at the same or similar location.

1. Significant recent sales comparable & market rate enquiries were made from local villagers and small shop owners of few villages where major land is acquired.
    - A small shopkeeper in the village Nariyara (Mr. Ajay Kumar Yadav, Mob: +91-62600 15465): As per him current ongoing transactional rates are ranging from Rs.15.00 – 20.00 Lacs per acre for land near to KSK Power Plant. He said that the transactional rates in the inside of the main road are around Rs.13.00 Lacs per acre.
    - A resident of Tarod village: He said that the average asking rate by the villagers is ranging from Rs.14.00 – 18.00 Lacs per acre for the land parcels located near to road and near to KSK Power Plant. The land parcels will fetch lesser value as we go away from the road and KSK Power Plant.
    - A resident of Amora village: He said that the average asking rate by the villagers is ranging from Rs.12.00 – 16.00 Lacs per acre for the land parcels located near to KSK Power Plant.
    - A resident of Rogda village: He said that the average asking rate by the villagers is ranging from Rs.10.00 – 14.00 Lacs per acre for the land parcels located near to KSK Power Plant.

2. During the site visit our engineering team has conducted a market survey of the area near to the plant and its suburbs. After interaction with around 5-6 local habitants, the rates which came into our knowledge ranges between Rs.12 Lacs to 20 Lacs per acres for agricultural land nearby KSK Power Plant. After purchasing agriculture land, it can be converted to industrial land as a normal practice for any non-industrial area land.

3. Historical land transaction information for this land is also referred. KMPCL has shown the land value at Rs.344 cr. in the Revised Project Cost which translates to Rs.16.13 lakhs per acre.

4. Out of the total Land area measuring 2132.74 acres, it is estimated that around 45% & 25% of the total Project Land lies in Village Nariyara & Village Tarod respectively which lies near to the road. Rest of the land located in Village Amora & Rogda lies on the back side of the Power Plant.

5. Acquisition and congregation of such a large land parcel is a highly cumbersome task through purchase of individual land parcels by individual negotiations which is nearly impossible job to do. Whenever such large land parcels are acquired for Industrial purpose then Land Acquisition Act, 2013 is invoked and accordingly the State & District administration acquires the individual land/ plots. According to the Land Acquisition Policy, the land rate comes out to be Rs.25.10 Lakhs per acre in Village Nariyara, Rs.24.29 Lakhs per acre in Village Tarod, Rs.14.50 Lakhs per acre in Village Amora and Rs.17.32 Lakhs per acre in Village Rogda.

6. Based on the facts & information on record in our opinion applying the law of average for such a large land parcel, Rs.18,00,000/- per acre for the land parcels lying in Village Nariyara *(since it is in front portion)*, Rs.16,00,000/- per acre for the land parcels lying in Village Tarod, Rs.14,00,000/- per acre for the land parcels lying in Village Amora and Rs.12,00,000/- per acre for the land parcels lying in Village Rogda which lies on the back side of the power plant would be reasonable rate which can be considered for the Project Land.

7. Additionally, 5% premium charges are added on this rate which covers the land arranging effort cost, land conversion charges etc. to reach out to Fair Market Value of Project Land and approximately Rs.20 Cr. for Lumpsum Charges for Land Levelling and Site Development.

Therefore, the land valuation is as follows:

Sr. No.	Village	Area (in Acres)	Market Rates (per acre)	Market Value	Additional premium of 5%	Total
1	Nariyara	950.62	0.18	171.11	8.56	179.67
2	Tarod	515.67	0.16	82.51	4.13	86.63
3	Amora	335.15	0.14	46.92	2.35	49.27
4	Rogda	331.30	0.12	39.76	1.99	41.74
Sub-Total		**2,132.74**		**340.30**	**17.01**	**357.31**
Lump sum Charges for Land Levelling, Site Development						**20.00**
Fair Market Value						**377.31**

5. BUILDING & STRUCTURES VALUATION ASSESSMENT

A. METHODOLOGY ADOPTED:

The fair market value of the building as on the date of valuation is its cost of reproduction on that date less the depreciation & other deterioration deductions from the date of completion of the buildings to the date of its valuation.

- Value of the individual structure is not calculated based on the Depreciated Plinth Area Rate since the company has not capitalized the Buildings by its name in the Fixed Asset Register and it is not possible for our team to match the same.

- As per the information received during the site visit, date of capitalization of each unit has been tabulated below:

Unit No.	Date of Capitalization
3	14th August, 2013
4	26th August, 2014
2	28th February, 2018

- The structures in Unit # 1, 5 and 6 are under construction and has been considered in the valuation of CWIP section of this report.

- For detailed break-up of the Buildings capitalized in the FAR, please refer Part C: Area description of the asset.

- Valuation is done on a complete block of buildings as a whole instead of individual structure.

- Replacement Cost of the Civil Structures is calculated based on the Cost Inflation Index (CII) from the date of capitalization till the date of valuation in Unit 2, 3 and 4.

- The CCI indices are available till the year 2021, further, as per the CPWD's Office Memorandum dated 13th May 2022, Building cost index over plinth area rates (PAR) 2021 is approved as 110 as on 1st April 2022 with base 100 as on 1st April 2021.

- Depreciation is charged on the structures considering the life to be 30 years to absorb the residual value of the structure after completion of the economic life of the plant which is 25 years. (As per CERC the estimated life of Coal based Thermal Power is 25 years).

- It is assumed that the capitalized cost in the FAR is inclusive of all the Soft Cost (Finance Charges, Pre-operatives, Interests, etc.) related to Civil & Structures.

- A mark-up of ~15% is taken on the depreciated value of the structures for reaching out to the fair market value, since, the BTG building is half completed and is open from 2 ends and other miscellaneous supporting structures requires some finishing works.

- The condition of the buildings and structures found to be good during the site visit.

- We have also refereed some petitions before State Electricity Regulatory Commission for the approval of Capital Cost of TPP setup recently. The per MW cost of construction of the buildings/structures appears to be in the same line with the capitalized cost in the subject project.

B. BUILDINGS & STRUCTURAL WORKS CALCULATIONS:

The below table shows the Cost of Capitalization (EPC and NON-EPC) under Buildings head which is extracted from the Fixed Asset Register dated 31.03.2022 provided to us by the company & the Valuation of Civil and Structure as on date:

Figures in Cr.

Particular	Gross Block as on 31-03-2022	Net Block as on 31-03-2022	GCRC as on 12-10-2022	Fair Value as on 12-10-2022
Unit 2	₹ 487.97	₹ 400.98	₹ 538.59	₹ 389.13
Unit 3	₹ 607.18	₹ 370.72	₹ 684.24	₹ 424.57
Unit 4	₹ 821.18	₹ 667.32	₹ 917.40	₹ 592.64
Total Main Units	**₹ 1,916.32**	**₹ 1,439.02**	**₹ 2,140.23**	**₹ 1,406.34**
Plant Buildings	₹ 22.09	₹ 17.19	₹ 24.64	₹ 16.54
Other Buildings	₹ 68.53	₹ 52.39	₹ 76.45	₹ 51.33
Leasehold Improvements	₹ 5.63	-	-	-
Total Others	**₹ 96.24**	**₹ 69.58**	**₹ 101.08**	**₹ 67.88**
Grand Total	**₹ 2,012.56**	**₹ 1,508.61**	**₹ 2,241.31**	**₹ 1,474.22**

PART F — PLANT & MACHINERY VALUATION ASSESSMENT FOR THE COMMISSIONED UNIT- 2, 3, 4 & OTHER SUPPORTING MACHINERY

A. BRIEF DESCRIPTION OF THE PLANT: This Valuation report is prepared for the Project with a capacity of 6x600 MW Pulverized Coal Based Thermal Power Plant named setup by KSK Mahanadi Power Company Limited (KMPCL). This plant is based on Sub – Critical Technology.

This is a Sub-Critical pulverized coal fired Power Plant. The Plant comprises of 6 Units of 600 MW each. Out of the total 6 units, 3 units have achieved COD and balance 3 units are at various stages of construction.

The below table shows the COD's as per contractual schedule, Actual COD and Revised COD's as per KMPCL:

Unit	Date of Contractual Schedule	COD Achieved	Revised COD	Current Status
Unit-2	25-Mar-13	28-Feb-17	-	Operational
Unit-3	25-Jul-12	14-Aug-13	-	
Unit-4	25-Nov-12	26-Aug-14	-	
Unit-1	25-Nov-13	-	30-Jun-19	Under construction, however no construction activity ongoing since April 2018
Unit-5	25-Jul-13	-	31-Dec-18	
Unit-6	25-Mar-14	-	31-Dec-19	

At the time of site survey, 3 units were commissioned out of the planned 6 units and balance 3 units are at various stages of construction. Out of the three commissioned units, only two were

operational during the site survey. The manpower is demobilized from the site and the balance work is standstill. The Overall condition of the Plant is good.

The main sections of the KSK Mahanadi Power Plant includes Plant area, Railway line, Ash ponds, Coal handling unit and other miscellaneous structures. The location advantage for the plant site is proximity to Highway and Railway which makes the import of coal more efficient.

The list below tabulates the make, technical details and physical condition of machineries installed in the plant:

Major Machinery					
S. No.	**Name of machinery**	**Make**	**Technical Specifications**	**Qty**	**Condition**
1	Boiler	Shanghai Boiler Works Ltd.	600 MW Each	3	Fair
2	Turbine	M/s. Dong Fang turbine factory ltd. CHINA	600 MW Each	3	Fair
3	Condenser	Shanghai power station auxiliary factory	35000 TPH Each	4	Fair
4	Coal Handling Plant	BSBK Engineers Pvt. Ltd.	2500 TPH	1	Fair
5	Compressor (Plant Air Compressor)	Atlas Capco	3150 M^3/Hr	6	Fair
6	Ash Handling Plant Compressor	Algi	16 M^3/Hr	9	Fair
7	Coal Mill	Shanghai heavy Machinery plant co ltd	42 TPH	1	Fair
8	Ash handling Plant	BSBK Engineers Pvt. Ltd	32 TPH	2	Fair
9	ESP	Shanghai metallurgical and mining machine manufactory	99.95%	1	Fair
10	FGD	Alstom		1	Fair
Auxiliary Machinery					
Sr. No	**Name of machinery**	**Make**	**Technical Specifications**	**Qty**	**Condition**
1	GIS	ABB	420 KV	1	Fair
2	Reactor	ABB	50 MVA		Fair
3	Transformer	ABB	355 MVA	4	Fair
4	DM Water tank	Local Manufacture	100 CUM	2	Fair
5	Fire Water tank	Local Manufacture	1250 CUM	2	Fair
6	Switch Gear	ABB	4000Amp	1	Fair

The Project is being implemented through a turnkey contract. The Engineering, Procurement and Construction (EPC) contract was executed with M/s. Shangdong Electric Power Construction Corporation (SEPCO), a China based EPC Contractor on 1st April 2009. The brief scope of EPC Contract is as under:

a) Offshore supply: Design, engineering, manufacture, procurement, assembling, shop testing, seaworthy packing, forwarding and delivery of the plant and equipment including commissioning spares, consumables on CFR basis.

b) Offshore services: Basic engineering, design & engineering services, technical services including interfacing integration and demonstration of Performance Guarantee Values of Units as well as training of KMPCL personnel.

c) Onshore supply: Design, engineering, approval of drawings, manufacture, procurement, assembling, shop testing, packing, forwarding, transportation and delivery of the plant and equipment at the site including commissioning spares and consumables.

d) Onshore services: Detailed services including project management, inspection, expediting, supervision of erection, testing and commissioning and such services as may be required from time to time for timely commissioning of the plant.

e) Construction contract: Undertake earthworks, dewatering during construction, grading and leveling, excavation, foundations, buildings, all other civil works, architectural works, structural works, procurement services, project management, expediting, site mobilization, supervising, co-ordination, inspection, contractor's permits and clearances etc.

Project Company has also executed Non-EPC Contracts which includes the Railway Siding Works, Transmission Lines Works & Development of Green belt.

For the above works, KMPCL has signed agreements with the following contractors to execute the work:

a) M/s. Track & Towers Pvt. Ltd. : Railway siding works
b) M/s. Jhajharia Nirman Pvt Ltd.: Railway siding works

c) Chhattisgarh Rajya Van Vikas Nigam Ltd. : Development of green belt in and around the power plant

d) L&T Limited: Design, supply and construction of 400 kV transmission line from plant to PGCIL's pooling station.

The construction of railway infrastructure from Akaltara railway station to project site and other related works like rail corridor, power evacuation and raw water system were the responsibilities of government agencies but these get delayed and KMPCL took up the work by forming Special Purpose Vehicle (SPV) namely Raigarh Champa Rail Infrastructure Pvt. Ltd. (RCRIPL) and KSK Water Infrastructure Pvt. Ltd. (KSKWPIL) for the development of rail corridor and raw water system respectively.

The below is the list of the contracts awarded to various contractors by KMPCL Management for the establishment of this 6x600 MW Thermal Power Plant:

PROJECT CONTRACTS		
Sr.No.	**Contracts**	**Contractos**
1	Offshore supply, offshore services, onshore supply, onshore services and construction services	Shangdong Electric Power Construction Corporation (SEPCO), China
2	In-plant railway siding	Jhajharia Nirman and Track and Towers
3	Transmission line upto PGCIL pooling substation	L&T Limited
4	Raw water intake system (Pump house, Intermediate reservoir and pipeline upto plant)	KSK Water Infrastructure Pvt. Ltd.
5	Railway siding outside plant	Raigarh Champa Rail Infrastructure Private Ltd
6	Development of Green belt in and around power plant	Chhattisgarh Rajya Van Vikas Nigam Ltd
Source: 25th Progress Report of Steag Energy Services India Pvt Ltd. Dated Feb 2018		

Main machinery of the plant includes Boiler, Turbine, Generator, Coal Handling Plant, Water Treatment Plant, Switchyard, Transmission line, Water pipeline system to bring raw water to the plant from Mahanadi River, and other auxiliary machinery for running the plant.

Main sections of the Plant include Boiler House, ESP Building, ESP Control Room, Turbine Building, Switchyard Building, Coal bunker, Station Building, Service Building, Control Room, Fly Ash Silos, Chimney among other additional buildings & sections.

Project Company has entered into an O&M (Operations & Maintenance) with various O&M services providers for handling the operations and maintenance of the whole Plant given in the table below:

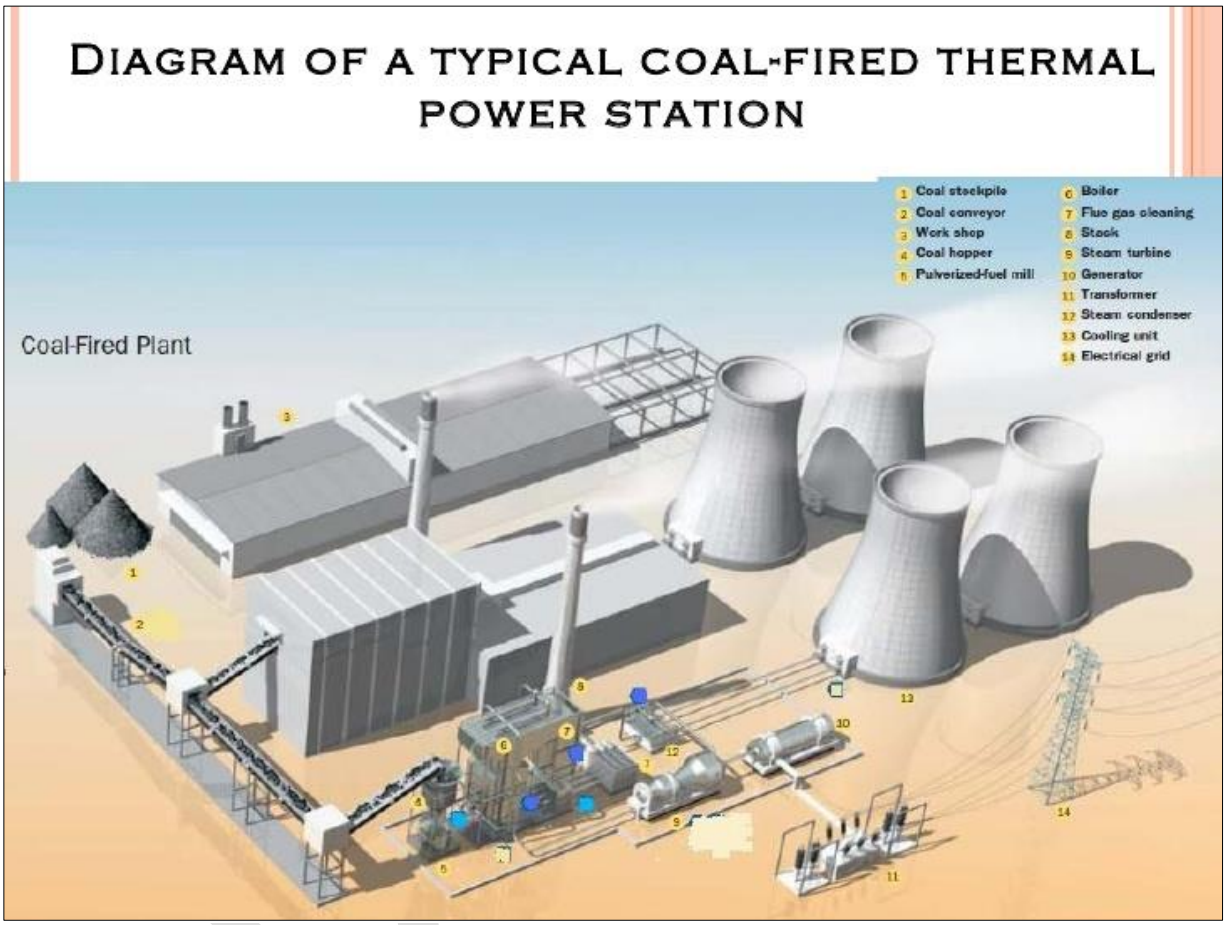
OPERATIONS & MAINTENANCE AGREEMENTS		
Sr. No.	**Operation & Maintenance Contracts**	**O&M Service Provider**
1	Field Operation and Mechanical Maintenance contract of BTG package with associated auxiliaries for unit-3 and 4	Powermech Projects Limited, Hyderabad
2	Comprehensive Operation and Maintenance contract for AHP with all auxiliaries of 6x600 MW KMPCL power plant	Globus Engineers, Mumbai
3	Field Operation and Maintenance contract of all equipment of balance of plant with associated auxiliaries excluding AHP and CHP	Ion Exchange India Limited, Mumbai
4	Comprehensive Operation and Maintenance contract for CHP with all auxiliaries of 6x600 MW KMPCL power plant	MacNally Bharat Engineering Company Limited, Kolkata
5	Field Operation and Maintenance contract of electrical systems with all the auxiliaries + Maintenance of all the C&I equipment and associated auxiliaries except AHP and CHP	Voltech O and M Services Pvt. Ltd., Chennai
6	Coal and Ash sampling, Sample preparation and Analysis for 3 Units.	M/s Quality Services and Solutions (QSS)
Source: 25th Progress Report of Steag Energy Services India Pvt Ltd. Dated Feb 2018		

This Power plant is compliant with all the required necessary statutory approvals, licenses, NOCs like Consent to Operate, NOC for Construction of Chimney, NOC from MoEF, Water drawl from River Mahanadi etc.

B. POWER GENERATION PROCESS:

- First, the pulverized coal is burnt into the furnace of steam boiler.
- High pressure steam is produced in the boiler.
- This Steam is then passed through the super heater, where it is further heated up.
- This heated steam is then entered into a turbine at high speed.
- In the turbine, this steam at high pressure rotates the turbine blades i.e., potential energy of the high pressured steam is converted into mechanical energy.
- After rotating the turbine blades, the Steam loses its high pressure, passes out of turbine blades and enters into a condenser.

- In the condenser the cold water is circulated with help of pump which condenses the low pressure wet steam.
- This condensed water is then further supplied to low pressure steam increases the temperature of this feed water, it is then again heated in a high pressure heater where the high pressure of steam is used for heating.
- The turbine in thermal power station acts as a prime mover of the alternator.



C. FUEL SUPPLY AGREEMENTS (FSA) & TRANSPORTATION: For KMPCL, the main source of the fuel is Indigenous Coal which will be supplied from various subsidiaries of Coal India Limited.

The total requirement of coal for operation of 3,600 MW at 85% PLF works out to ~16 MTPA based on gross station heat rate of 2,240 kcal/kWh and average gross calorific value of about 4,000 kcal/kg.

Initially, coal for the Project was to be supplied from the Gare Pelma-III and Morga-II mines through GIDC/GMDC. To offset any delay in start of production from the new Morga-II mine, KMPCL was allocated tapering linkage of 7.49 MTPA for supply of coal to first three units. Subsequently, KMPCL had also entered into Fuel Supply Agreement (FSA) with South Eastern Coalfields Ltd. (SECL) for tapering linkage of 4.994 MTPA and with Eastern Coalfields Ltd. (ECL) for 1.76 MTPA.

However, the coal blocks were de-allocated after the Supreme Court judgment of 24th September 2014. Further, pursuant to directives from Ministry of Coal (MoC), the tapering FSA with SECL has ceased and a Memorandum of Understanding (MoU) has been executed on 13th July 2015 for supplying 67% of LOA quantity on "best effort basis". Coal will be supplied under this MoU up to 31st March 2016 or until a policy in this regard is formulated by MoC, whichever is earlier.

Currently, KMPCL has been sourcing fuel from the open market including under the special forward e-auction for power sector by Coal India Limited (CIL) and coal imports, post the de-allocation of the Morga II and Gare Pelma III coal blocks tied up by the company as per the Supreme Court order dated September 24, 2014. However, the company has now been able to secure fuel linkage for supply of 6 MTPA (metric tons per annum) through the first reverse auction held by CIL for allocation of coal linkages under the SHAKTI policy.

Govt. of India in the month of May 2017 announced a policy for allocation of coal linkage auction for power sector, under 'Shakti' Scheme. Coal linkage under the policy for IPP's with PPA's would be based on bid for discount to existing tariffs. KMPCL had participated in the 'Shakti' Scheme for allocation of coal linkage for the existing units wherein the PPA tie up was in place. The fuel supply agreement (FSA) under this linkage is expected to be signed shortly with CIL. This linkage is estimated to be sufficient for meeting about 38% of the fuel requirement of the project at 80% PLF. However, the fuel supply risk persists for the remaining capacity.

KMPCL has been declared successful bidder pursuant to the Auction Process under 'Shakti Scheme', and has been allocated the following:

S.no	CIL Subsidiary	Quantity Allotted (In Tonnes)	Indicative Grade of Coal
1	Mahanadi Coalfields Limited	11,00,000	G12-G14
2	South Eastern Coalfields Limited	12,00,000	G5-G6
3	South Eastern Coalfields Limited	45,00,000	G10-G15

S.no	CIL Subsidiary	Quantity Allotted (In Tonnes)	Indicative Grade of Coal
4	Mahanadi Coalfields Limited	20,700	G13
	Total	**68,20,700**	
Source: KSKMPCL Management			

KMPCL will get Coal at Notified Price under Shakti Scheme against long term PPA(s) for 2,128 MW gross capacity. Out of these, first 3 units have already been commissioned. Considering above, the Company is eligible for lifting 100% coal under Shakti in full and FSAs are expected to be signed shortly with SECL and MCL. For a balance unallocated capacity of 272 MW out of 4 Units (4x600 MW), Company will participate in upcoming Shakti Scheme for Coal Linkages auction for capacities without PPAs. It is assumed that coal supplied to this capacity will also happen at Notified Price in line with the Capacity already qualified under Shakti.

KMPCL intends to procure the balance fuel requirement from e-auction/open market and imported coal. In addition to bridge the quantity shortfall, to ensure efficient unit operation based on consistent quantity of coal, lower GCV from linkage and special forward e-auction is proposed to be blended with high GCV Open Market/Imported Coal to achieve blended with GCV of 3800 kCal/kg.

D. POWER PURCHASE AGREEMENTS (PPA): As details mentioned TEV Report by L&T-S&L dated 16th December 2020, KMPCL has signed power purchase agreements to sell power from its 6x600 MW Coal Fired Thermal Power Station as below:

S. No.	Counter Party	Contracted Capacity (MW)	Original PPA Date	PPA Term/ expiry Date
1	GUVNL (under sub judice with GSERC)	1010 MW	03-Jun-2010	25 years
2	CSPTradeco	~90 MW (5% aggregate capacity of the Unit or the Power Station; 90 MW considering 3 units in operation)	18-Oct-2013	Perpetual
3	TANGEDCO	500 MW	27-Nov-2013	15 years
4	UP DISCOM	1000 MW	26-Feb-2014	25 years
Total		**2,600 MW**		

As can be seen from the above table, out of the total net capacity of 3,347 MW (considering 7.017% auxiliary consumption), only 2,600 MW has been tied up, and rest of the capacity needs to be tied up by the company. Also, PPA executed with GUVNL of 1010 MW is under sub-judice before Hon'ble GERC.

E. TECHNOLOGY COLLABORATIONS: M/s. SEPCO, a wholly owned subsidiary of Shandong Electric Power Corporation, China was the EPC *(Engineering, Procurement and Construction)* contractor for establishment of 6x600 MW Coal Based Thermal Power Plant of KMPCL. SEPCO is one of EPC company in the core area of technology and is engaged in the design, manufacture and sale of products including power generation equipment, power transmission and distribution equipment, transformers, switch gears, circuit breakers etc.

F. INFORMATION INPUT FOR ASSESSMENT: One common fixed asset register was provided to our team having installed cost, WDV, Capitalization Cost, Unit Name, Asset Name etc. for three commissioned units. Break-up of Soft & Hard Cost is not mentioned in the shared FAR dated 31st March 2022.

G. SURVEY DETAILS:

a) This plant has been surveyed by our Engineering team comprising of Civil & Mechanical Engineers. Site inspection was done in the presence of plant representatives.
b) Only major machinery, equipment & sections were cross checked as per the documents provided to us and sample random checking was done of the overall plant.
c) Team visited all the different blocks of the plant.
d) Permission to take photographs of each asset, were not allowed by the company's management. However, we have been provided very few photographs of the plant over the mail.
e) Plant and all its installed machinery equipment were found in good condition at the time of survey.
f) At the time of site survey, out of the planned 6 units; 3 units were commissioned and balance 3 units are at various stages of construction.
g) Out of the three commissioned units, only Unit-2 & Unit-4 were operational during the site visit. As per information shared during the site visit, Unit-3 was not operational from last week due to low power demand.
h) The manpower is demobilized from the site and the balance work is standstill. The Overall condition of the Plant is good.
i) Machine condition reported in this report is only based on the visual observation. No mechanical/ functional testing is carried out to know the efficiency or condition of the machines.

j) This valuation is done only on the basis of the physical existence of the assets during the site survey rather than their technical expediency.

Some of the photographs shared by the company's management are provided for reference below:


Shot on Y15
Vivo AI camera
DM Tanks


Shot on Y15
Vivo AI camera
Cooling Tower


Shot on Y15
Vivo AI camera
Turbine Hall

RO Reservoir

CW Dosing System

Motors

H. SALES TRANSACTIONAL PROSPECTS OF SUCH PLANTS: Infrastructure assets like power plants are of great value for the nation and region and these have much greater socio-economic value, in addition to its core Asset value.

In case of sale transactions, such assets (Power Plant, Water SPV and Rail SPV) can be divested as a single entity only through strategic sales by way of acquisition or takeovers by the large conglomerates who are either already into the same business line or any other large corporates who may have business interest to diversify for entering into such sectors if they are already not into it.

This plant is based on the sub-critical technology. M/s. SEPCO (China) was the EPC Contractor for KMPCL. Also, this is a developing plant having 3 units commissioned and having PPA and FSA in place. Also, the other 3 units are various stages of construction. Therefore, it will be a good option for major domestic & foreign big shots in energy sector keep on evaluating options to take up stakes in valuable assets.

I. Construction progress & current status of Unit-3:

As per the contractual schedule, Unit 3 was to be commissioned on 25th July 2012 but it got commissioned on 14th August 2013 and is operational as on date of site visit.

J. Construction progress & current status of Unit-4:

As per the contractual schedule, Unit 4 was to be commissioned on 25th November 2012 but it got commissioned on 26th August 2014 and is operational as on date of site visit.

K. Construction progress & current status of Unit-2:

Unit 2 was successfully commissioned with grid on 28th February 2017 and was taken into operation. However, some of the work is still incomplete or in progress.

As per the TEV Report dated 16th December 2020, following are the major concerns for Unit 2 continuous operation /full Load:

- Non-availability of 2nd TDBFP, not yet dispatched from China.
- Rectifications of Pump of 1st TDBFP: Thrust bearing found damaged during commissioning period, hence the Pump assembly has been replaced with 2nd TDBFP pump for Unit#2 COD (72 Hours continuous operation). 1st TD-BFP pump has to be rectified (as spare) before unit in continuous operation.
- Non-availability of 3rd / Standby BCC Pump, replacement/repair of 3rd BCCW pump

- Non-availability of 3rd CW Pump & Motor, not yet dispatched from China.
- Unit 2 Balance / Punch Points to be completed (List required for monitoring the works)

The detailed balance works for Unit 2 under various heads and the estimated cost of balance works is shown in the tables below:

- **BTG & BOP BALANCE WORKS:**

Sr. No	Equipment/ System	Comp %	Balance work Status	LTSL Observations/ Comments
1	Boiler Erection	95%	Boiler Platforms & walkways, Insulation sheeting erection work under progress Boiler water wall, Ducting Insulation cladding work under progress.	Additional manpower engagement is required for timely completion
2	TG Erection	100%	Erection & Painting of Noise Acoustic covers for main Turbine & TDBFP has been completed.	
3	Condenser erection	99%	COLTCS system erection has been completed. Commissioning is U/p.	
Sr. No	**Equipment/ System**	**Comp %**	**Balance work Status**	**LTSL Observations/ Comments**
4	BTG Piping	96%	Piping Permanent support has been completed, Insulation cladding work under progress.	
5	TD BFP erection	60%	1st TD BFP erection completed. 1st TD-BFP pump Thrust Bearing found damaged during commissioning. Hence, it has been replaced with 2nd TD-BFP pump for Unit#2 COD. 2nd TDBFP – Erection balance.	1st TD-BFP pump has to be rectified before unit in continuous operation. 2nd TD BFP –material not received at site.
6	CW Pump Erection	50%	3rd CW Pump (stand by) - Erection not started.	Material Constraint:- 3rd CW Pump & Motor yet to be received at site
7	Ash Handling Plant	95%	Bottom ash hopper ash disposal Clinker grinder drive assembly, feed gate Overflow tank & pumps erected & commissioned. Commissioning through PLC under progress.	Ash transport compressors reliability is poor.

- **Estimated Cost to Complete for Unit- 2 (As per TSR dated 16th December 2020)**

S. No.	Particulars	Amount (In Rs. Cr.)	Remarks
	Supply Cost		
1	TDBFP	12.00	1 set of TDBFP
2	CW Pump-Common Standby	1.80	1 Set of CW Pump
3	Workshop tools 7 tackles	3.00	1 Set
4	boiler elevator	0.60	1 No.
5	One single phase GT	6.50	1 No.
6	Bull Dozer, Fork lift	1.20	1 set
	Total Supply Cost-A	**25.10**	
	Erection, Testing, Commissioning of Balance Items- B	**3.48**	20 % of the supply cost
	Liquidation of punch point items - Service Cost-C	**5.00**	Ball Park estimate
7	**Total (A + B + C)**	**33.58**	
8	**Contingency (5 %)**	**1.68**	
	Total (7+8)	**35.23**	

L. VALUATION METHODOLOGY ADOPTED: For arriving at fair market value of P&M asset our engineering team has rationally applied ***the 'cost approach (depreciated replacement cost)'.*** Reliable market sales comparison references are not available hence market approach is not adopted. For reliable cost references, CERC benchmark is also referred before reaching out to the Fair Market Value of the Asset.

M. VALUATION PROCEDURE: For arriving at fair market value of P&M asset our engineering team has rationally applied ***the 'cost approach (depreciated replacement cost)'.*** Following points are taken into consideration during the assessment of Plant & Machinery:

1. Main reference point for the assessment of the Valuation of P&M of 3 commissioned units is Fixed Asset register dated 31st March 2022 provided to us by the company which is relied upon in good faith.

2. Core P&M Asset Valuation is done keeping in mind various factors like technology used, machines availability, its condition, average age, maintenance & service and parts replacement availability of the machines and more importantly demand in the market.

3. Machinery items in this plant are specific purpose machines used for the thermal power plant which limits the realizable value to the particular purpose only.

4. There was no information available on how the cost of machinery and equipment was broken down into ex works, CST, loading and unloading fees, insurance fees, installation and

commissioning fees, and pre-operative costs. In order to determine the gross current replacement cost, the overall value of each machine is indexed.

5. Such facilities typically require/use the plant and machinery present on the site. To calculate the value as of the date, the historical cost of the machines was indexed. Gross Current Replacement Cost (GCRC), which is determined using these numbers, is reached.

6. Benchmark cost for installation of Thermal Power Plant is Rs. 7.77 Cr. Per MW as on 2022. Calculation of the same is calculated below: -

S. No.	Particulars	Figures
1	CII in 2010-11	184
2	CII in 2022-23	331
3	Inflation Index **(2/1)**	1.80
4	Benchmark Cost in Rs. Cr. Per MW (in 2011)	4.32
5	Benchmark Cost in Rs. Cr. Per MW (in 2022) **(4*3)**	7.77

7. As per market analysis done & information available in public domain in recent time, there are few deals happened in market. Details of the same is tabulated below:

Particulars	GMR Infra	Avantha	Jaypee's	DB Power
Location	Raipur, Chhattisgarh	Gorakhpur, M.P.	Prayagraj, U.P.	Badadarha, Chhattisgarh
Capacity (MW)	1,370	600	1,980	1,200
Purchase Price	Rs. 3,530 Cr.	Rs. 1,900 Cr.	Rs. 6,000 Cr.	Rs. 7,000 Cr.
EV Cr. per MW	2.58	3.17	3.03	5.83
Purchaser	Adani Power	NTPC	Resurgent Power	Adani Power
Purchase Year	2019	2019	2019	2022
Plant operation Year	Unit-1: 2015	Unit-1: 2016	Unit-1: 2016	2015
	Unit-2: 2016		Unit-2: 2016	
			Unit-3: 2017	

8. As per analysis and working done by the team of RKA, the Gross Current Replacement Cost of all the plant & machinery for Unit-1, Unit-2, Unit-3 & ancillary machines is Rs. 16,711.39 Cr. Which translate to Rs. 9.28 Cr. Per MW cost of capitalization for 1800 MW Thermal Power Plant. However, as per CERC Guidelines, the capitalization cost to setup a new thermal power plant, as stated above, is about Rs. 7.77 Cr. Per MW. Which is about 16% higher than that of Benchmark cost.
9. As per our analysis, in the recent past, the latest transection of thermal power plant happened on Rs. 5.83 Cr. Per MW including Land & Civil Cost. The average Land & Civil Cost in such thermal power project is about 15% of the total project cost.
10. This is a sub-critical power plant and from past 4-5 years no new sub-critical power plants have been set-up. This is being an obsoleting technology, also the plant was set-up by

Chinese manufacturers. Thus, we have taken Gross Current Replacement Cost for the subject plant to Rs. 6.7 Cr. Per MW on conservative basis.

11. As described above in Point-9, the latest transaction cost i.e. Rs. 5.83 Cr. Per MW Which includes Land & Civil Cost. Thus, we have further discount Rs. 6.7 Cr. per MW cost by 15% to arrive at the New GCRC, then adjusted for depreciation, taking into account the machinery's current state, to get the machines' depreciated replacement cost or Fair Value.

12. For evaluating depreciation, Central Electricity Commission Guidelines & Chart of Companies Act-2013 for ascertaining useful life of different types of machines are followed. Useful life of Primary machines of the Plant like Boiler, Turbine, Generator, Coal Handling System etc. is taken as 25 years. For other auxiliary machinery & equipment average life varies from 5–20 years.

13. As analysis conducted during the site visit, the overall condition of all the machine is fair and maintained property with regular maintenance and plant was running normally.
14. Market & Industry scenario is also explored for demand of such Power Plants in the nearby area.
15. This valuation would be more reasonable if anyone would buy this plant in as is installed condition. Also, Valuation may differ in case these assets are sold in dismantled/Uninstalled condition. This will depend on its dismantling/uninstalling cost and also on the views of the buyer and seller.
16. All the gathered information & data is further collated & analyzed and obsolescence/ deterioration factor is applied to arrive at the Fair Market Value of the machines.
17. We divided the all the assets mentioned the FAR dated 31st March 2022 into 58 nos. of category as prescribed by RBI for indexation purpose. The Economic Life & Salvage Value taken for each category is mentioned the table below: -

Category	Economic Life (In Years)	Salvage Value (In %)
auxiliary plant for use with boilers	12-25	10%
a. manufacture of engines and turbines, except aircraft, vehicle and two-wheeler engines	12-25	10%
(q). manufacture of electrical equipment	12-25	10%
(r). manufacture of machinery and equipment	12-25	10%
h. pipes & tubes	12-25	10%
f. manufacture of lifting and handling equipment	12-25	10%
steel structures	12-25	10%
electric switch gear control/starter	8-20	10%
b. manufacture of fluid power equipment	12-20	10%
industrial valve	12-20	10%

Category	Economic Life (In Years)	Salvage Value (In %)
generators & alternators	12-25	10%
electric wires & cables	8-15	5%
material handling, lifting and hoisting equipment	12-25	10%
boilers	12-25	10%
c. manufacture of other pumps, compressors, taps and valves	12-20	10%
cooling tower	12-25	10%
b. manufacture of tanks, reservoirs and containers of metal	12-25	10%
a c motor	12-20	10%
cranes	12-25	10%
f. manufacture of other fabricated metal products	12-20	5%-10%
air gas compressor including compressor for refrigerator	12-20	10%
hydraulic equipment	12-20	10%
steel shutter gate	12-15	5%-10%
angles, channels, sections, steel (coated/not)	12-15	5%-10%
a. manufacture of furniture	8-12	5%-10%
rails	12-20	5%-10%
computer peripherals	5	5%
passenger vehicles	8	5% -10%
e. manufacture of wiring devices, electric lighting & display equipment	8-15	Nill to 5%
e. manufacture of measuring, testing, navigating and control equipment	8-15	Nill to 5%
iron/steel furniture	8-15	5%-10%
personal computer (p.c.)	5	5%
cylinders	8	5%
air conditioner	8-12	5%-10%
a. manufacture of electronic components	8-15	Nill
c. manufacture of communication equipment	5-8	5%
f. manufacture of domestic appliances	8	5%
c. manufacture of fibre optic cables for data transmission or live transmission of images	8-12	Nill
(p). manufacture of computer, electronic and optical products	5	5%
laptops	5	5%
steel container	12-15	5%-10%
ups in solid state drives	8	5%-10%
lathes	8-12	5%-10%
transformer	8-12	5%-10%
water pump	8-12	5%-10%
air coolers	8	5%-10%
c. manufacture of motor cycles	8	5%-10%
(o). manufacture of fabricated metal products, except machinery and equipment	8	5%-10%

Category	Economic Life (In Years)	Salvage Value (In %)
fan	8	5%
g. manufacture of office machinery and equipment	8	5%
refrigerators	8	5%
geyser	8	5%
all commodities	8	5%
d. manufacture of consumer electronics	8	Nill
microwave oven	8	5%
bicycles of all types	8	Nill
d. manufacture of made-up textile articles, except apparel	5	Nill
electric heaters	8	5%

N. CONSOLIDATED VALUATION SUMMARY OF PLANT & MACHINERY:

As per KSK dated 31-03-2022				As per RKA dated 12-10-2022		
Row Labels	Initial Gross Block	Gross Block as per IND AS dated 31-03-2015	Net Block dated 31-03-2022	GCRC	New GCRC	FV
P & M	13,639.40	13,460.06	9,981.95	16,321.91	10,007.10	7,346.40
Railway Siding	323.24	323.24	246.34	369.15	226.33	166.97
Office Equip	9.62	5.87	0.13	12.01	7.36	1.05
F&F	5.19	3.74	0.66	7.79	4.77	0.27
Vehicles	2.20	1.71	0.54	2.59	1.59	0.12
Data Proc Equip.	3.74	1.23	0.27	4.46	2.73	0.12
Computer Software	1.98	0.02	-	1.81	1.11	-
Total	**13,985.37**	**13,795.85**	**10,229.89**	**16,719.71**	**10,251.00**	**7,514.92**

PART G	VALUATION OF CAPITAL WORK-IN PROGRESS (CWIP) FOR UNDER-CONSTRUCTION UNITS (UNIT #1, UNIT#5 & UNIT #6)

A. OVERALL PROGRESS OF THE PROJECT

The complete project (3,600 MW) as on date is delayed by more than 8 years from the original scheduled date. Unit 1, 5 and 6 are under CWIP. Presently all the construction activities are halted since April 2018 i.e. from past 4 years. As per the Technical Study report by L&T – Sargent & Lundy Ltd., and information gathered during the site visit:

Phase I of the project which consists of Unit 3 & 4 were commissioned on 14th August 2013 and 26th August 2014 respectively. Accordingly, 100 % progress is achieved in this phase.

Phase II, which consists of Unit 2 & 5, COD has been achieved for Unit 2 on 28th February 2018 and Unit 5 is under construction.

Phase III, which comprises Unit 1 and 6 are both under construction.

Percentage progress of the Plant – BTG for Unit 1, 5 and 6 is tabulated below:

Particulars	Estimated % Completion of BTG				Remarks for estimated % Completion
	Weightage	Unit#1	Unit#5	Unit#6	
Engineering	12%	90%	90%	90%	Balance infrastructure, Township, non-plant buildings, As-built drawings, O&M manuals, Balance vendor engineering, etc.
Supply	55%	0%	45%	0%	Based on site assessment and judgment
Erection	27%	0%	25%	0%	
Commissioning	6%	0%	0%	0%	No pre-commissioning activities were performed due to non-availability of back charging power
Unit wise Progress		**10.8%**	**42.3%**	**10.8%**	(Weightage X Unit progress)
Overall Progress		**21.3%**			(Average)
Source: Technical Study report by L&T and site survey.					

BOP and other infrastructures required for these units are 85% completed. Major balance activities are CT – Completion of balance civil works, mechanical erection and commissioning, CW pump erection and commissioning, CW pipe laying and backfilling, Fly ash collection and disposal systems, CHP conveyer system (CD lines from TT6 to respective units), piping, Electrical and C&I systems such as cabling, HT-LT panels, MCCs, DCS systems, TSI etc. with BTG packages of under construction units and to that of balance equipment erection of unit#2 (under operation).

Details of unit wise and cost wise break-up of CWIP as on March 2022

S. No.	Particulars	Unit-1	Unit-5	Unit-6	Total
1	EPC & Non-EPC cost	311.05	1,467.82	208.04	1,986.91
2	EPC - Material - In - Transit	-	173.98	-	173.98
3	Pre-operative expenditure	-	-	-	580.91
4	Interest During Construction	-	-	-	1,716.22
5	Exchange variation	-	-	-	101.64
	Total	**311.05**	**1,641.80**	**208.04**	**4,559.66**

Present Status of Under Construction Units (Unit # 1, 5 & 6):

Unit No.	Package Description	Status of Supply	Status of Erection	Remarks	% Progress supply	% Progress Construction
Unit #I	**BTG:**					
1.	Steam Turbine and Auxiliaries	Not received	-	-	-	-
	Generator and auxiliaries	Not received	-	-	-	-
	Condenser, CEP, BFP, De-aerator, Critical piping, LP piping, Vacuum pump, CPU, HP/IP/LP heaters, PHE	Not received	-	-	-	-
	Boiler and auxiliaries	Not received except few structure materials	Structures up-to 2 Tier erected	Partial boiler structures received	1	1
	ESP	Not received	-	-	-	-
	E&I Package:					
2.	Electrical panels, DCS panels, operating stations, Engineering stations, TSI, Relay panels, Cables, cable trays, ESP control panels, Battery, Battery charger, UPS etc.	Not received	-	-	-	-
	Transformers – Generator Transformer, UAT, Auxiliary TRF, Bus-duct	Not received	-	-	-	-
Unit #5	**BTG:**					

Unit No.	Package Description	Status of Supply	Status of Erection	Remarks	% Progress supply	% Progress Construction
1.	Steam Turbine and Auxiliaries	Not received	-	LP casings received	-	-
	Generator and auxiliaries	Not received	-	-	-	-
	Condenser, CEP, BFP, De-aerator, Critical piping, LP piping, Vacuum pump, CPU, HP/IP/LP heaters,	Partial materials received	Condenser shells erected partially	Few parts of condenser, de- aerator, 3 HP heaters, 4 nos. LP heaters received	5	-
	Boiler and auxiliaries	Partial materials received	Boiler Drum is placed in its position	Some parts of Boiler structures, Boiler drum, pressure parts, APH	67	32
	ESP	Majority of materials received	All the four pass major structures including electrodes etc. erected	Insulation, Panels etc. not received	91	70
	E&I Package:					
2.	Electrical panels, DCS panels, operating stations, Engineering stations, TSI, Relay panels, Cables, cable trays, ESP control panels etc.	Partial materials received- DCS panels, Turbine panels, cables received	DCS panels placed in location only (Modules used in operational units)		15	-
	Transformers – Generator Transformer, UAT, Auxiliary TRF, Bus-duct	Not received	-	-	-	-
Unit #6	**BTG:**					
1.	Steam Turbine and Auxiliaries	Not received	-	-	-	-
	Generator and auxiliaries	Not received	-	-	-	-
	Condenser, CEP, BFP, De-aerator, Critical piping, LP piping, Vacuum pump, CPU, HP/IP/LP heaters, PHE	Not received	-	-	-	-

Unit No.	Package Description	Status of Supply	Status of Erection	Remarks	% Progress supply	% Progress Construction
	Boiler and auxiliaries	Not received	-		-	-
	ESP	Not Received				
	E&I Package:					
2.	Electrical panels, DCS panels, operating stations, Engineering stations, TSI, Relay panels, Cables, cable trays, ESP control panels, Battery, Battery charger, UPS etc.	Not received	-	-	-	-
	Transformers – Generator Transformer, UAT, Auxiliary TRF, Bus-duct	Not received	-	-	-	-
#1, 5 & 6	**STG building Structure and Civil of BTG and other areas:**					
Unit # 5						
1.	STG building structures	Major items received	Unit#5 major structures erected.		95	90
2.	Civil of TG, Boiler, ESP and TRF yard area	-	TG deck slab and floor (EL 13.9M) of Unit#5, TRF foundation & Fire wall, Unit#5 mill foundations etc. completed	Floor finish, GF slab, IPS, panel room, and other finishing activities not done	-	70
3.	Roads & drain, area paving, plinth protection, finishing, painting	-	Partially done	-	-	20
Unit # 1 & 6						
1.	STG building structures	Partially received for Unit # 1 No Supply for Unit#6	Unit#1 partial structure erected. Unit#6- no work done		10	10
2.	Civil of TG, Boiler, ESP and TRF yard area		Unit # 1 Partial work done Unit# 6		-	10

Unit No.	Package Description	Status of Supply	Status of Erection	Remarks	% Progress supply	% Progress Construction
			almost No work done			
3	Roads & drain, area paving, plinth protection, finishing, painting				-	-
#1,5 & 6	**BOP Packages:**					
1.	CW Pump and Piping (total 14 CW pumps for all the 6 Units (6W+2S)	7 nos. not received	-	-	-	-
2.	CW Piping	All received	For Unit#1,5 and 6, laying & connection with CW pumps and Condensers balance	Exposed portion of wrapping & coating of laid CW pipes (near CW pump house) is damaged. Need replacement. Also CW piping near condenser is submerged in water and needs to evaluate for reusability.	100	70
3	Cooling Tower	For Unit#1 and 6 not received	Civil structure of Unit#1 & 6 in advanced stage, Unit#5 nearly completed		60	50
4	Interconnection with pipes/cable between BTG packages, TRF packages , WTP, Fuel oil, CAS, FF, HT/LT panels, DCS, Switchyard, HP, AHP etc.	-	Not done	-	-	-
#1,5 & 6	**CHP and AHP:**					
1	CHP	Majority of materials received	CD line from TT0 to TT6 and TT7, Bunker floor balance, Erection of		95	85

Unit No.	Package Description	Status of Supply	Status of Erection	Remarks	% Progress supply	% Progress Construction
			Stacker Reclaimer rails (approx. 120 meters), conveyor belts. Work for Unit 1, 5 and 6 balance			
2	AHP	Majority of materials received	Work for Unit 1, 5 and 6 balance	Paving around ash silo balance (100M radius), 2 nos. Silos	75	70
Common	**Balance Non-Plant Structures:**					
	Administrative Building, Canteen, Service building, Security building, Main gate, Petrol pump, Car & scooter sheds, training center, Rain water harvesting etc.	Not yet constructed.				

Present Status of Non-EPC Scope

Sr. No.	Description	Status
1.	**Transmission Line:**	
a	Two double circuit 400 KV Transmission line (each line capacity 1200MW) from plant switchyard to TAGA pooling station of PGCL. The approx. length of TL is 27 KM from plant switchyard to TAGA pooling station.	Line1 double circuit tower is ready and the power generated by Unit 2, 3 and 4 is being evacuated through this line. Line2 double circuit tower under construction. Balance work: Total 83 towers per line. Foundation of 65 towers ready. 54 tower erection completed. 11 KM stringing completed
2.	**Non-Plant structures:**	
b	Residential Colony	Not envisaged in KMPCL project. Refer KMPCL /PWC mail dated 20.10.2020
c	Outer boundary wall – 26KM length, Brick construction with barbed wire fixed on Y angle	Complete boundary wall was constructed as per scope. However, many places, the boundary walls are damaged including peripheral morum roads. KMPCL has taken up repair/re-doing the broken /damaged boundary wall from O&M budget
d	Roads and drain for areas outside the inner boundary wall	Incomplete
e	Entry gate	Temporary structure made
f	Watch towers	Not made

Sr. No.	Description	Status
g	Training center	Not made
h	CCTV	Completed
i	Silos for evacuation of fly ash through Railways – 2 nos. (earlier it was a part of EPC contract scope)	Roof of one silo balance. Column erected for other Silo is balance
j	Horticulture (green belt) and rain water harvesting	Rain water harvesting pond/ well not made. Green belt balance for areas around incomplete structure/building

B. Cost Incurred in the Project

Particulars	Cost Capitalized (in ₹ Cr.)		
	Commissioned Unit 2, 3 and 4	Under Construction Unit 1, 5 and 6	Total
Land (Freehold and Leasehold)	324*		324
EPC Cost	9,445	2,139	11,584
Non EPC Cost	924	35	959
IDC, ERV and Preoperative Cost	5,676	2,399	8,075
Total	**16,045**	**4,573**	**20,942**
Source: Technical Study Report by L&T			
***Note:** As per FA Schedule dated 31st March 2022, the total gross block of land component is Rs. 172.58 Cr.*			

C. Cost to Complete

Sr. No.	Particular	Amount (in ₹ Cr.)
A	**P&M**	
1	Unit-2	35.26
2	Unit-5	1,862.50
3	Unit-1&6	4,616.00
	Total - A	**6,513.76**
B	**Building and Civil Works**	
1	Unit-5	95.19
2	Unit-1&6	200.373
	Total – B	**295.56**
C	**Additional Cost towards meeting the Environment Norms**	
1	FGD	1,872.00
2	ESP Modification	12.00
	Total - C	**1,884.00**
	Grand Total (A+B+C)	**8,693.32**
Source: Technical Study Report by L&T		

VALUATION OF CWIP (UNIT 1, 5 AND 6)

- As per the copy of provisional balance sheet dated 31st March 2022 shared by the subject company, the total book value of CWIP is ₹ 4,559.66 Cr. Further no latest bifurcation has been provided, therefore we rely on the data shared with us during the last valuation exercise dated 5th June 2018 and Technical Study Report by L&T– Sargent & Lundy Ltd. dated 16th December, 2020. Since, no new construction has been done from April 2018, therefore, the same has been considered fair for the purpose of this valuation assessment.
- Overall completion of the Unit 1, 5 and 6 is **21.30%** as per the Technical Study Report prepared by L&T – Sargent & Lundy Ltd. dated 16th December, 2020. The estimated time of completion of these units has been tabulated below:

Sr. No.	Milestones	Timeline (Months)		
		Unit – 1	Unit#5	Unit#6
A	Pre NTP Activities	-4	-4	-4
1	Release of LOI / WO to OEM / Contractors	-1	-1	-1
2	Statutory Approval	-1	-1	-1
3	Site Mobilization	0	0	0
4	Reconciliation of Material	0	0	0
B	NTP (Notice to Proceed)	0	0	0
5	Engineering work	6	6	6
6	Start of erection of Boiler, Turbine & it's Auxiliaries	13	1	16
7	Supply of balance items at site	17	12	19
8	Boiler Hydro test	25	13	28
10	TG & Auxiliaries readiness	22	15	27
11	Oil Flushing	24	17	29
13	TG ready for Barring Gear	25	17.5	30
14	Boiler Light up	28	19	31
15	Steam Blowing and restoration	29	21	32
16	Synchronization	31	23	33
17	COD	32	24	34
18	**PG Test**	**32**	**24.5**	**35**

- As per the estimated completion of balance work, COD of the Unit 1, 5 and 6 is envisaged to be achieved in 24th, 32nd and 34th month respectively after NTP (deviations ± 3 months.

Any prudent buyer will weigh on the below points for reaching out to conclusion and accordingly below factors are considered for evaluating the **Fair Market Value:**

- **Original Project cost**

  Original Hard Cost in the Project cost is taken into consideration. For complete Project planned in 2009, proposed hard cost for the complete 3600 MW was ₹ 13,680 Cr., however, as per the copy of Technical Study Report prepared by L&T – Sargent & Lundy Ltd. dated 16th December, 2020, total cost incurred in the project is ₹ 20,942 Cr. and as per the copy of FAR dated 31st March 2022, total gross block of PPE is ₹ 20,612.63 Cr.

- **CWIP Cost**

  As per the details shared by the company and the copy of provisional balance sheet dated 31st March 2022 the total book value of CWIP IS Rs. 4,559.66 Cr. Details of the same has been tabulated in the above *'Section H.A*'.

- **Deduction of In-Transit item**

  As per the verbal confirmation received from the site representative during the site visit, the items which are not within the premise are difficult to procure and the same has not been verified by us, therefore, the cost of In-Transit items of Rs. 173.98 Cr. mentioned in the above table has been deducted for fair market valuation assessment.

- **CERC Benchmark**

  Capital Hard Cost is referred as per the CERC Order No. L-1/103/CERC/2012 for Benchmark Capital Cost of Coal based TPP which comes out to be ₹ 7.70 Cr. per MW. *(This doesn't includes the Railways, Transmission Lines, Locomotives etc.).*

- **Reasonable Hard Cost of P&M**

  This is a sub-critical power plant and from past 4-5 years no new sub-critical power plants have been set-up. This is being an obsoleting technology, also the plant was set-up by Chinese manufacturers, therefore, on conservative basis, taking the per MW cost of Rs. 6.50 Cr. only.

- **Addition cost required for completion of Unit**

  As per the technical study report by L&T, a total of Rs. 8,693.32 Cr. is required for the completion of the units. For the purpose of assessing cost to complete the units, a detailed break-up of the cost is tabulated in the above 'Section H.C'.

- **Assessment of unreasonable capital expenditure**

  Further to it, assessment of unreasonable expenditure is evaluated by calculating difference between Total Capitalized Cost and Reasonable cost for setting up the P&M as on date.

- **Uncertainty cum Utility and Risk Factor**

  As per the present situation:

  i. Work of all these 3 units is not completed yet and is stalled from past 4 years.
  ii. No fuel supply agreement has been achieved for these units.
  iii. PPA has not been achieved yet for these unit. The PPA executed with GUVNL of 1010 MW is under subjudice before Hon'ble GERC.
  iv. Project has slipped into the category of Projects which are ***Uncertain for Benefits during 2017-22*** as per the National Electricity Plan Report on Jan., 2018 issued by Central Electricity Authority.

  Based on the above factors, there is an uncertainty for the completion of these units and the utility for any buyer has become very less. Hence, we have deducted 50% as uncertainty & utility factor for reaching out to the Fair Market Value.

  Therefore, the valuation is as follows:

Particular	Sr. No.	Figures (in ₹ Cr.)
Replacement Capital Cost for completion of Unit 1, 5 and 6 as per CERC/Industry Benchmark (inclusive of Non-EPC)	A=6.5*600*3	11,700.00
Replacement Cost of Capital Expenditure (As per Balance sheet dated 31st March 2022)	B	4,559.66
Balance cost to be incurred for completion of the Units (As per Technical Study Report by L&T)	C	8,693.32
Total Replacement Cost on Completion *(Replacement Cost of capex + Additional cost to be incurred)*	D=B+C	13,252.98
Assessment of Unreasonable Cost	E=D-A	1,552.98
Total reasonable capital expenditure considered	F=B-E	3,006.68
Cost of In-transit items	G	173.98
Deduction of offshore supply cost	H=F-G	2,832.70
Deduction of Uncertainty cum Utility Factor	I=50% of H	473.33
Fair Market Value	**J=H-I**	**1,416.35**

PART H — VALUATION ASSESSMENT SUMMARY

S. No.	Asset Class	As per KMPCL PBS dated 31-03-22		As per RKA as on 12-10-22	
		Gross Block (in ₹ Cr.)	Net Block (in ₹ Cr.)	GCRC (in ₹ Cr.)	Fair Value (in ₹ Cr.)
1	Land	172.58	172.58	377.31	377.31
2	Building	2,012.56	1,508.61	2,241.31	1,474.22
3	Plant & Machinery	13,867.82	10,283.97	16,719.71	7,514.92
4	CWIP	4,559.66	4,559.66	1,416.35	1,416.35
Total		**20,612.63**	**16,524.82**	**20,754.68**	**10,782.79**

S.No.	Particulars	Book Value	Indicative & Estimated Prospective Fair Market Value
1.	Land Value (A)	Tabulated Above	Tabulated Above
2.	Building Value (B)	Tabulated Above	Tabulated Above
3.	Plant & Machinery Value (C)	Tabulated Above	Tabulated Above
4.	CWIP (D)	Tabulated Above	Tabulated Above
5.	**Total Indicative & Estimated Prospective Fair Market Value**	**₹ 16,524.82 Cr.**	**₹ 10,782.79 Cr.**
6.	**Rounded Off**	**NA**	**₹ 10,783.00 Cr.**
7.	**Indicative & Estimated Prospective Fair Market Value in words**	**NA**	**Rupees Ten Thousand Seven Hundred and Eighty Three Crores Only**
8.	**Expected Realizable Value (@ ~15% less)**	---	**₹ 9,165.55 Cr.**
9.	**Expected Distress Sale Value (@ ~25% less)**	---	**₹ 8,087.25 Cr.**
10.	**Percentage difference between Circle Rate and Fair Market Value**	More than 20%	
11.	**Likely reason of difference in Circle Value and Fair Market Value in case of more than 20%**	Circle rates are determined by the District administration as per their own theoretical internal policy for fixing the minimum valuation of the property for property registration tax collection purpose and Market rates are adopted based on prevailing market dynamics found as per the discrete market enquiries which is explained clearly in Valuation assessment factors.	
12.	**Concluding Comments/ Disclosures if any**		
	a. This valuation is based on the cost approach and basically shows the current depreciated replacement value of the asset. However, market players may weigh it differently keeping		

in mind the various macro & micro economic factors and demand & supply of power at the time of actual transaction.

b. Further, the present market & economic scenario is uncertain and no one can predict it for a longer period of time due to various geo political and fast changing global and local markets. However, from the past ~6 months overall sentiments for Power sector in India are bullish due to increase in power demand.
c. In spite of global recession and high inflation across major economies, still world over economist are bullish on India's growth.
d. Therefore based on the above points it appears that market sentiments towards this Plant should be positive.
e. There may be instances in previous years where the sale of Power Plants has not yield good value in comparison to its replacement value due to subdued demand of power which was mainly because of tepid economic growth and COVID period.
f. However, at present, both the market and economic situation are positive. The subject power plant have 3 fully operational units and operating on an average PLF of 75% as per the verbal information provided to our engineers during site survey. Rest of the 3 units are approx. 21% completed and at various stages. Further, the construction is stalled from past 4 years but there is a good scope of expansion since ample land parcel is available with the company within th subject premise.
g. As per the market research, there are a few prominent market players which might be interested in the subject power plant.
h. This is just core Asset Valuation and not an Enterprise Valuation. This report doesn't cover any prospective sale value of the Power Plant as a whole which is based on the cash flows of the business.
i. Fragmented/ Individual component wise may fetch different values, however this Valuation is prepared based on the ongoing concern and the Values has been applied in totality/ group of assets.
j. This valuation exercise has been performed to reach the prospective fair market value using the replacement cost for setting up such Greenfield integrated plants in current scenario. This should not be treated as the transactional value of these assets.
k. Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Bank interest etc. pertaining to the sale/ purchase of this property are not considered while assessing the Market Value.
l. We are independent of client/ company and do not have any direct/ indirect interest in the property.
m. This valuation has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.
n. This Valuation is done for the property found on as-is-where basis as shown on the site by the Bank/ customer of which photographs is also attached with the report.
o. Reference of the property is also taken from the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. However we do not vouch the absolute correctness of the property identification, exact address, physical conditions, etc. based on the documents provided to us since property shown to us may differ on site Vs as

	mentioned in the documents or incorrect/ fabricated documents may have been provided to us. p. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals or from any Govt. department, etc. has to be taken care by legal experts/ Advocates and same has not been done at our end. q. The valuation of an asset is an estimate of the worth of that asset which is arrived at by the Valuer in his expert opinion after factoring in multiple parameters and externalities. This may not be the actual price of that asset and the market may discover a different price for that asset. r. This report only contains opinion based on technical & market information which came to our knowledge during the course of the assignment. It doesn't contain any recommendations. s. This report is prepared following our Standard Operating Procedures & Best Practices and will be subject to Limitations, Conditions, Valuer's Remarks, Important Notes, Valuation TOS and basis of computation & working as described above. t. The use of this report will become valid only after payment of full fees as per the Payment Terms. Using this report or any part content created in this report without payment of charges will be seen as misuse and unauthorized use of the report.
u.	**IMPORTANT KEY DEFINITIONS**
	Fair Value *suggested by the competent Valuer is that prospective estimated amount in his expert & prudent opinion of the subject asset/ property without any prejudice after he has carefully & exhaustively evaluated the facts & information came in front of him or which he could reasonably collect during the course of the assessment related to the subject asset on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities which is just & equitable at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction in an open & unrestricted market, in an orderly transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently without any compulsion on the date of the Valuation.* *Fair Value without using the term "Market" in it describes that the value suggested by the Valuer may not mandatorily follow or may not be in complete consonance to the established Market in his expert opinion. It may or may not follow market dynamics. But if the suggested value by the valuer is not within the prevailing Market range or is assessed for an asset is located in an un-established Market then the valuer will give reasonable justification & reasoning that for what reasons the value suggested by him doesn't follow the prevailing market dynamics.*
	Fair Market Value *suggested by the competent Valuer is that prospective estimated amount in his expert & prudent opinion of the subject asset/ property without any prejudice in consonance to the Market dynamics after he has carefully & exhaustively evaluated the facts & information came in front of him or which he could reasonably collect during the course of assessment related to the subject asset on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities which is just & equitable at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction in an open & unrestricted market, in an orderly transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently without any compulsion on the date of the Valuation.* *Here the words "in consonance to the established Market" means that the Valuer will give opinion within the realms & dynamics of the prevailing market rates after exhaustively doing the micro market research. However due to the element of "Fair" in it, valuer will always look for the factors if the value should be better than the market realms which is just & equitable backed by strong justification and reasoning.*

	Market Value *suggested by the competent Valuer is that prospective estimated amount which is average price of the similar comparable assets prevailing in an open & established market during the near period of the date of valuation at which the subject asset/ property should be exchanged between a willing buyer and willing seller on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities at an arm's length transaction in an open, established & unrestricted market, in an orderly transaction, wherein the parties, each acted without any compulsion on the date of the Valuation.* *Using the term "Market Value" without "Fair" omits the elements of proper marketing, acting knowledgeably & prudently.* *Market and market participants can be sentimental, inclined towards the transaction without the element of complete knowledge & prudence about facts or due diligence of the asset therefore "each acted knowledgeably, prudently" has been removed from the marker Value definition.*
	Realizable Value *is that minimum prospective estimated value of the asset/ property which it may be able to fetch at the time of actual property transaction factoring in the element of discount due to the prospects of deep negotiations between the buyer & seller when the parties in-principally find Fair Market Value reasonable and sits together to close the deal and the transaction across the table. Discount percentage on the Fair Market Value due to negotiation will depend on the nature, size, various salability prospects of the subject asset, the needs of the buyer & the seller and kind of payment terms. In some of the cases Realizable and Fair Market Value may also be equal.*
	Distress Sale Value* *is that value when the property is attached with any process such as mortgaged financing, financial or operational dues which is under any stress condition or situation and the stakeholders are under process of finding resolution towards it to save the property from being attached to a formal recovery process. In this type of sale, minimum fetch value assessed will always be less than the estimated Fair Market Value where the discount of percentage will depend upon various circumstances and factors such as nature, size, salability prospects of the property and kind of encumbrance on the property. In this type of sale, negotiation power of the buyer is always more than the seller and eagerness & pressure of selling the property will be more on the seller than the buyer.*
	Liquidation Value *is the amount that would be realized when an asset or group of assets are sold due to any compulsion or constraints such as in a recovery process guided by statute, law or legal process, clearance sale or any such condition or situation thereof where the pressure of selling the asset/ property is very high to realize whatever maximum amount can be from the sale of the assets in a limited time for clearance of dues or due to closure of business. In other words, this kind of value is also called as forced sale value.*
	Difference between Cost, Price & Value: *Generally, these words are used and understood synonymously. However, in reality each of these has a completely different meaning, premise and also having different definitions in professional & legal terms. Therefore, it is our professional responsibility to describe the definitions of these words to avoid ambiguity & confusion in the minds of the user of this report.* *The **Cost** of an asset represents the actual amount spend in the construction/ actual creation of the asset.* *The **Price** is the amount paid for the procurement of the same asset.* *The **Value** is defined as the present worth of future rights in the property/ asset and is a hypothetical or notional price that buyers and sellers are most likely to conclude for a good or service. Value is not a fact, but an estimate of the likely price to be paid for a good or service at a given time in accordance with a particular definition of value.* *Therefore, in actual for the same asset/ property, cost, price & value remain different since these terms have different usage & meaning.*

IMPORTANT NOTES

DEFECT LIABILITY PERIOD *- In case of any query/ issue or escalation you may please contact Incident Manager by writing at valuers@rkassociates.org. We try our level best to ensure maximum accuracy in the Calculations done, Rates adopted and various other data points & information mentioned in the report but still can't rule out typing, human errors, assessment or any other mistakes. In case you find any mistake, variation, discrepancy or inaccuracy in any data point mentioned in the report, please help us by bringing all such points into our notice in writing at valuers@rkassociates.org within 30 days of the report delivery, to get these rectified timely, failing which R.K Associates shouldn't be held responsible for any inaccuracy in any manner. Also, if we do not hear back anything from you within 30 days, we will assume that the report is correct in all respect and no further claim of any sort will be entertained thereafter. We would welcome and appreciate your feedback & suggestions in order to improve our services.*

Our ***DATA RETENTION POLICY*** *is of* ***ONE YEAR****. After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.*

COPYRIGHT FORMAT *- This report is prepared on the copyright format of R.K Associates to serve our clients in the best possible way. Legally no one can copy or distribute this format without prior approval from R.K Associates. It is meant only for the organization as mentioned on the cover page of this report. Distribution or use of this format or any content of this report wholly or partially other than R.K Associates will be seen as unlawful act and necessary legal action can be taken against the defaulters.*

IF REPORT IS USED FOR BANK/ FIs

NOTE: *As per IBA Guidelines in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the valuation report has been accepted.*

At our end we have not verified the authenticity of any documents provided to us. Bank is advised to verify the genuineness of the property documents before taking any credit decision.

Valuation Terms of Services & Valuer's Important Remarks are available at www.rkassociates.org for reference.

SURVEY ANALYST	VALUATION ENGINEER		L1/ L2 REVIEWER
Adil Afaque, Abhinav Chaturvedi and Manas Upmanyu			<<to be updated>>

ENCLOSURE: 1 – GOVT. CIRCLE RATES

उप पंजीयक कार्यालय अकलतरा
वर्ष– 2016–17

राजस्व निरीक्षक मण्डल अकलतरा

क्रमांक	प.ह.नं.	ग्राम का नाम	दर प्रति हेक्टेयर मूल्य रूपये में				(दर प्रति वर्ग मीटर)	
			सभी किस्म/ प्रकार मुख्य मार्ग पर स्थित 46 मीटर तक		सिंचित	असिंचित	कृषि भूमि के टुकड़े 500 वर्ग मीटर तक	
							सड़क से 20 मीटर तक	सड़क से 20 मीटर के पश्चात्
1	2	3	4	5	6	7	10	11
			अन्य मार्ग	6000000	4000000	3000000	3500	3000
39	14	रोगदा	अन्य मार्ग	2925000	2144000	1790000	850	710
40	14	अमोरा	अन्य मार्ग	3224000	2500000	2037000	2950	2600
41	14	घघराबोड़	अन्य मार्ग	1000000	882000	689000	585	525
42	15	नरियरा	एन.एच.	22500000	4100000	3100000	3400	3000
			अन्य मार्ग	6200000	4100000	3100000	3290	2800
43	15	सोनसरी	एन.एच.	20500000	3500000	2900000	3400	2900
			अन्य मार्ग	5500000	3500000	2900000	3280	2850
44	16	पकरिया	अन्य मार्ग	3000000	2281000	1900000	750	550
45	16	झिलमिला	अन्य मार्ग	2281000	1933000	1465000	625	525
46	16	बनाहिल	एन.एच.	21465000	3500000	2036000	3000	2700
			अन्य मार्ग	4500000	3500000	2036000	2900	2550
47	17	किरारी	एन.एच.	19900000	3000000	2000000	2950	2600
			अन्य मार्ग	4500000	3000000	2000000	2800	2500

संयोजक
उप जिला मूल्यांकन समिति
अकलतरा

संयोजक
जिला मूल्यांकन समिति
जांजगीर चांपा (छ.ग.

उप पंजीयक कार्यालय अकलतरा
वर्ष– 2016–17

राजस्व निरीक्षक मण्डल अकलतरा

क्रमांक	प.ह.नं.	ग्राम का नाम	दर प्रति हेक्टेयर मूल्य रूपये में				(दर प्रति वर्ग मीटर)	
			सभी किस्म/ प्रकार मुख्य मार्ग पर स्थित 46 मीटर तक		सिंचित	असिंचित	कृषि भूमि के टुकड़े 500 वर्ग मीटर तक	
							सड़क से 20 मीटर तक	सड़क से 20 मीटर के पश्चात्
1	2	3	4	5	6	7	10	11
26	8	अमेरी	अन्य मार्ग	1463000	1200000	1088000	600	500
27	9	पकरिया(ल)	अन्य मार्ग	2155000	1710000	1430000	690	585
28	9	लटिया	अन्य मार्ग	2217000	2005000	1540000	820	700
29	9	दर्री	अन्य मार्ग	1369000	1141000	1000000	625	525
30	10	अकलतरा न.पा.	शिक्षामार्ग	दर अलग से निर्धारित है				
			अन्य मार्ग	दर अलग से निर्धारित है				
31	11	रसेड़ा	अन्य मार्ग	1845000	1520000	1217000	685	580
32	11	मुरलीडीह	अन्य मार्ग	2206000	1720000	1538000	700	600
33	12	करूमहूँ	अन्य मार्ग	1789000	1598000	1299000	650	525
34	12	अर्जुनी	अन्य मार्ग	2310000	1790000	1430000	760	595
35	13	आरसमेटा	अन्य मार्ग	2875000	2044000	1851000	3100	2950
36	13	परसदा	अन्य मार्ग	2635000	2008000	1790000	2900	2700
37	13	गोंदाडीह	अन्य मार्ग	1203000	1107000	890000	625	500
38	14	तरौद	एन.एच.	24000000	4000000	3000000	3700	3200

संयोजक
शिक्षा मूल्यांकन समिति
जांजगीर चांपा (छ.ग.

ENCLOSURE: 2 – LAND CONVERSION

Detail Of Survey No . For Diversion
Village -Amora

Sl.No.	Survey No.		Hactore	Acre
1	991	/ 2	0.376	0.93
2	1041	/ 4	0.146	0.36
3	1041	/ 5	0.146	0.36
4	1065	/ 1	0.599	1.48
5	1066	/ 1	0.202	0.50
6	1066	/ 2	0.101	0.25
7	1258	/ 2	0.324	0.80
8	1361	/ 1	0.138	0.34
9	1272	/ 4	0.283	0.70
10	1335	/ 11	0.069	0.17
11	1349	/	0.178	0.44
12	1350	/	0.081	0.20
13	1358	/ 1	0.138	0.34
14	1358	/ 3	0.227	0.56
15	1361	/ 1	0.170	0.42
16	1366	/	0.918	2.27
17	1384	/ 2	0.202	0.50
18	1386	/	0.170	0.42
19	1392	/	0.397	0.98
20	1398	/ 2	0.089	0.22
21	1408	/ 3	0.870	2.15
22	1408	/ 4	0.267	0.66
23	1409	/	1.376	3.40
		Total	7.467	18.45

21.8.17
अधीक्षक भू-अभिलेख
परिवर्तित भूमि
जिला-जाँजगीर-चाम्पा (छ.ग.)

Detail of Survy No. For Diversion Village - Amora

Sl.Nos.	Village	Survey No.	Hactore	Acre
1	Amora	994/2	0.129	0.32
2		1041/6	0.182	0.45
3		1272/5	0.243	0.60
4		1272/9	0.105	0.26
5		1272/10	0.202	0.50
6		1272/11	0.182	0.45
7		1272/12	0.150	0.37
8		1315	0.336	0.83
9		1327/2	0.194	0.48
10		1327/3	0.101	0.25
11		1327/4	0.053	0.13
12		1327/5	0.049	0.12
13		1335/6	0.202	0.50
14		1347/1	0.146	0.36
15		1347/2	0.146	0.36
16		1347/3	0.295	0.73
17		1354/3	0.223	0.55
18		1355	0.227	0.56
19		1361/1	0.170	0.42
20		1363/1	0.138	0.34
21		1376	0.777	1.92
22		1378	0.101	0.25
23		1383	0.069	0.17
24		1387/1	0.089	0.22
25		1389/2	0.202	0.50
26		1393	0.113	0.28
		Toatl	4.824	11.92

21.06.17
अधीक्षक भू-अभिलेख
परिवर्तित भूमि
जिला-जाँजगीर-चाम्पा (छ.ग.)

Detail Of Survey No Submitted For Diversion Village -Amora

Sl.Nos.	Survey No.		Hacore	Acre
1	987 /	1	0.304	0.75
2	987 /	2	0.243	0.60
3	987 /	4	0.202	0.50
4	988 /	1	0.259	0.64
5	991 /	4	0.372	0.92
6	999 /	2	0.364	0.90
7	1005 /	1	0.419	1.04
8	1006 /	7	0.150	0.37
9	1006 /	8	0.320	0.79
10	1006 /	16	0.886	2.19
11	1006 /	22	0.409	1.01
12	1039 /	1	0.284	0.70
13	1039 /	2	0.150	0.37
14	1039 /	3	0.478	1.18
15	1039 /	4	0.368	0.91
16	1039 /	5	0.069	0.17
17	1039 /	6	0.283	0.70
18	1039 /	7	0.073	0.18
19	1040 /	1	0.057	0.14
20	1040 /	2	0.126	0.31
21	1040 /	5	0.057	0.14
22	1040 /	6	0.125	0.31
23	1041 /	2	0.304	0.75
24	1041 /	7	0.121	0.30
25	1041 /	9	0.384	0.95
26	1042 /	3	0.454	1.12
27	1042 /	4	0.324	0.80
	1064 /		0.227	0.56
28	1065 /	2	0.202	0.50
29	1346 /	4	0.202	0.50
30	1353 /	1	0.214	0.53
31	1354 /	1	0.113	0.28
32	1361 /	2	0.057	0.14
33	1387 /	2	0.049	0.12
34	1387 /	3	0.053	0.13
35	1387 /	4	0.053	0.13
36	1387 /	5	0.049	0.12
37	1405 /	1	0.141	0.35
38	1408 /	4	0.267	0.66
	TOTAL		9.212	22.76

अधीक्षक भू-अभिलेख
परिवर्तित भूमि
जिला-जाँजगीर-चाम्पा (छ.ग.)

Detail Of Survey No. For Diversion Village - Amora

Sl.No.	Survey No.	Hactor	Acre	Revenue
1	986 / 1	0.036	0.09	0.10
2	986 / 2	0.243	0.60	0.60
3	988 / 2	0.129	0.32	0.40
4	989 / 1	0.089	0.22	0.25
5	989 / 2	0.121	0.30	
6	989 / 4	0.364	0.90	0.50
7	990 / 1	0.121	0.30	0.30
8	990 / 3	0.105	0.26	0.30
9	992 / 1	0.231	0.57	0.60
10	992 / 3	0.405	1.00	1.00
11	992 / 5	0.405	1.00	1.00
12	1000 / 5	0.324	0.80	0.80
13	1005 / 2	0.781	1.93	2.00
14	1006 / 18	0.089	0.22	0.25
15	1006 / 20	0.077	0.19	
16	1041 / 8	0.243	0.60	0.60
17	1041 / 10	0.388	0.96	1.00
18	1041 11	0.146	0.36	0.40
19	1042 / 9	0.324	0.80	0.50
20	1258 / 1	0.394	0.97	0.50
21	1327 / 1	0.194	0.48	0.50
22	1332 / 1	0.146	0.36	0.40
23	1332 / 2	0.162	0.40	0.40
24	1334 /	0.458	1.13	1.00
25	1363 / 3	0.142	0.35	0.40
26	1369 /	0.150	0.37	
27	1384 / 1	0.004	0.01	0.10
28	1394 /	0.113	0.28	0.30
29	1396 /	0.405	1.00	1.00
30	1398 / 1	0.154	0.38	0.40
31	1401 /	0.372	0.92	1.00
32	1408 / 5	0.809	2.00	2.00
33	1410 / 1	0.219	0.54	0.50
	TOTAL	8.343	20.61	

अधीक्षक भू-अभिलेख
परिवर्तित भूमि
जिला-जाँजगीर-चाम्पा (छ.ग.)

Details of Survey No. List Village Amora P.H. No 14			
Sl. No.	Khasra No.	Area in acre	Area in Hectare
1	1236/1	0.82	0.332
2	1236/3	0.65	0.263
3	1236/4	0.30	0.121
4	1259 (P)	0.09	0.036
5	1272/1	0.73	0.295
6	1272/8	0.40	0.162
7	1403	0.50	0.202
8	1408/6	0.34	0.138
9	1408/7	0.17	0.069
10	1408/9	0.16	0.065
	Total Area	4.16	1.684

अधीक्षक भू-अभिलेख
परिवर्तित भूमि
जिला-जाँजगीर-चाम्पा (छ.ग.)

Details of Diverted Survey No Village - Amora P.H. No 14				
Sl. No.	Khasra No.	Area in acre	Area in Hectare	Revenue Rs.
1	1224/2	0.65	0.263	0.65
2	1233/2	0.30	0.121	0.95
3	1262/11	0.46	0.186	0.50
4	1262/12	0.96	0.389	0.96
5	1262/13	0.20	0.081	0.20
6	1266/2	0.25	0.101	0.25
7	1267/1	0.16	0.065	0.16
8	1269/2	1.30	0.526	1.30
9	1335/1	0.46	0.186	0.50
10	1335/3	1.00	0.405	1.00
11	1335/7	0.50	0.202	0.50
12	1411/1	0.87	0.352	1.00
13	1411/2	0.87	0.352	1.00
	Total Area	7.98	3.231	8.97

अधीक्षक भू-अभिलेख
परिवर्तित भूमि
जिला-जाँजगीर-चाम्पा (छ.ग.)

Summery of Diversion of Land				
Village - Nariyara				
Sl.	Diversion Case No.	Date Of Diversion	Total Survey No.	Area in Ac.
1	212/A-2/2008-09	17-7-2009	239	132.94
2	244/A-2/2008-09	30-07-2009	80	54.01
3	276/A-2/2008-09	19-08-2009	118	55.86
4	289/A-2/2008-09	26-8-2009	72	59.73
5	329/A-2/2008-09	10-08-2009	68	34.72
6	21/A-2/2009-10	22-10-2009	91	54.68
7	40/A-2/2009-10	16-11-2009	42	14.09
8	132/A-2/2009-10	23-2-2010	46	30.45
9	267/A-2/2009-10	16-6-2010	71	20.18
10	35/A-2/2009-10	02-05-2011	17	10.70
11	34/A-2/2009-10	02-05-2011	29	15.035
		Total	**873**	**482.395**

Summery of Diversion of Land				
Village - Rogda				
Sl.	Diversion Case No.	Date Of Diversion	Total Survey No.	Area in Ac.
1	209/A-2/2008-09	17-7-2009	19	13.87
2	274/A-2/2008-09	19-8-2009	16	7.55
3	78/A-2/2009-10	12-09-2009	20	8.51
4	92/A-2/2009-10	01-05-2010	30	17.16
5	289/A-2/2009-10	30/7/2010	40	22.39
6	38/A-2/2009-10	02-05-2011	19	7.03
7	39/A-2/2009-10	02-05-2011	4	2.25
		Total	**148**	**78.76**

Summery of Diversion of Land				
Village - Amora				
Sl.	Diversion Case No.	Date Of Diversion	Total Survey No.	Area in Ac.
1	208/A-2/2008-09	17/7/2009	23	18.45
2	243/A-2/2008-09	30/7/2009	26	11.92
3	275/A-2/2008-09	19/8/2009	38	22.76
4	134/A-2/2009-10	23/02/2010	33	20.61
5	36/A-2/2009-10	02-05-2011	10	4.16
6	37/A-2/2009-10	02-05-2011	13	7.98
		Total	**143**	**85.88**

Summery of Diversion of Land				
Village - Tarod				
Sl.	Diversion Case No.	Date Of Diversion	Total Survey No.	Area in Ac.
1	214/A-2/2008-09	17/7/2009	282	190.4
2	286/A-2/2008-09	22/8/2009	6	4.68
3	305/A-2/2008-09	09-08-2009	10	8.64
4	41/A-2/2009-10	16/11/2009	28	47.19
5	79/A-2/2009-10	12-09-2009	51	65.31
6	93/A-2/2009-10	01-05-2010	7	4.08
7	131/A-2/2009-10	23/2/2010	21	27.16
		Total	**405**	**347.46**

PART I VALUER'S IMPORTANT REMARKS

1.	Valuation is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown/ identified to us on the site unless otherwise mentioned in the report of which some reference has been taken from the information/ data given in the copy of documents provided to us and informed verbally or in writing out of the standard checklist of documents sought from the client & its customer which they could provide within the reasonable expected time out of the standard checklist of documents sought from them and further based on certain assumptions and limiting conditions. The information, facts, documents, data which has become primary basis of the report has been supplied by the client which has been relied upon in good faith and is not generated by the Valuer.
2.	The client/ owner and its management/ representatives warranted to us that the information they have supplied was complete, accurate and true and correct to the best of their knowledge. All such information provided to us either verbally, in writing or through documents has been relied upon in good faith and we have assumed that it is true & correct without any fabrication or misrepresentation. I/We shall not be held liable for any loss, damages, cost or expenses arising from fraudulent acts, misrepresentations, or willful default on part of the owner, company, its directors, employee, representative or agents.
3.	Legal aspects for eg. Investigation of title, ownership rights, lien, charge, mortgage, lease, sanctioned maps, verification of documents provided to us such as title documents, Map, etc. from any concerned Govt. office etc. have to be taken care by legal expert/ Advocate and same is not done at our end. It is assumed that the concerned Lender/ Financial Institution has asked for the valuation of that property after satisfying the authenticity of the documents given to us for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Valuation report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.
4.	In the course of the valuation, we were provided with both written and verbal information. We have however, evaluated the information provided to us through broad inquiry, analysis and review but have not carried out a due diligence or audit of the information provided for the purpose of this engagement. Our conclusions are based on the assumptions and other information provided to us by the client during the course of the assessment.
5.	Getting cizra map or coordination with revenue officers for site identification is a separate activity and is not part of the Valuation services and same has not been done in this report unless otherwise stated.
6.	Wherever any details are mentioned in the report in relation to any legal aspect of the property such as name of the owner, leases, etc. is only for illustration purpose and should not be construed as a professional opinion. Legal aspects are out of scope of this report. Details mentioned related to legal aspect are only based on the copy of the documents provided to us and whatever we can interpret as a non-legally trained person. This should be cross validated with a legal expert. We do not vouch any responsibility regarding the same
7.	We have made certain assumptions in relation to facts, conditions & situations affecting the subject of, or approach to this exercise that has not been verified as part of the engagement rather, treated as "a supposition taken to be true". If any of these assumptions prove to be incorrect then our estimate on value will need to be reviewed.
8.	This is just an opinion report based on technical & market information having general assessment & opinion on the indicative, estimated Market Value of the property for which Bank has asked to conduct the Valuation. It doesn't contain any other recommendations of any sort including but not limited to express of any opinion on the suitability or otherwise of entering into any transaction with the borrower.
9.	We have relied on the data from third party, external sources & information available on public domain to conclude the valuation. These sources are believed to be reliable and therefore, we assume no liability for the truth or accuracy of any data, opinions or estimates furnished by others that have been used in this analysis. Where we have relied on the data, opinions or estimates from external sources, reasonable care has been taken to ensure that such data is extracted from authentic sources, however we still can't vouch its authenticity, correctness, or accuracy.
10.	Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.
11.	Value varies with the Purpose/ Date/ Asset Condition & situation/ Market condition, demand & supply, asset utility prevailing on a particular date/ Mode of sale. The indicative & estimated prospective Value of the asset given in this report is restricted only for the purpose and other points mentioned above prevailing on a particular date as mentioned in the report. If any of these points are different from the one mentioned aforesaid in the Report then this report should not be referred.
12.	Our report is meant ONLY for the purpose mentioned in the report and should not be used for any other purpose. The Report should not be copied or reproduced for any purpose other than the purpose for which it is prepared for. I/we do not take any responsibility for the unauthorized use of this report.
13.	We owe responsibility only to the authority/client that has appointed us as per the scope of work mentioned in the report. We will not be liable for any losses, claims, damages or liabilities arising out of the actions taken, omissions or advice given by any other person. In no event shall we be liable for any loss, damages, cost or expenses arising in any way from fraudulent acts, misrepresentations or willful default on part of the client or companies, their directors, employees or agents.
14.	This report is having limited scope as per its fields & format to provide only the general basic idea of the value of the property prevailing in the market based on the site inspection and documents/ data/ information provided by the client. The suggested indicative prospective estimated value should be considered only if transaction is happened as free market transaction.
15.	The sale of the subject property is assumed to be on an all cash basis. Financial arrangements would affect the price at which the property may sell for if placed on the market.
16.	The actual realizable value that is likely to be fetched upon sale of the asset under consideration shall entirely depend on the demand and supply of the same in the market at the time of sale.

17.	While our work has involved an analysis & computation of valuation, it does not include detailed estimation, design/ technical/ engineering/ financial/ structural/ environmental/ architectural/ compliance survey/ safety audit & works in accordance with generally accepted standards of audit & other such works. The report in this work in not investigative in nature. It is mere an opinion on the likely estimated valuation based on the facts & details presented to us by the client and third party market information came in front of us within the limited time of this assignment, which may vary from situation to situation.
18.	Where a sketched plan is attached to this report, it does not purport to represent accurate architectural plans. Sketch plans and photographs are provided as general illustrations only.
19.	Documents, information, data including title deeds provided to us during the course of this assessment by the client is reviewed only upto the extent required in relation to the scope of the work. No document has been reviewed beyond the scope of the work. These are not reviewed in terms of legal rights for which we do not have expertise. Wherever any information mentioned in this report is mentioned from the documents like owners name, etc., it is only for illustration purpose and may not necessary represent accuracy.
20.	The report assumes that the borrower/company/business/asset complies fully with relevant laws and regulations applicable in its area of operations and usage unless otherwise stated, and that the companies/business/assets is managed in a competent and responsible manner. Further, as specifically stated to the contrary, this report has given no consideration to matters of a legal nature, including issues of legal title and compliance with relevant laws, and litigations and other contingent liabilities that are not recorded/reflected in the documents/ details/ information/ data provided to us.
21.	This valuation report is not a qualification for accuracy of land boundaries, schedule (in physical terms), dimensions & identification. For this land/ property survey report can be sought from a qualified private or Govt. surveyor.
22.	This Valuation report is prepared based on the facts of the property on the date of the survey. Due to possible changes in market forces, socio-economic conditions, property conditions and circumstances, this valuation report can only be regarded as relevant as at the valuation date. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of the downward trend of the property value.
23.	Valuation of the same asset/ property can fetch different values under different circumstances & situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will have considerable lower value. Similarly, an asset sold directly by an owner in the open market through free market transaction then it will fetch better value and if the same asset/ property is sold by any financer due to encumbrance on it, will fetch lower value. Hence before financing, Lender/ FI should take into consideration all such future risks while financing and take decision accordingly.
24.	Valuation is done for the property identified to us by the owner/ owner representative. At our end we have just visually matched the land boundaries, schedule (in physical terms) & dimensions of the property with reference to the documents produced for perusal. Method by which identification of the property is carried out is also mentioned in the report clearly. Responsibility of identifying the correct property to the Valuer/ its authorized surveyor is solely of the client/ owner for which Valuation has to be carried out. It is requested from the Bank to cross check from their own records/ information if this is the same property for which Valuation has to be carried out to ensure that owner has not misled the Valuer company or misrepresented the property due to any vested interest. Where there is a doubt about the precision position of the boundaries, schedule, dimensions of site & structures, it is recommended that a Licensed Surveyor be contacted.
25.	In India more than 70% of the geographical area is lying under rural/ remote/ non municipal/ unplanned area where the subject property is surrounded by vacant lands having no physical demarcation or having any display of property survey or municipal number / name plate on the property clearly. Even in old locations of towns, small cities & districts where property number is either not assigned or not displayed on the properties clearly and also due to the presence of multiple/ parallel departments due to which ownership/ rights/ illegal possession/ encroachment issues are rampant across India and due to these limitations at many occasions it becomes tough to identify the property with 100% surety from the available documents, information & site whereabouts and thus chances of error, misrepresentation by the borrower and margin of chances of error always persists in such cases. To avoid any such chances of error it is advised to the Bank to engage municipal/ revenue department officials to get the confirmation of the property to ensure that the property shown to Valuer/ Banker is the same as for which documents are provided.
26.	If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then approvals, maps of the complete group housing society/ township is out of scope of this report and this report will be made for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township and the subject unit must be approved in all respect.
27.	Due to fragmented & frequent change in building/ urban planning laws/ guidelines from time to time, different laws/ guidelines between regions/ states and no strict enforceability of Building Bye-Laws in India specially in non-metro and scale b & c cities & Industrial areas, property owners many times extend or make changes in the covered area/ layout from the approved/ applicable limits. There are also situations where properties are decades old when there was no formal Building Bye-Laws applicable the time when the construction must have been done. Due to such discrete/ unplanned development in many regions sometimes it becomes tough for the Valuer to determine the exact lawful situation on ground. Unless otherwise mentioned in the report, the covered area present on the site as per site survey will be considered in the Valuation.
28.	Area of the large land parcels of more than 2500 sq.mtr or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
29.	Drawing Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.
30.	Valuation is a subjective field and opinion may differ from consultant to consultant. To check the right opinion, it is important to evaluate the methodology adopted and various data point/ information/ factors/ assumption considered by the consultant which became the basis for the Valuation report before reaching to any conclusion.

31.	Although every scientific method has been employed in systematically arriving at the value, there is, therefore, no indisputable single value and the estimate of the value is normally expressed as falling within a likely range.
32.	Value analysis of any asset cannot be regarded as an exact science and the conclusions arrived at in many cases will, of necessity, be subjective and dependent on the exercise of individual judgment. Given the same set of facts and using the same assumptions, expert opinions may differ due to the number of separate judgment decisions, which have to be made. Therefore, there can be no standard formula to establish an indisputable exchange ratio. In the event of a transaction, the actual transaction value achieved may be higher or lower than our indicative analysis of value depending upon the circumstances of the transaction. The knowledge, negotiability and motivations of the buyers and sellers, demand & supply prevailing in the market and the applicability of a discount or premium for control will also affect actual price achieved. Accordingly, our indicative analysis of value will not necessarily be the price at which any agreement proceeds. The final transaction price is something on which the parties themselves have to agree. However, our Valuation analysis can definitely help the stakeholders to take informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.
33.	This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component, or item wise analysis. Analysis done is a general assessment and is not investigative in nature.
34.	This report is prepared on the RKA V-L1 (Basic) Valuation format as per the client requirement and scope of work. This report is having limited scope as per its fields & format to provide only the general estimated & indicative basic idea of the value of the property prevailing in the market based on the information provided by the client. No detailed analysis, audit or verification has been carried out of the subject property. There may be matters, other than those noted in this report, which might be relevant in the context of the transaction and which a wider scope might uncover.
35.	This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Client/ Bank/ Financial Institution which is using this report for mortgaging the property that they should consider all the different associated relevant & related factors & risks before taking any business decision based on the content of this report.
36.	All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office.
37.	As per IBA Guidelines & Bank Policy, in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the valuation report has been accepted.
38.	**Defect Liability Period is 15 DAYS.** We request the concerned authorized reader of this report to check the contents, data, information, and calculations in the report within this period and intimate us in writing at **valuers@rkassociates.org** within 15 days of report delivery, if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner. After this period no concern/ complaint/ proceedings in connection with the Valuation Services will be entertained due to possible change in situation and condition of the property.
39.	Though adequate care has been taken while preparing this report as per its scope, but still we can't rule out typing, human errors, over sightedness of any information or any other mistakes. Therefore, the concerned organization is advised to satisfy themselves that the report is complete & satisfactory in all respect. Intimation regarding any discrepancy shall be brought into our notice immediately. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, to rectify these timely, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner.
40.	Our Data retention policy is of **ONE YEAR**. After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.
41.	This Valuation report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) R.K Associates Quality Policy, (3) Valuation & Survey Best Practices Guidelines formulated by management of R.K Associates, (4) Information input given to us by the customer and (4) Information/ Data/ Facts given to us by our field/ office technical team. Management of R.K Associates never gives acceptance to any unethical or unprofessional practice which may affect fair, correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence, default, incorrect, misleading, misrepresentation or distortion of facts in the report then we request the user of this report to immediately or atleast within the defect liability period to bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.
42.	R.K Associates never releases any report doing alterations or modifications by pen. In case any information/ figure of this report is found altered with pen then this report will automatically become null & void.
43.	We are fully aware that based on the opinion of value expressed in this report, we may be required to give testimony or attend court / judicial proceedings with regard to the subject assets, although it is out of scope of the assignment, unless specific arrangements to do so have been made in advance, or as otherwise required by law. In such event, the party seeking our evidence in the proceedings shall bear the cost/professional fee of attending court / judicial proceedings and my / our tendering evidence before such authority shall be under the applicable laws.
44.	The final copy of the report shall be considered valid only if it is in hard copy on the company's original letter head with proper stamp and sign on it of the authorized official upon payment of the agreed fees. User shall not use the content of the report for the purpose it is prepared for only on draft report, scanned copy, email copy of the report and without payment of the agreed fees. In such a case the report shall be considered as unauthorized and misused.