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Dated: 29/12/2022

FILE NO.: VIS(2022-23)-PL545-Q113-441-756

COST AASESSMENT AND REQUIREMENT **ANALYSIS REPORT**

OF

250 kW ROOFTOP MOUNTED SOLAR POWER PROJECT

PROPOSED TO BE SET UP AT AA VANKAL EXPORT LOCATED AT BHANDU KALA LUNI, JODHPUR, RAJASTHAN

COMPANY/PROMOTER

MAA VANKAL EXPORT

- Corporate Valuers
- Business/ Enterprise/ Equity Valuations
- Lender's Independent Engineers (LIE)
- Techno Economic Viability Consultants (TEV)
- REPORT PREPARED FOR
- S BANK HOUSE, MUMBAI Agency for Specialized Account Monitoring (ASM)
- Project Techno-Financial Advisors case of any query/ issue or escalation you may please contact Incident Manager
- Chartered Engineers to improve our services.
- e provide your feedback on the report within 15 days of its submission after which Industry/ Yrade Remodification Consultants report will be considered to be correct.
- NPA Management

Panel Valuer & Techno Economic Consultants for PSU

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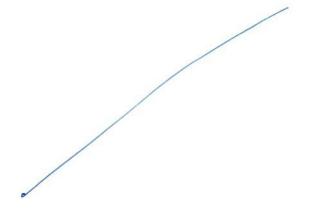
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PART A

REPORT SUMMARY

S.NO.	PARTICULARS	DESCRIPTION
1.	Name of the Project	Setting up of 250 kW Rooftop Solar Project
2.	Project Location	Maa Vankal Export located At Bhandu Kala Luni,
		Jodhpur, Rajasthan
3.	Name of the Company	M/s. Maa Vankal Export
4.	Prepared for Bank	Yes Bank, Mumbai
5.	LIE Consultant Firm	M/s. R.K. Associates Valuers & Techno Engineering
		Consultants (P) Ltd.
6.	Work Order Details	Via mail dated 29-12-2022
7.	Date of Survey	Only Desktop Report
8.	Date of Report	29 th December 2022
9.	Purpose of the Report	To review Estimated Project cost and eligibility criteria
		check of the proposed project.
10.	Scope of the work provided by the	Only to comment on the following below points based on
	Lender	the documents provided to us:
		Estimated Project cost
		 Requirement analysis of 250 KW rooftop solar
		Plant.
		NOTE: This report doesn't contains any other kind of
		recommendation or suggestions other than the above 2
		points.
11.	Documents perused for Proposal:	a. Techno Commercial Proposal from Solar Nation
		b. Copies of Electricity Bill (Sep, Nov., Dec.)
12.	Annexure with the report:	Copies of Electricity Bill







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PART B

PEOJECT DESPCRIPTION

- NAME OF THE PROJECT: Installation and Commissioning of 450 kW of Roof Mounted Solar Power Project.
- 2. PROJECT OVERVIEW: As per information shared by the bank, company is proposing to set-up a Rood Top Solar Power Project of 250kW. As per information shared by company official, the company is in the business of Guar Gum Agro Commodity. Company has installed 3 machine plants naming grinder, pulverizer and roaster.

The company wants to reduce its electricity expenditure by installing 250kW Rooftop Solar Power Plant. The company has approx. shed area of 280x80 ft for installing solar panel.



GPS Coordinates: 26°07'13.8"N 72°53'56.7"E

In this respect Bank has approached us to comment specifically on the cost reasonability shown by the supplier in its Techno Commercial Offer and the requirement of 250KW based on the copies of the electricity bills provided to us.



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PART C

POWER REQUIREMENT ANALYSIS

1. POWER CONSUMPTION: As per the copy of electricity bills for the month August, October & November 2022 shared, company has a contract load of 250 kVA from Jodhpur Vidyut Vitran Nigam Limited. Important details extracted from the bills for the power requirement analysis are tabulated below:-

Bill Month	Net Consumption (in KWH)	Peak Load	Average Power Factor	Average Load Factor
August-2022	28,101	130.92	0.993	15.11%
October-2022	28,731	58.86	0.994	14.97%
November-2022	27,843	65.58	0.994	15.76%

Bill Month	Power Factor (PF)	Contracted Demand (In kVA)	Energy Consumed (In kW=PF x kVA)
August-2022	0.993	250	248
October-2022	0.994	250	249
November-2022	0.994	250	249

Particulars	Unit	Remark
Total Connection Load (kW)	250	As per Electricity Bill
Total Peak Power Load (kVA)	130.92	As per Electricity Bill (max. taken as per Sep.22 bill)
Total Power Generation (Kwh in a day)	1050	As per Techno Commercial Proposal
Average Power Generation (Kwh in month)	31,500	As per Techno Commercial Proposal
Average consumption (Kwh in month)	28,225	As per Electricity Bill (average of Sep., Nov., Dec. Bills)

Conclusion: Based on the above analysis as shown in table above, it appears that as per current usage as reflected from the copy of electricity bills and power generation claimed by Solar Nation Techno Commercial Offer provided to us that this Plant has the requirement of 250 KW rood top solar power plant.



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PART D

COST ASSESSMENT

 PROJECT COST: As per Techno Commercial Proposal for the said project installation, quoted by M/s Solar Nation is Rs. 1,06,25,000/- (Including GST). Break-up of the same is tabulated below:-

S. No.	Description	Cost (In Rs.)
1	Turnkey EPC prices for Design, Supply, Erection, Testing & Commissioning of 250 KW Solar Power Generating System	94,35,000
2	GST (12%)	11,90,000
	Total	1,06,25,000

2. COST ASSESSMENT: As per secondary market research conducted by team of RKA, the benchmark cost for setting up a rooftop photovoltaic system varies from Rs. 39,080/- to Rs. 51,100/- per kW. However, this cost may vary depending upon the location, size of the project, type of installation etc. the project as per Benchmark Cost defined by Ministry of New & Renewable Energy, Government of India is tabulated below:-

S. No.	Particulars	Benchmark Cost (In Rs./kW)	Project Capacity (In kW)	Total Project Cost (Excluding GST) (In Rs.)	Total Project Cost (Including 12% GST) (In Rs.)
1	As per Ministry of New & Renewable Energy	39,080	250	Rs.97,70,000/-	Rs.1,09,42,400/-
2	As per MNRE Rooftop Solar Calculator	35,886	250	Rs.89,71,500/-	Rs.1,00,48,080/-
3	As per market standards for 250kW	F	rom Rs. 1,12,5	50,000/- to Rs. 1,21,75,0	000/-

Note:

- 1. Project cost is analyzed based on lumsum cost only and not item wise.
- Project cost is assessed for the current date only and due to price fluctuations it may vary at the time of actual purchase or installation.





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PART E

DISCLAIMER

- 1. No employee or member of R.K Associates has any direct/ indirect interest in the Project.
- 2. This report is prepared based on the copies of the documents/ information which the Bank/ Company has provided 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 in all respect. Verification or cross checking of the documents provided to us has not been done at our end from the originals. If at any time in future, it is found or came to our knowledge that misrepresentation of facts or incomplete or distorted information has been provided to us then this report shall automatically become null & void.
- 3. This report is a general analysis of the project based on the scope mentioned in the report. This is not an Audit report, Design document, DPR or Techno-financial feasibility study. All the information gathered is based on the facts seen on the site during survey, verbal discussion & documentary evidence provided by the client and is believed that information given by the company is true best of their knowledge.
- 4. All observations mentioned in the report is only based on the visual observation and the documents/ data/ information provided by the client. No mechanical/ technical tests, measurements or any design review have been performed or carried out from our side during Project assessment.
- 5. Bank/FII should ONLY take this report as an Advisory document from the Financial/ Chartered Engineering firm and it's specifically advised to the creditor to cross verify the original documents for the facts mentioned in the report which can be availed from the borrowing company directly.
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- 8. 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 is sued from this office.

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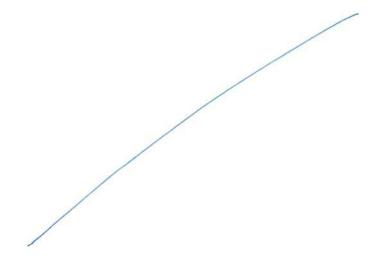


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PREPARED BY	REVIEWED BY
Adris	Sachno Engineering Consultants
Abhinav Chaturvedi	Mohit Agarwal
(Valuation Engineer)	(Sr. Vice President – Projects)
Date: 29th December 2022	Date: 29th December 2022

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PART F

ANNEXURES

Benchmark Cost as per MNRE

No. 318/38/2018-GCRT Government of India Ministry of New & Renewable Energy

> Block No. 14, CGO Complex, Lodi Road, New Delhi Date: 18th August 2021

ORDER

Subject: Benchmark costs for Grid-connected Rooftop Solar Photo-voltaic systems for the financial year 2021-22 -reg.

I am directed to convey the approval of competent authority for issuing of the benchmark costs for Grid-connected Rooftop Solar Photo-voltaic Systems for the financial year 2021-22 as under:

For General Category States/UTs:

System Capacity range	Upto 1 kW	-1kW upto 2 kW	>2kW upto 3			> 100kW upto 500 kW
Benchmark cost (Rs/kW)	51100	46980	45760	44640	41640	39080

For Special Category States/UTs (i.e. North-Eastern States including Sikkim, Himachal Pradesh, Uttarakhand, Jammu and Kashmir, Ladakh, Andaman and Nicobar and Lakshadweep islands):

System Capacity range	Upto 1 kW	>1kW upto 2 kW	>2kW upto 3			> 100kW upto 500 kW
Benchmark						
cost (Rs./kW)	56210	51670	50330	49100	45800	42980

- 2. The above benchmark cost includes cost of Solar PV panels (with domestic cell and modules), inverter (single/3 phase wherever applicable), balance of system e.g. cable, switches/ circuit breaker/ connectors/ junction box, mounting structure, earthing, lightening arrester, and civil works, installation & commissioning, CMC for 5 years, transportation, insurance, applicable taxes, etc. The above benchmark costs are excluding of net metering cost and battery back-up costs.
- The benchmark cost for year 2021-22 will be applicable for all LoAs to be issued/empanelment of vendors to be done by the state implementing agencies, under Ph-II of rooftop solar programme of MNRE, after 10 days from the date of issuance of this benchmark cost notification

(Hiren Chandra Borah) Scientist D E Mail: hiren borah@nic in

To All Concerned

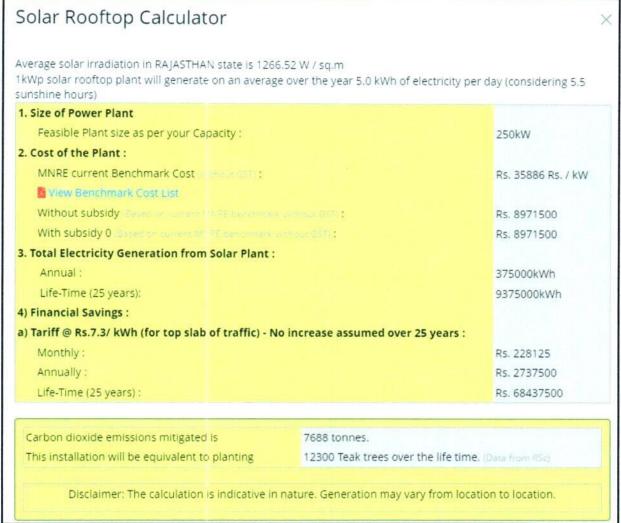




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Benchmark Cost as per MNRE Calculator (without GST)







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1 MW Solar Power Plant Setup by Adani Solar Energy Group's In Dhar, M.P.



#3. 1MW Solar Plant Cost

The cost of solar power systems has changed recently and the government is promoting green energy in many ways. You can now install 1MW solar power plant by investing INR 4-5 crore. Thereafter, you can supply the electricity to the government for more than 25 years.

Installation Cost of 1MW Power Plant

For better understanding of investment in 1 megawatt solar power system, we have break down the overall cost in fragments. You can now compare and analyse the cost of solar panels, solar inverters and other accessories individually.

Particulare	Estimated Cost
Solar Panels	3 Cr
Solar inverter	1 Cr.
Combiners + Junction Boxes	20 Lakh
Protective Gears Arrangement	10 Lakh
SCADA & Data Logger System	7 Lakh
Land Bank	*5 Acre
Erection of Project	50 Lakin
Total Project Cost	4.87 Cr. (Approx.)

- . 'Land value of 5 acre is not included in this table.
- All the figures in above table are just to provide a rough idea. Don't consider it as an exact and final cost of 1MW solar power plant.
- · Prices may subject to increase and decrease time to time.

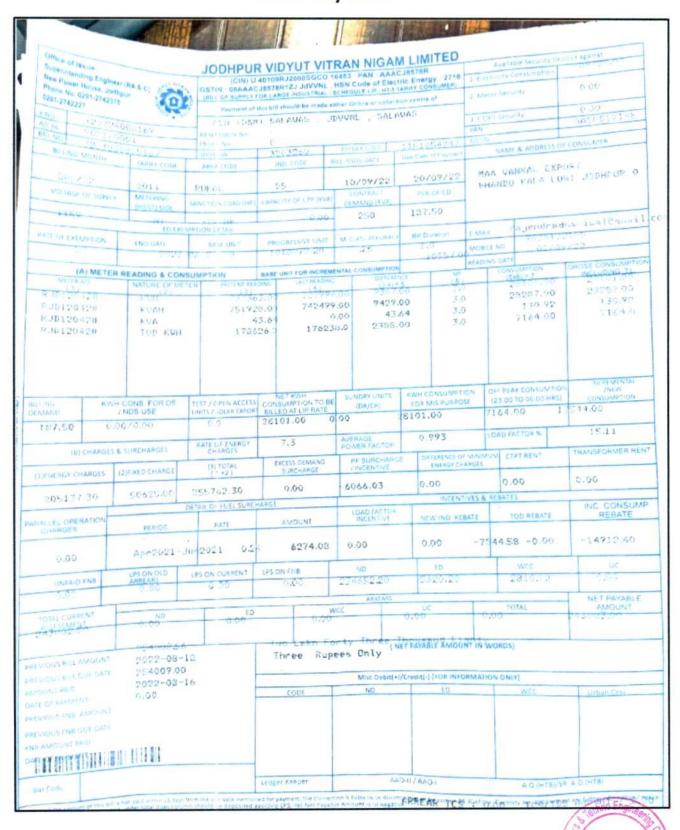
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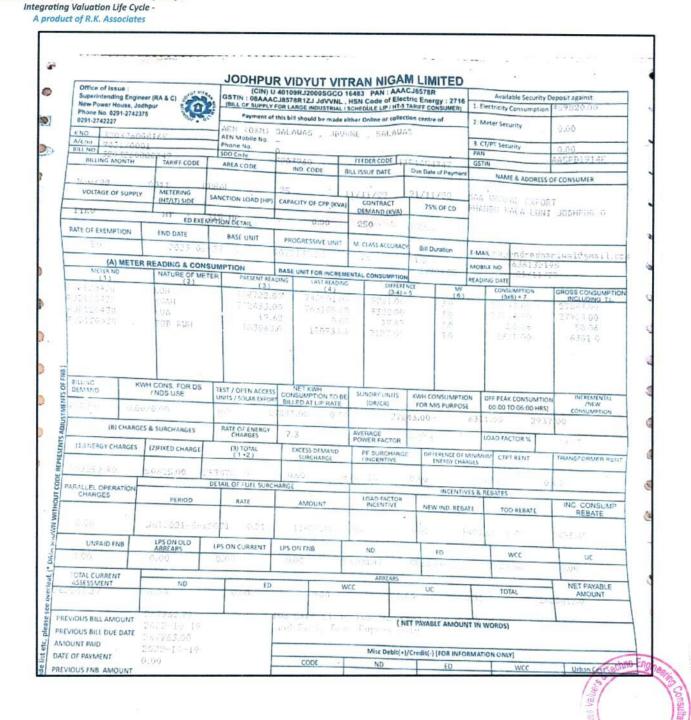
Electricity Bills







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Integrating Valuation Life Cycle -A product of R.K. Associates

COST ASSESSMENT

REINFORCING YOUR BUSINESS ASSOCIATES

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(B) (I)FNERGY CH 207108.31 PARALLEL OPER CHARGES 0.00	0.00/ CHARGES (VNDS USE 10.00 E SURCHARGES (2)FIXED CHARGE 50625,00 PERIOD Jul 2021 - Sep	UNITS / SOLAR EXPON 0.0 RATE OF ENERGY CHARGES B) TOTAL (1+2) 257733.31 DETAIL OF FUEL SURCE RATE P2021 0.21	7.3 DICE 50 HARGE A	METION TO BE AT LIP RATE LOO ESS DEMAND UNCHARGE 00 MOUNT 11436.43	(DR/CR) AVERAGE POWER FACTOR PF SURCHAR /INCENTIVE 6880.45 LOAD FACTOR INCENTIVE	0.9 0.9	PR MIS PURPOSE 71.00 P94 DIFFERENCE OF M ENERGY CHAR 0.00 INCENTIVI NEW IND. REBAI	LOAL LOAL SES & REBUTE	0.00 TO 06 00 TO 06 0	E DO	15.76 TRANSFORMER RENT 0.00 INC. CONSUMPREBATE
(B) (1)ENERGY CH 207108.31 PARALLEL OPER CHARGES 0.00 UNPAID F 0.00 TOTAL CURRES	0.00/ CHARGES & HARGES (PERIOD Jul 2021 - September 20,000	UNITS / SOLAR EXPOR 0.0 RATE OF ENERGY CHARGES 3) TOTAL (1+2) 257733.31 DETAIL OF FUEL SURCE RATE P2021 UPS ON CURRENT 0.00	CONSUMBILLED 28371 7.3 EXCIDENT 50 0. HARGE A	MOTION TO BLAT LIP RATE LOO ESS DEMAND UNCHARGE 00 MOUNT 11436.43	AVERAGE POWER FACTOR PF SURCHAR / INCENTIVE 6880.45 LOAD FACTOR INCENTIVE 0.00 ND 257597.37	0.9 0.9	PA MIS PURPOSE 71.00 P94 DIFFERENCE OF IN ENERGY CHAR 0.00 INCENTIVI NEW IND. REBAI	LOAL LOAL SES & REBUTE	D FACTOR N. CTPT RENT 0.00 ATES TOD REBAT WCC	E DO	TRANSFORMER RENT 0.00 INC. CONSUMP REBATE -2350.90 UC 0.00
(B) (1)ENERGY CH 207108.31 PARALLEL OPER CHARGES 0.00 UNPAID F 0.00 TOTAL CURRES	0.00/) CHARGES B HARGES (PERIOD Jul 2021 - Sep LPS ON OLD ARREARS O.00 ND	UNITS / SOLAR EXPOR 0.0 RATE OF ENERGY CHARGES (3) TOTAL (1+2) 257733.31 DETAIL OF FUEL SURCE RATE P2021 0.21 LPS ON CURRENT 0.00 ED	CONSUMENTED PROPERTY OF THE PR	MOTION TO B LAT LIP RATE	ARREARS	0.90 0.90	PR MIS PURPOSE 71.00 P94 DIFFERENCE OF IN ENERGY CHAR 0.00 INCENTIVI NEW IND. REBAI 0.00 ED 5674.20	LOAI LOAI LOAI LOAI LOAI LOAI LOAI LOAI	0.00 FACTOR %. CTPT RENT 0.00 ATES TOD REBAI 7.22 -0.0 WCC 26.37.1	E DO	TRANSFORMER RENT 0.00 INC. CONSUMP REBATE -2350.90 UC
(B) (1)ENERGY CH 207108.31 PARALLEL OPER CHARGES 0.00 UNPAID F 0.00 TOTAL CURREY ASSESSMENT	O.00/ CHARGES & HARGES CHARGES C	VNDS USE 10.00 E SURCHARGES (2)FIXED CHARGE 50625,00 PERIOD Jul 2021 - Sey LPS ON OLD ARREARS 0.00	UNITS / SOLAR EXPOR 0.0 RATE OF ENERGY CHARGES (3) TOTAL (1+2) 257733.31 DETAIL OF FUEL SURCE RATE P2021 0.21 LPS ON CURRENT 0.00 ED	CONSUMENTED PROPERTY OF THE PR	MOTION TO B LAT LIP RATE	ARREARS	0.90 0.90	PR MIS PURPOSE 71.00 P94 DIFFERENCE OF IN ENERGY CHAR 0.00 INCENTIVI NEW IND. REBAI 0.00 ED 5674.20	LOAI LOAI LOAI LOAI LOAI LOAI LOAI LOAI	0.00 FACTOR %. CTPT RENT 0.00 ATES TOD REBAI 7.22 -0.0 WCC 26.37.1	E DO	TRANSFORMER RENT 0.00 INC. CONSUMP REBATE -2350.90 UC 0.00 NET PAYABLE
DEMANO 187.50 (8) (1)ENERGY CH 207108.31 PARALLEL OPER CHARGES 0.00 UNPAID F 0.00 TOTAL CURREY ASSESSMENT 0103.01	O.00/ CHARGES B HARGES (STATION FINB NT 20 EDATE 26	VNDS USE 10.00 E SURCHARGES (2)FIXED CHARGE 50625.00 PERIOD JU12021-Se; LP5 ON OLD ARREARS 0.00 ND 0:00 0:00 0:2561.37 022-11-21 62561.00	UNITS / SOLAR EXPOR 0.0 RATE OF ENERGY CHARGES (3) TOTAL (1+2) 257733.31 DETAIL OF FUEL SURCE RATE P2021 0.21 LPS ON CURRENT 0.00 ED	CONSUMENTED PROPERTY OF THE PR	MOTION TO B LAT LIP RATE	AVERAGE POWER FACTOR PF SURCHAR / INCENTIVE 6880.45 LOAD FACTOR INCENTIVE 0.00 ND 257597.37	0.90 0.90	PR MIS PURPOSE 71.00 P94 DIFFERENCE OF IN ENERGY CHAR 0.00 INCENTIVI NEW IND. REBAI 0.00 ED 5674.20	LOAI LOAI LOAI LOAI LOAI LOAI LOAI LOAI	0.00 FACTOR %. CTPT RENT 0.00 ATES TOD REBAI 7.22 -0.0 WCC 26.37.1	E DO	TRANSFORMER RENT 0.00 INC. CONSUMP REBATE -2350.90 UC 0.00 NET PAYABLE
(B) (I)ENERGY CH 207108.31 PARALLEL OPER CHARGES 0.00 UNPAID F	O.00/ CHARGES B HARGES HARGE	VNDS USE 10.00 E SURCHARGES (2)FIXED CHARGE 50625.00 PERIOD JU12021-Sey LP5 ON OLD ARREARS 0.00 ND 0.00 0.00	UNITS / SOLAR EXPOR 0.0 RATE OF ENERGY CHARGES (3) TOTAL (1+2) 257733.31 DETAIL OF FUEL SURCE RATE P2021 0.21 LPS ON CURRENT 0.00 ED	CONSUMENTED PROPERTY OF THE PR	MOTION TO B LAT LIP RATE	AVERAGE POWER FACTOR PF SURCHAR /INCENTIVE -6880.45 LOAD FACTOR INCENTIVE 0.00 ND 257597.37 ARREARS	0.99 0.00	PR MIS PURPOSE 71.00 P94 DIFFERENCE OF IN ENERGY CHAR 0.00 INCENTIVI NEW IND. REBAI 0.00 ED 5674.20	LOAD LOAD LOAD LOAD LOAD LOAD LOAD LOAD	0.00 D FACTOR % CIPT RENT 0.00 ATES TOD REBAI 7.22 -0.0 TOTAL	E DO	TRANSFORMER RENT 0.00 INC. CONSUMP REBATE -2350.90 UC 0.00 NET PAYABLE

