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CIN : U74140DL2014PTC272484

REPORT FORMAT: V-L14 (Bank - Composite Plant – Large) | Version: 10.2_2022

CASE NO. VIS (2023-24)-PL431-356-561 **DATED: 30/10/2023**

VALUATION REPORT

OF

NATURE OF ASSETS	LAND & BUILDING, PLANT & MACHINERY & OTHER MISCELLANEOUS FIXED ASSET
CATEGORY OF ASSETS	INDUSTRIAL
TYPE OF ASSETS	INDUSTRIAL PLANT

SITUATED AT

VILLAGE- MELAMARUDUR, THARUVAIKULUM, D. DURAISAMYIPURAM & PATTINAMARUDUR, TALUKA- OTTAPIDARAM, DISTRICT- TUTICORIN, TAMIL NADU

- Corporate Valuers
- Business/ Enterprise/ Equity Valuations
- Lender's Independent Engineers (LIE)
- Techno Economic Viability Consultants (TEV)
- Agency for Specialized Account Monitoring (ASM)
- Project Techno-Financial Advisors
- Chartered Engineers
- Industry/ Trade Rehabilitation Consultants
- NPA Management
- Panel Valuer & Techno Economic Consultants for PSU Banks

REPORT PREPARED FOR

STATE BANK OF INDIA, SAMB, EGMORE, CHENNAI

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NOTE: As per IBA Guidelines please provide your feedback on the report within 15 days of its submission after which report will be considered to be accepted & correct.

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.*

R.K Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

LIST OF ABBREVIATIONS

SBI	State Bank of India
DPR	Detailed Project Report
FAR	Fixed Asset Register
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
PAF	Plant Available Factor
PLF	Plant Load Factor
GIS	Gas Insulated Switchyard
TG	Turbine-Generator
BTG	Boiler, Turbine & Generator
ESP	Electro-Static Precipitator
FA	Fly Ash
GT	Generator Transformer
ID	Induced Draft
CWIP	Capital Work In Progress
DDCMIS	Distributed Digital Control Monitoring & Information System
DCS	Distributed Control System
SPV	Special Purpose Vehicle
SG	Steam Generator
STG	Steam Turbine Generator
BFP	Boiler Feed Pump
HP	High Pressure
LP	Low Pressure
TMCR	Turbine Maximum Continuous Rating
BMS	Burner Management System

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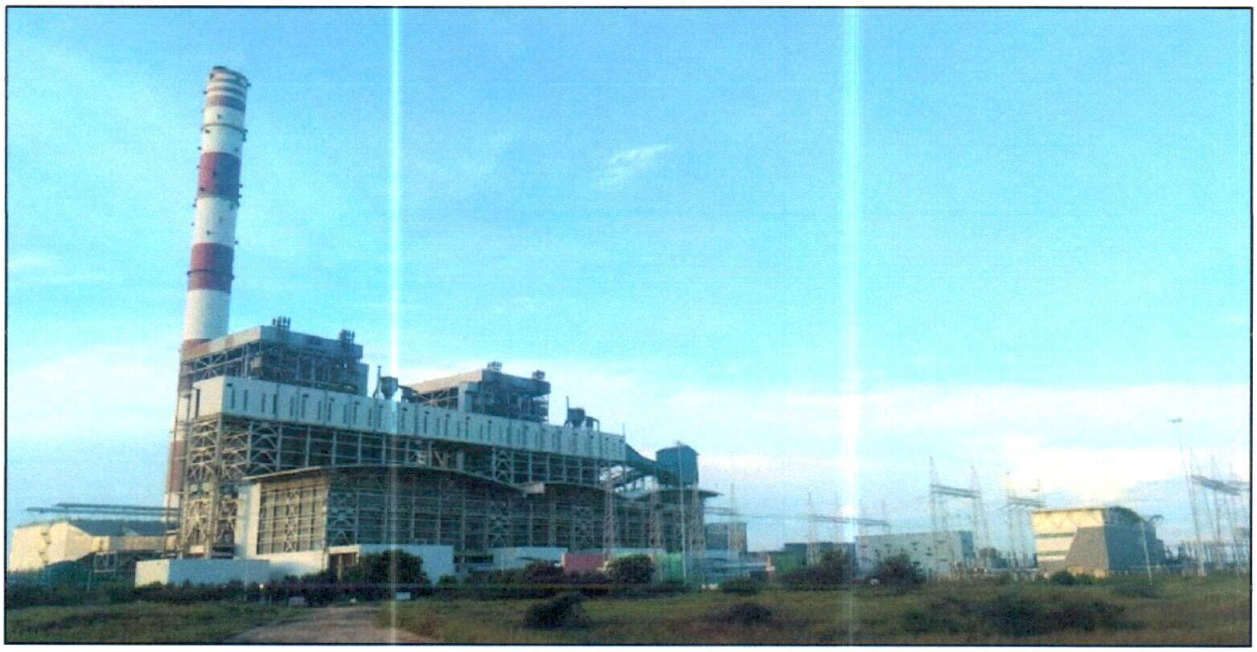
PART A SNAPSHOT OF THE ASSET/ PROPERTY UNDER VALUATION



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PART B SUMMARY OF THE VALUATION REPORT

S.NO.	CONTENTS	DESCRIPTION	
1.	**GENERAL DETAILS**		
a.	Report prepared for	State Bank of India, SAMB, Red Cross Building, 32, Red Cross Road, Egmore, Chennai	
b.	Name of Borrower unit	M/s. Coastal Energen Private Limited (CEPL)	
c.	Name of Property Owner	M/s. Coastal Energen Private Limited (CEPL)	
d.	Address & Phone Number of the owner	Village- Melamaruthur, Tharuvaikulam, D. Duraiswamipuram & Pattinamaruthur, Taluka- Ottapidaram, District- Tuticorin, Tamil Nadu	
e.	Type of the Property	Thermal Power Plant (Land, Building and Plant & Machinery)	
f.	Type of Valuation Report	Industrial Land & Building and Plant & Machinery Valuation	
g.	Report Type	Detailed Asset Valuation	
h.	Date of Inspection of the Property	From 14 October 2023 to 16 October 2023	
i.	Date of Valuation Assessment	30 October 2023	
j.	Date of Valuation Report	30 October 2023	
k.	Surveyed in presence of	Owner's representative	Mr. Narayan (Assistant Manager) ☎- +91 80560 17057
l.	Purpose of the Valuation	General Value Assessment	
m.	Scope of the Report	Non Binding Opinion on General Prospective Valuation Assessment of the Property identified by Property owner or through its representative	
n.	Out-of-Scope of Report	a) Verification of authenticity of documents from originals or cross checking from any Govt. deptt. is not done at our end. b) Legal aspects of the property are out-of-scope of this report. c) Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. d) Getting Sazra map or coordination with revenue officers for site identification is not done at our end. e) Measurement is only limited up to sample random measurement. f) Measurement of the property as a whole is not done at our end. g) Drawing Map & design of the property is out of scope of the work.	
o.	Documents provided for perusal	**Documents Requested**	**Documents Provided**
		Total **06** Documents requested.	Total **06** documents provided.
		Property Title document	Copy of TIR
		Copy of balance sheet	Copy of balance sheet
		Copy fo FAR	Copy fo FAR
		Copy of land area statement	Copy of land area statement
		Building area sheet	Building area sheet

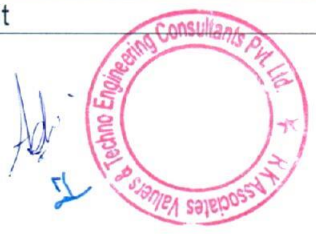
		Copy of approvals	Copy of approvals
p.	Identification of the property	✓	Done from the name plate displayed on the property
		✓	Identified by the Owner's representative

2.	VALUATION SUMMARY	
i.	Total Prospective Fair Market Value	**Rs. 4730,00,00,000/-**
ii.	Total Expected Realizable/ Fetch Value	**Rs. 3784,60,00,000/-**
iii.	Total Expected Distress/ Forced Sale Value	**Rs. 3074,50,00,000/-**
iv.	Total Expected Liquidation Value	**Rs. 2748,00,00,000/-**

Unit-wise Valuation Summary

S. No.	As per CEPL dated 31-03-2023			As per RKA as on 30-10-2023				
	Asset Class	Gross Block (in ₹ Cr.)	Net Block (in ₹ Cr.)	GCRC (in ₹ Cr.)	Fair Value (in ₹ Cr.)	Realizable Value (in ₹ Cr.)	Distress Value (in ₹ Cr.)	Liquidation Value (in ₹ Cr.)
1	Land	165.33	162.73	185.14	129.60	103.68	84.24	
2	Building	151.55	88.23	216.89	98.92	79.13	64.30	
3	Unit-1	4,023.36	3,202.64	4,943.51	2,263.28	1,810.62	1,471.13	2748.00
4	Unit-2	3,776.53	3,120.86	4,608.22	2,233.01	1,786.41	1,451.46	
5	General P&M	22.19	4.20	28.53	5.37	4.29	3.49	
	Total	**8,138.96**	**6,578.67**	**9,982.28**	**4,730.00**	**3,784.00**	**3,074.50**	**2748.00**
	Per MW Cost	***Rs. 6.78 Cr.***	***Rs. 5.48 Cr.***	***Rs.8.32Cr***	***Rs. 3.94 Cr.***	***Rs. 3.15 Cr.***	***Rs.2.56Cr***	***Rs. 2.29 Cr.***

3.	ENCLOSURES	
a.	**Part A**	**Snapshot of The Asset/ Property Under Valuation**
b.	**Part B**	**Summary of the Valuation Report**
c.	**Part C**	**Introduction**
d.	**Part D**	**SBI format on opinion Report on Valuation**
e.	**Part E**	**Area Description of The Property**
f.	**Part F**	**Project NOCs & Statutory Approval Details**
g.	**Part G**	**Procedure of Valuation Assessments**
h.	**Part H**	**Characteristics Description of Plant & Machinery**
i.	**Part I**	**Procedure of Valuation Assessment – Plant & Machinery**
j.	**Part J**	**Consolidated Valuation Assessment Of The Plant**
k.	Enclosure 1	Google Map Location
l.	Enclosure 2	Photographs
m.	Enclosure 3	Copy of Circle Rate-Unavailable
n.	Enclosure 4	Important Property Documents Exhibit



PART C INTRODUCTION

1. **NAME OF THE PROJECT:** Detailed Fixed Asset Valuation of (2 X 600) MW Pulverized Coal Fired Sub- Critical Thermal Power Plant named as **"Mutiara Thermal Power Plant"** set by M/s. Coastal Energen Pvt. Ltd. (CEPL) at Tuticorin District of Tamil Nadu.

2. **PURPOSE OF REPORT:** R.K Associates has been appointed by SBI Bank, SAM Branch, Chennai for carrying out the fixed asset valuation (i.e. valuation of land, building and Plant & Machinery) of the subject property on as-is-where-is basis as mentioned in appointment letter.

3. **BRIEF DESCRIPTION OF THE PROJECT:** M/s. Coal and Oil Group (C&O Group) through its Special Purpose vehicle Coastal Energen Pvt. Ltd., has set up a 1200 MW (2x600) pulverized coal fired Sub- Critical Thermal Power Plant at Villages-Melamaruthur, Tharuvaikulam, D. Duraiswamipuram & Pattinamaruthur of Taluka-Ottapidaram in District-Tuticorin, Tamil Nadu.

   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 Tuticorin District of Tamil Nadu. Details of Land & Building and Plant & Machinery are enumerated in different section of this report.

   This is a Sub-Critical pulverized coal fired Power Plant. The Plant comprises of 2 Units of 600 MW each. Unit #1 has been commissioned & has successfully achieved its COD on December 23, 2014. Unit #2 has also been commissioned & it successfully achieved COD on January 15, 2016 as per the information provided to us by CEPL.

   Buildings constructed in the project comprises mixture of RCC framed structure with RCC Roofing, RCC framed structure with shed Roofing, Load Bearing structures and Pre-Engineered buildings.

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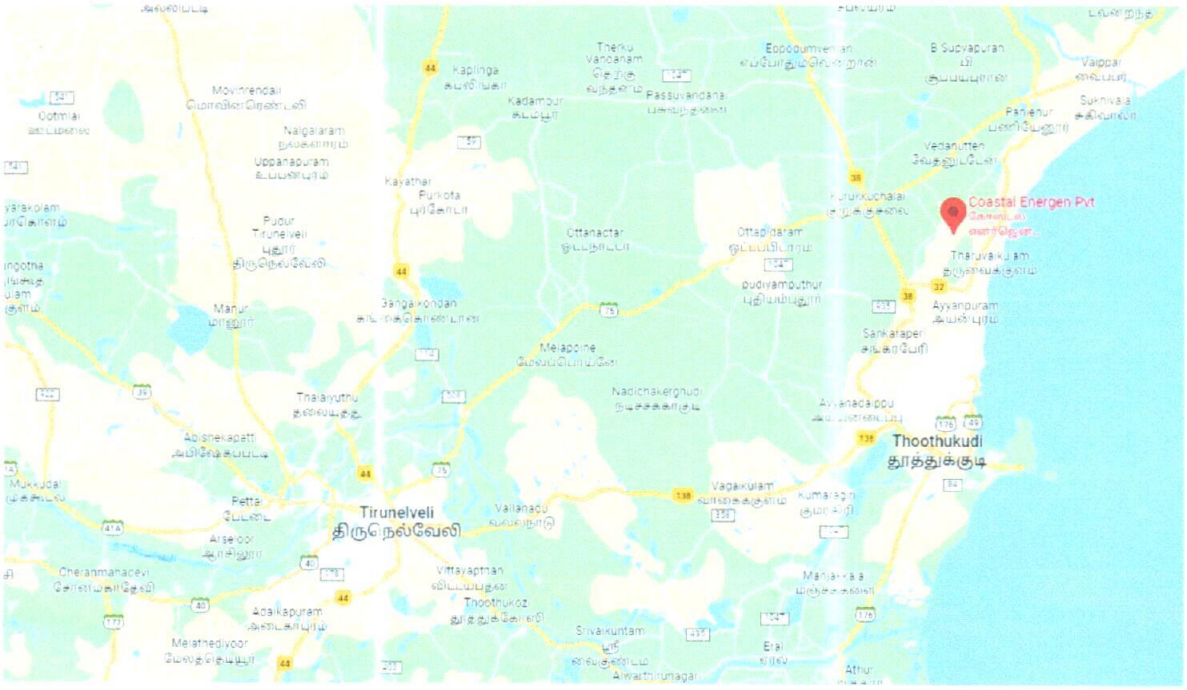
3.1 Location

The subject plant is located in coastal area of Indian Ocean in Tuticorin District. The plant is located at 23km North to Tuticorin District. Tuticorin Airport & Melamaruthur railway station are at a distance of 32 km & 5 km respectively.



State and District

Tamil Nadu is a state in South-East part of India with Bay of Bengal and Indian Ocean coastlines. Tamil Nadu is bordered by the Bay of Bengal to the East, Andhra Pradesh to the North, Karnataka & Kerala in the West and Indian Ocean in the South.

Tamil Nadu is the manufacturing hub for some of the largest public and private sector industries in India, including Hindustan Aeronautics Limited, National Aerospace Laboratories, Bharat Heavy Electricals Limited, Bharat Earth Movers Limited, Hyundai, etc. it is the 3rd biggest industrial state of India after Maharashtra & Gujarat.

3.2 Project Cost

As per Information Memorandum dated 31st March 2023 provided by the company, the original project cost was ₹ 4,297.00 Cr. However, the project had undergone cost overrun thrice due to change in additional scope of work in BOP package and delay in completion of the project The first cost overrun resulted in an escalation of project cost to Rs.5,189.30 cr., second cost overrun increased to ₹ 6,822.88 Cr. and the third cost overrun increased to ₹ 7,870.00 Cr. Details of the same area tabulated below:

S. No.	Component	Original Cost (In ₹ Cr.)	Final Cost (In ₹ Cr.)
1	Land	122.00	153.98
2	BTG Cost	1,870.00	1,870.00
3	BOP Costs (Civil, Mech. & Elec.)	1,596.00	2,409.43
4	Overheads	219.00	446.90
5	Contingencies	95.00	-
6	Hedging cost	-	30.55
7	IDC & Financing Costs	395.00	1,531.06
8	Margin for Working Capital	-	275.20
9	Duties & Taxes	-	470.21
10	Increase due to adverse movement in FX	-	682.67
	Total	**4,297.00**	**7,870.00**

3.3 Land

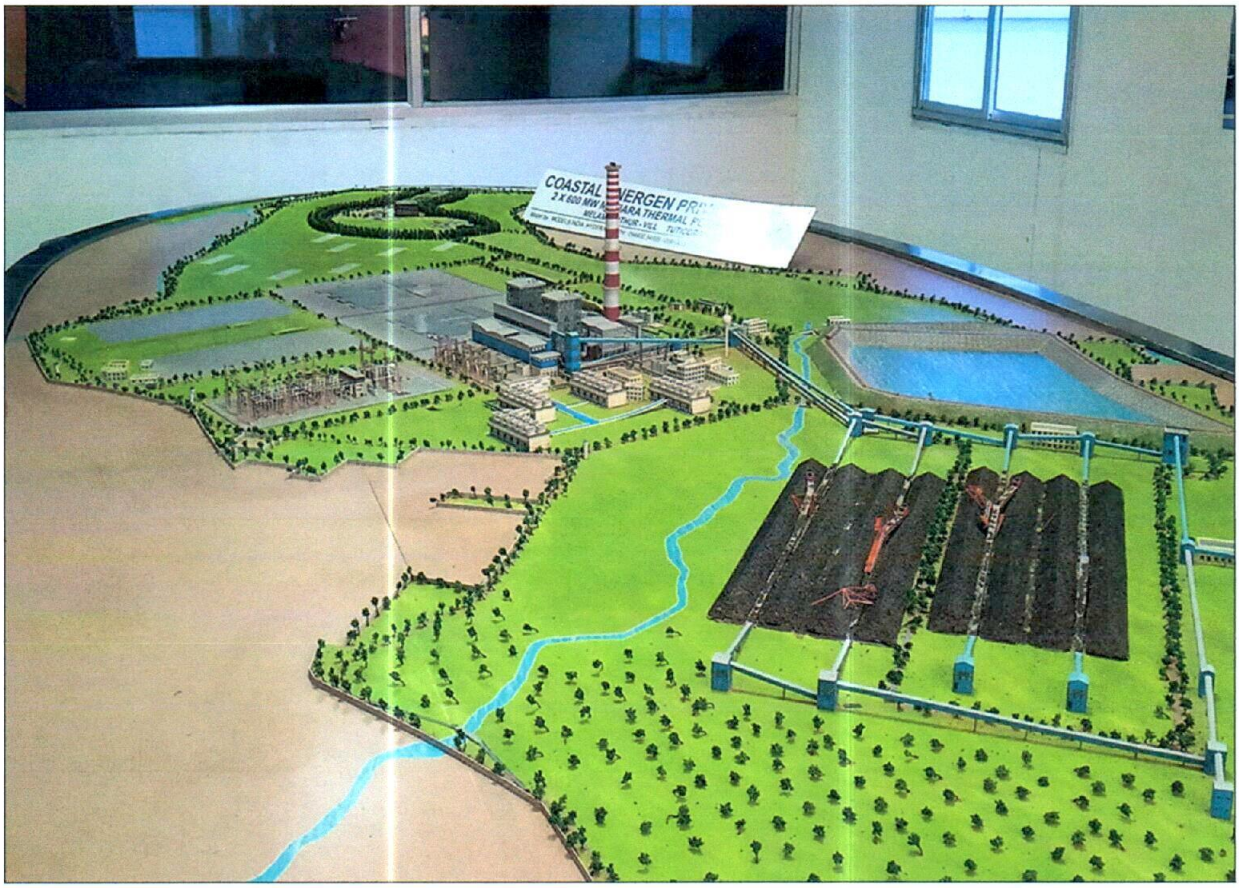
Initially, the land required for setting up of this power plant was 1050 acres which is submitted to TNPCB/MoEF. Currently, total freehold land acquired for the Project is 1089.04 acres (440.72 hectares) which is directly purchased from the local farmers as per the Statement of Land provided to us by the company is relied upon. Copy of TIR Reports were also provided to us. We have verified the TIR on sample basis village wise with land area details shared by the company. Village-wise land area is as follows:-

S. No.	Village Name	Area in Acre
1	Tharuvaikulam	79.74
2	Melamaruthur	747.73
3	D. Duraiswamipuram	210.3
4	Pattinamaruthur	51.27
	Total	**1089.04**

The land acquired by CEPL is non-agricultural barren land and can be used for Residential, Commercial or Industrial purpose. As per the information given by the CEPL Management and further land conversion is not required. Out of total acreage, only a small portion of 30.14 hectares in Village-Tharuvaikulam requires the conversion from agricultural land to industrial

use for which application has been made to the concerned authority by CEPL. The copy of the Application made to the authority is provided to us.

The land acquired is primarily dry land/barren and is free from any rehabilitation and resettlement issues. This total land area of 1089.04 acres acquired by CEPL is sufficient for future capacity expansion as Phase-II (2x800 MW) and Phase-III (2x1000 MW) also.



3.4 Buildings

This Project is been executed through competitive EPC contracts, for BTG and BOP packages. Site enabling & development works are undertaken under non – EPC works. Various systems/ areas are split into multiple packages for cost and time optimization purposes. The Project is been executed through competitive supply contracts for BTG and EPC contracts for BOP packages. The BTG order has been placed with Harbin Power Engineering Company Ltd, China. The BTG contract consists of a 'Supply Agreement' for supply of BTG and a 'Service Agreement' for providing technical instructions for erection, testing and commissioning of BTG. The Balance of Plant (BOP) packages have been awarded under fixed price contracts, with Tata Consulting Engineers (TCE) as coordinators.

The company has executed the Operations & Maintenance Agreement (O&M) with various

contractors for the operations and maintenance of the Plant.

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.

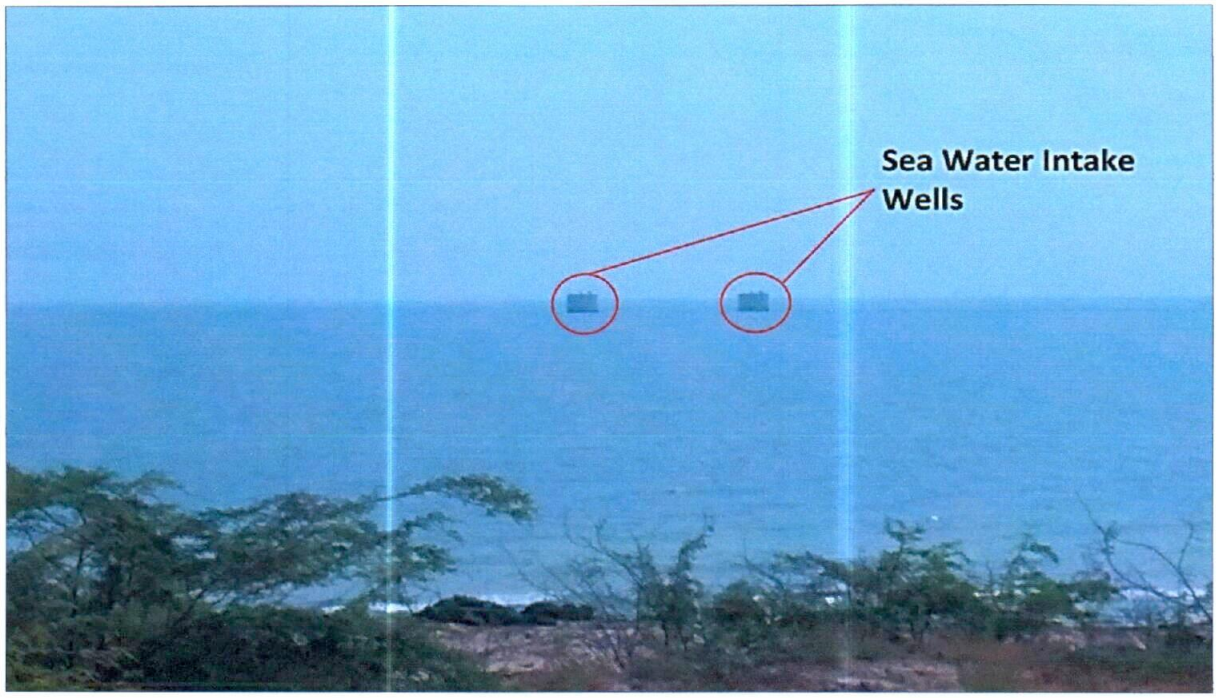
Plant is distributed into different blocks comprising of different buildings as per their utility. These mainly comprise of Industrial Structures consisting of massive steel structural members embedded in RCC base and covered by Industrial heavy duty corrugated steel sheets. Also, some buildings are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

Civil/Structures related to various packages are not shown separately under building and is not considered for the Valuation since these are the part of main asset package and is capitalized in the Plant & Machinery head in the Fixed Asset Register provided to us by the company. Main sections of the Plant include Boiler House, ESP Building, ESP Control Room, Turbine Building, Coal bunker, Switchyard Control room, Control Room, Cable Vault, Fly Ash Silos, Chimney among other buildings & sections.

3.5 Water Requirement

The project is projected to use 14,000 m3/hr of water. Seawater serves as the plant's primary water source. Intake Wells are built in the ocean approximately 01 Km out from the coast. Gravity is used to transport the water through HDPE Pipelines to the intake pump house that the Project Company constructed on the seashore. Additionally, special pipelines are used to pump sea water to the Project Site, which is about 5 km from the coast.

Additionally, the company has created a desalination plant using saltwater and reverse osmosis, which will be utilized to meet the plant's whole water needs. Reverse osmosis of seawater is recognized as a long-term, workable remedy for water scarcity. The installed Sea Water Drawl and Discharge System is made so that the marine ecosystem won't be harmed.



3.6 Power Purchase Agreement

Coastal Energen Pvt. Ltd signed a Power Purchase Agreement (PPA) with Tamil Nadu Generation and Distribution Company (TANGEDCO), on December 19, 2013 for the sale of 558 MW of the power generated from the Project. This PPA is valid for a period of 15 years starting from 01-06-2014 and ending at 30-09-2028.

The remaining output is being sold in open market. As per the discussions with the CEPL Management during the site visit, the company is regularly bidding for getting the PPA's and discussions with various Companies are going on for the sale of the power but it is uncertain when the Company will be getting the long term PPA for the full load i.e. 1200 MW.

3.7 Fuel

Utilizing imported coal was planned for during the Project's planning phase. When the Project was conceived in 2008–2009, there was a lack of guaranteed domestic coal supply and scarcity at the time. Therefore, the primary fuel for this plant was thought to be imported coal in order to ensure smooth operation.

CEPL is currently sourcing imported coal through open markets. However, since the company doesn't have the long term FSA with any of the coal blocks, the risk of procurement of coal at higher prices will always loom over this Project if at any time in future, the availability of domestic coal becomes scarce compared to the demand.

The USP of this Plant is that it has great connectivity via water & road transport.

The project requires 5.20 MTPA of coal in total for fully operating the Plant. In order to provide coal to the project, the business had executed FSAs for 4 MTPA and 1 MTPA, which were then executed back-to-back with PT Kideco Jaya Agung and PT Permata Fortuna, respectively. Due to a shortage of working capital, the company was unable to operationalize the FSA and had to rely on dealers to purchase coal from overseas markets. With the help of current lenders, the company has currently negotiated an intermediate working capital solution through suppliers' credit from coal suppliers, which has made it easier to ramp up generation in H2 FY 2020. At the moment, coal is purchased on the open market under the direction of Tata Power, a Project Management Consultant (PMC), and the price is compared to the market.

3.8 Power Evacuation Arrangement

The power generated from the project is evacuated through 765/400 kV transmission grid of Power Grid Corporation of India Limited (PGCIL). CEPL is connected to the Pooling Station of PGCIL at Tuticorin via the 37 km 400 kV double circuit line from the Plant Switchyard. CEPL has entered into a Bulk Power Transmission Agreement (BPTA) with PGCIL for 1100 MW (820 MW in SR, 280 MW in WR). Subsequently, CEPL had relinquished part of Long-Term Open Access (LTOA) capacity of 542 MW.

3.9 Status of Plant during Site Survey

Our engineering team has visited the power plant project site from 14th October 2023 to 17th October 2023. During the site visit, the plant was found to be in operational at 900 MW and all the machinery and equipment were maintained properly. As per information available on public domain, the subject company went into CIRP period on 04th February 2022.

4. **TYPE OF REPORT:** Detailed Fixed Asset Valuation of the Project.

5. **SCOPE OF THE REPORT:** To assess and determine Fair Market Valuation of the tangible assets under of a Thermal Power Plant owned by M/s CEPL covering following below points:

- Prospective Market Valuation of Project Land
- Depreciated Replacement Valuation of the structures
- Depreciated Replacement Valuation of Plant & Machinery and other equipment

6. DOCUMENTS/DATA REFFERED:

LAND

- Copy of 279 TIRs and land area summary sheet.

BUILDING

- Copy of Building area sheet.
- Copy of Structure Stability Certificate
- Copy of Building approval letter
- Copy of approvals

Plant & Machinery

- Copy of Fixed Assets Register dated 31-03-2023
- Copy of Power Purchase Agreement
- Copy Fuel Supply Agreement
- Copy of Process Flow Chart
- Copy of Capacity Utilization
- Copies of Approvals and NOC's from various Government agencies and departments

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PART D SBI FORMAT ON OPINION REPORT ON VALUATION

Name & Address of the Branch	State Bank of India, SAMB, Red Cross Building, 32, Red Cross Road, Egmore, Chennai
Name & Designation of concerned officer	Mr. B. Suresh
Name of the Borrower Unit	1200MW Thermal Power Plant owned by M/s. Coastal Energen Private Limited.

S.NO.	CONTENTS	DESCRIPTION		
I.	**GENERAL**			
1.	Purpose of Valuation	For Periodic Re-valuation of the mortgaged property		
2.	a. Date of Inspection of the Property	From 14 October 2023 to 16 October 2023		
	b. Date of Valuation Assessment	30 October 2023		
	c. Date of Valuation Report	30 October 2023		
3.	List of documents produced for perusal *(Documents has been referred only for reference purpose)*	**Documents Requested**	**Documents Provided**	**Documents Reference No.**
		Total **06** Documents requested.	Total **06** documents provided.	Total **06**
		Property Title document	Copy of TIR	Property Title document
		Copy of balance sheet	Copy of balance sheet	Copy of balance sheet
		Copy fo FAR	Copy fo FAR	Copy fo FAR
		Copy of land area statement	Copy of land area statement	Copy of land area statement
		Building area sheet	Building area sheet	Building area sheet
		Copy of approvals	Copy of approvals	Copy of approvals
4.	Name of the owner(s)	M/s. Coastal Energen Private Limited		
	Address/ Phone no.	Address: Village- Melamaruthur, Tharuvaikulam, D. Duraiswamipuram & Pattinamaruthur, Taluka- Ottapidaram, District- Tuticorin,		

5.	**Brief description of the property:**			

This opinion on valuation is prepared for the property situated at the aforesaid address having total land area admeasuring 1089.04 acres as per land area details shared by the company. Copy of 279 nos. of TIR were also provided to us. We have verified the TIR with land area details shared by the company.

The land acquired is primarily dry land/barren and is free from any rehabilitation and resettlement issues. This total land area of 1089.04 acres acquired by CEPL is sufficient for future capacity expansion as Phase-II (2x800 MW) and Phase-III (2x1000 MW) also.

Other details of the Project is already mentioned in Part-C on page no. 08.

	This report only contains general assessment & opinion on the Guideline Value and the indicative, estimated Market Value of the property of which Bank/ customer asked us to conduct the Valuation 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. No legal aspects in terms of ownership or any other legal aspect is taken into consideration. Even if any such information is mentioned in the report it is only referred from the information provided for which we do not assume any responsibility. Due care has been given while doing valuation assessment but it doesn't contain any due-diligence or audit or verification of any kind other than the valuation computation of the property shown to us on site. Information/ data/ documents given to us by Bank/ client have been relied upon in good faith. This report doesn't contain any other recommendations of any sort.		
6.	Location of the property		
	6.1 Plot No. / Survey No.	Multiple	
	6.2 Door No.	---	
	6.3 T. S. No. / Village	Melamaruthur, Tharuvaikulam, D. Duraiswamipuram & Pattinamaruthur	
	6.4 Ward / Taluka	Ottapidaram	
	6.5 Mandal / District	Tuticorin	
	6.6 Postal address of the property	M/s. Coastal Energen Private Limited, Village- Melamaruthur, Tharuvaikulam, D. Duraiswamipuram & Pattinamaruthur, Taluka- Ottapidaram, District- Tuticorin, Tamil Nadu	
	6.7 Latitude, Longitude & Coordinates of the site	8°54'08.7"N 78°08'17.1"E	
	6.8 Nearby Landmark	Maha Cement Grinding Unit	
7.	City Categorization	Village	Rural
	Type of Area	Rural area and most of the nearby land is lying barron	
8.	Classification of the area	Lower Middle Class (Average)	Rural
		Within unnotified Industrial area	
9.	Local Government Body Category *(Corporation limit / Village Panchayat / Municipality)* - Type & Name	Rural	Village Panchayat (Gram Panchayat)
		Villages Melamarudur, Tharuvaikulum, D. Duraisamyipuram & Pattinamarudur	
10.	Whether covered under any prohibited/ restricted/ reserved area/ zone through State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area/ heritage area/ coastal area	Yes	Coastal Regulatory Zone
		Received clearance from Ministry of Environment & Forests	
11.	In case it is an agricultural land, any conversion of land use done	Yes from Agricultural to Industrial	
12.	Boundary schedule of the Property		
	Are Boundaries matched	Project land is spread across large area purchased via multiple sale deeds. Therefore practically it is not possible to match the boundaries from each such deed and land parcel.	

Directions	As per Documents	Actually found at Site
North	NA	D.Duraisamypuram Village

	South	NA	Main Gate
	East	NA	Melamarudur Village
	West	NA	Vacant Land

13.	Dimensions of the site		
	Directions	**As per Documents (A)**	**Actually found at Site (B)**
	North	Not available in documents.	Shape uneven, not measurable from sides.
	South	Not available in documents.	
	East	Not available in documents.	
	West	Not available in documents.	
14.	Extent of the site	1089.04 acres	~1089 acres
15.	Extent of the site considered for valuation (least of 14A & 14B)	98,262 sq.mtr (**Built-up Area**) 1089.04 acres (**Land Area**)	
16.	Property presently occupied/ possessed by	Resolution Professional	
	If occupied by tenant, since how long?	NA	
	Rent received per month	NA	
II.	**CHARACTERISTICS OF THE SITE**		
1.	Classification of the locality	Already described at S.No. I (Point 08).	
2.	Development of surrounding areas	Rural area	
3.	Possibility of frequent flooding / sub-merging	No	
4.	Proximity to the Civic amenities & social infrastructure like school, hospital, bus stop, market, etc.		

School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
15	15 km.	10 km.	5 km.	18 km.	NA	35 km.

5.	Level of land with topographical conditions	on road level/ Plain Land	
6.	Shape of land	Irregular	
7.	Type of use to which it can be put	Appropriate for industrial use	
8.	Any usage restriction	No not as such since area is out of zoning limits	
9.	Is plot in town planning approved layout?/ Zoning regulation	No	Can't ascertain since zonal plan not available.
10.	Corner plot or intermittent plot?	It is not a corner plot	
11.	Road facilities		
	(a) Main Road Name & Width	Tuticorin to Rameshwaram Road	25 ft.
	(b) Front Road Name & width	Material Movement Road	25 ft.
	(c) Type of Approach Road	Bituminous Road	
	(d) Distance from the Main Road	3 km	
12.	Type of road available at present	Bituminous Road	
13.	Width of road – is it below 20 ft. or more than	More than 20 ft.	
14.	Is it a land – locked land?	No	
15.	Water potentiality	Yes available from Sea	
16.	Underground sewerage system	Yes	

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17.	Is power supply available at the site?	Yes
18.	Advantages of the site	Near to sea and therefore water availability and port transportation is easy.
19.	Special remarks, if any, like:	
	a. Notification of land acquisition if any in the area	No such information came in front of us and could be found on public domain
	b. Notification of road widening if any in the area	No
	c. Applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	Yes, company had received NoC regarding the same.
	d. Any other	None
III.	**VALUATION OF LAND**	
1.	Size of plot	Please refer to Part B – Area description of the Property.
	North & South	
	East & West	
2.	Total extent of the plot	
3.	Prevailing market rate (Along with details/reference of at least two latest deals/ transactions with respect to adjacent properties in the areas)	Please refer to Part G - Procedure of Valuation Assessment section.
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	
5.	Assessed / adopted rate of valuation	
6.	Estimated Value of Land	
IV.	**VALUATION OF BUILDING**	
1.	**Technical details of the building**	
	a. Type of Building (Residential / Commercial/ Industrial)	INDUSTRIAL / INDUSTRIAL PROJECT
	b. Type of construction (Load bearing / RCC/ Steel Framed)	Structure: Mixture of RCC, Load Bearing and Steel Frame Structure; Slab: Mixture of RCC, GI Shed and Asbestos Cement (AC) Sheet
	c. Architecture design & finishing	Interior: Ordinary regular architecture / Simple/ Average finishing; Exterior: Ordinary regular architecture / Simple/ Average finishing
	d. Class of construction	Class B construction (Good)
	e. Year of construction/ Age of construction	2011 and so on; Please refer Building Sheet in Part-G
	f. Number of floors and height of each floor including basement, if any	Please refer Building Sheet in Part-G
	g. Plinth area floor-wise	Please refer Building Sheet in Part-G
	h. Condition of the building	Interior; Exterior

		Good	Good
	i. Maintenance issues	No maintenance issue, structure is maintained properly	
	j. Visible damage in the building if any	No visible damages in the structure	
	k. Type of flooring	Please refer to the attached specifications annexure	
	a. Class of electrical fittings	Mixed (Internal & External)/ Normal quality fittings used	
	b. Class of plumbing, sanitary & water supply fittings	Mixed (Internal & External)/ Normal quality fittings used	
2.	**Map approval details**		
	a. Status of Building Plans/ Maps and Date of issue and validity of layout of approved map / plan	Approved by competent authority via letter dated 08-06-2014	
	b. Approved map / plan issuing authority	Directorate Occupational Safety & Health, Chennai	
	c. Whether genuineness or authenticity of approved map / plan is verified	Approved map not available	
	d. Any other comments on authenticity of approved plan	Verification of authenticity of documents with the respective authority can be done by a legal/ liasoning person and same is not done at our end.	
	e. Is Building as per copy of approved Map provided to Valuer?	Cannot comment since no approved map provided to us on our request.	
	f. Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the approved plan	☐ Permissible alterations	NA
		☐ Non permissible alterations	NA
	g. Is this being regularized	Not Applicable	
V.	**SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF**		
1.	Foundation	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. These points are covered in totality in lump sum basis under Technical details of the building under "Class of construction, architecture design & finishing" point.	
2.	Basement		
3.	Superstructure		
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)		
5.	RCC works		
6.	Plastering		
7.	Flooring, Skirting, dadoing		
8.	Special finish as marble, granite, wooden paneling, grills, etc		
9.	Roofing including weather proof course		
10.	Drainage		
11.	Compound wall	Yes	
	Height	8-10 ft.	

	Length	Approx. 12,000 mtr
	Type of construction	RCC Wall
12.	Electrical installation	Please refer to "Class of electrical fittings" under Technical details of the building above in totality and lump sum basis. 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.
	Type of wiring	
	Class of fittings (superior / ordinary / poor)	
	Number of light points	
	Fan points	
	Spare plug points	
	Any other item	
13.	Plumbing installation	Please refer to "Class of plumbing, sanitary & water supply fittings" under Technical details of the building above in totality and lump sum basis. 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.
	No. of water closets and their type	
	No. of wash basins	
	No. of urinals	
	No. of bath tubs	
	No. of water closets and their type	
	Water meter, taps, etc.	
	Any other fixtures	

***NOTE:**

1. *For more details & basis please refer to **Part G - Procedure of Valuation Assessment section.***
2. *This valuation is conducted based on the comparable composite market rate method which is inherently inclusive of the additional items as mentioned in S.No. 2 to 8 if present in the flat at ordinary level. For any exclusive and superfine finish over and above ordinary finishing, additional value is taken in lumpsum as described in the **Procedure of Valuation Assessment section under "Valuation of Additional Aesthetic & Decor Works in the Property".***
3. *Estimated Value is subject to the assumptions, limitations, basis of computation, caveats, information, facts came during valuation within the limited available time & cost.*
4. ***PART D - SBI format on opinion report on Valuation** is just the description of the asset as per the format requirement of the client. The real procedure of Valuation is discussed from **PART G – Procedure of Valuation Assessment** where all different aspect of Valuation as per the standards are described in detail.*
5. *This Valuation is guided by Valuation Terms of Service and Valuer's Important Remarks which can also be found at www.rkassociates.org.*

PART E — AREA & SPECIFICATION DESCRIPTION OF THE PROJECT TANGIBLE ASSET

1. LAND DESCRIPTION:

Initially, the land required for setting up of this power plant was 1050 acres which is submitted to TNPCB/MoEF. Currently, total freehold land acquired for the Project is 1089.04 acres (440.72 hectares) which is directly purchased from the local farmers as per the Statement of Land provided to us by the company which is relied upon. Copy of TIR Reports were also provided to us. We have verified the TIR on sample basis village wise with land area details shared by the company. Village-wise land area is as follows:-

S. No.	Village Name	Area in Acre
1	Tharuvaikulam	79.74
2	Melamaruthur	747.73
3	D. Duraiswamipuram	210.3
4	Pattinamaruthur	51.27
	Total	**1089.04**

The land acquired is primarily dry land/barren and is free from any rehabilitation and resettlement issues. This total land area of 1089.04 acres acquired by CEPL is sufficient for future capacity expansion as Phase-II (2x800 MW) and Phase-III (2x1000 MW) also. We have verified the plant area within the boundary wall with satellite measurement tools which is similar as per area details shared by the company. Thus, area admeasuring 1089.04 acre is considered for valuation.

2. BUILDING & STRUCTURE AREA:

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 external roads, boundary wall, sewerage and drainage, Gas Storage Building, Oil Storage Building, Office, Guest House, MD House, ash dyke, etc. Detailed description of building structures are mentioned in building sheet below:

S. No.	Block Name	Floor wise Height (ft.)	YoC	Type of construction	Total Area (In Sqm)
1	GIS Building - Hall	56'2"	2012	RCC Foundations, MS structural beams & columns, Floor beams with deck sheet & RCC slab / Wall- semi unitized Glass and HF panels / Roof- llyods profile sheet with insulation, side wall- brick wall with vitrified tiles.	502
2	GIS Building - GF	14'6"	2012	RCC load bearing structure on beam column and 9" brick walls	324
3	GIS Building - FF	9'8"	2012		324
4	GIS Building - SF	31'4"	2012	Plain Tin shed roof mounted on iron pillars, trusses frame structure resting on brick wall	324
5	Station Building GF	22'5"	2014	RCC Foundations, MS structural beams & columns, Floor beams with deck sheet & RCC slab, granolithic flooring / Wall- semi unitized Glass and HF panels / Roof- llyods profile sheet with insulation, side wall- brick wall with plastering and painting.	11,018
6	Station Building EDR/LP Floor	22'5"	2014	RCC load bearing structure on beam column and 9" brick walls	11,018
7	Station Building TG Floor	62'7"	2014	Glass facade on RCC steel frame	6,541
8	Station Building HP Floor	40'	2014	RCC load bearing structure on beam column and 9" brick walls	2,486
9	Station Building DEREATOR Floor	32'5"	2014	Plain Tin shed roof mounted on iron pillars, trusses frame structure resting on brick wall	2,486
10	Station Building Tripler Floor	32'5"	2014		2,486
11	Main Control Building UGF	11'3"	2014	RCC Foundations, MS structural beams & columns, Floor beams with deck sheet & RCC slab, granolithic flooring / Wall- semi unitized Glass and HF panels / Roof- llyods profile sheet with insulation, side wall- brick wall with plastering and painting.	2,097
12	Main Control Building GF	16'3"	2014		2,098

13	Main Control Building FF	11'7"	2014	RCC load bearing structure on beam column and 9" brick walls	2,098
14	Main Control Building SF CG	10'4"	2014		2,098
15	Main Control Building TF CCR	14'7"	2014		2,098
16	Main Control Building FF Conf.	14'7"	2014		2,125
17	Main Control Building FF AWR.	20'5"	2014		98
18	ESP Control Building GF	16'3"	2012	RCC Foundations, MS structural beams & columns, Floor beams with deck sheet & RCC slab, granolithic flooring / Wall- semi unitized Glass and HF panels / Roof- llyods profile sheet with insulation, side wall- brick wall with plastering and painting.	1,175
19	FF Gabel Gallery	13'	2012	RCC load bearing structure on beam column and 9" brick walls	1,175
20	Control Room	19'5"	2012		1,175
21	AW Room	16'3"	2012		501
22	CEMS Building	12'6"	2014		62
23	Compressor House	36'5"	2013	RCC Foundations, MS structural beams & columns, Floor beams with deck sheet & RCC slab, granolithic flooring / Wall- semi unitized Glass and HF panels / Roof- llyods profile sheet with insulation, side wall- brick wall with plastering and painting.	305
24	Compressor House	16'	2013	RCC load bearing structure on beam column and 9" brick walls	479
25	Service Building	14'8"	2016		7,046
26	IDCT PMCC Building	16'4"	2014		654
27	Sea Water Pump House	51'8"	2012	Plain Tin shed roof mounted on iron pillars, trusses frame structure resting on brick wall	648
28		22'8"	2012	RCC load bearing structure on beam column and 9" brick walls	458
29	CW Pump House Pump area	65'6"	2012	Plain Tin shed roof mounted on iron pillars, trusses frame structure resting on brick wall	918
30	Control Room	27'7"	2012	RCC load bearing structure on beam column and 9" brick walls	218
31	Over Head water Tank	131'00"	2013		30
32	Switch Gear and Control Room	16'4"	2013	RCC load bearing structure on beam column and 9" brick walls	1,000
33	RO - DM Building	19'6"	2012		1,488
34	Fire Water/Desalinated Water Transfer Pump House	26'00"	2013		373
35	Pump House for Clarified Water Storage Tank	17'8"	2012		310
36	CPU Building	32'8"	2012		113
37	Electrolyser Building	19'6"	2013		314
38	Workshop Building	12'00"	2015	RB wall structure	32
39	Chemical/Material Storage Building	12'00"	2015	GI shed roof mounted on iron pillars, trusses frame structure	94
40	Track Hopper MH 1 &2 TH 1	60'00"	2012	Plain Tin shed roof mounted on iron pillars, trusses frame structure resting on brick wall	1,274
41	TH 2		2012	RCC load bearing structure on beam column and 9" brick walls	540
42	MCC 2		2012		450

43	PENT House		2012		144
44	Crusher House Building	32'8"	2012		3,969
45	CHP Control Building & MCC 1, Pump House		2012		800
46	Junction Towers 1	185'3"	2013	Plain Tin shed roof mounted on iron pillars, trusses frame structure resting on brick wall	223
47	Junction Towers 2	40'6"	2013		80
48	Junction Towers 3	64'3"	2013		209
49	Junction Towers 4 & 5	81'6"	2013		455
50	Drive House 1 & 2	36"6"	2013		64
51	CHP Switch Gear MCC -3 & BVS Compressor House		2012	RCC load bearing structure on beam column and 9" brick walls	450
52	Stock Pile	-	2014		80,000
53	service water tank	30'	2014	RCC load bearing structure on beam column and 9" brick walls	72
54	Electrical Building	16'8"	2013	RCC load bearing structure on beam column and 9" brick walls	694
55	Compressor House	33'00"	2013		820
56	Chemical Building A	18'6"	2013		219
57	Chemical Building B	/23'6"	2014		219
58	FOPH Pump House /MCC	/29'6"	2014	Plain Tin shed roof mounted on iron pillars, trusses frame structure resting on brick wall	1,070
59	Ware House	39'5"	2011	Plain Tin shed roof mounted on iron pillars, trusses frame structure resting on brick wall	1,796
60	Insulation Shed	16'4"	2012		4,832
61	Gas Storage Building		2016		196
62	Oil Storage Building	13'00"	2017		186
63	Closed Material Storage Shed 1	18'6"	2016		989
64	Closed Material Storage Shed 2	18'6"	2014		576
65	ABB Office 1	10'00"	2012		221
66	OCH & Weigh Bridge Control Room	10'00"	2015		238
67	Security Officer Room	10'00"	2015		72
68	Safety Induction Room & Security Office	10'00"	2015		142
69	Security Checking Room	10'00"	2016		18
70	Site Staff Guest House	12'5"	2014	RCC load bearing structure on beam column and 9" brick walls	359
71	Site MD Guest House	13'	2011	Plain Tin shed roof mounted on iron pillars, trusses frame structure resting on brick wall	136
72	Main Office 1	13'	2011		1,200
73	Main Office 2	13'	2009		1,200
74	Main Office 3	13'	2009		1,200
75	Canteen for Staff	13'	2012		3,000
76	Mack Building	11'	2009	RCC framed pillar beam column structure on RCC slab	240
77	Crusher House Toilets & Wash Rooms	10'	2016	Plain Tin shed roof mounted on iron pillars, trusses frame structure resting on brick wall	32
78	Fire Tender Building	11'5"	2013		276
79	Main Store for CHP & AHP	18'00"	2015	RB wall structure	385

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80	Material Storage shed CHP	12'00"	2015	GI shed roof mounted on iron pillars, trusses frame structure	432
81	Intake Well	43'	2013	RCC framed pillar beam column structure on RCC slab	127
82	Weigh Bridge	5'	2015		248
83	Ash Bund	-	2014	Earth Bund with Bitumen mat topping	-
84	Fly Ash Silo	118'	2014	RCC framed pillar beam column structure on RCC slab	438
85	Bottom Ash Silo	101'2"	2014		196
86	Clarifier A	18'6"	2014		531
87	Clarifier B	18'6"	2014		531
88	Desalinated Tank	21'2"	2014		1,551
89	Clarifier Tank	21'2"	2014		502
90	Roads in KM	-	-	Bitumen / WBM Roads	23
91	Material Movement Road	-	2010	Bituminous concrete road	22,500
92	Plant Internal Road	-	2014	DBM Road	38,599
93	Plant Peripheral road	-	2012	WBM Road	28,280
94	Plant internal road	-	2012	WBM Road	45,220
95	Boulevard Inside Road	-	2012	GSB Road	9,405
96	Boulevard outside Road	-	2012	WBM Road	18,700
97	Drains in KM	-	-	RCC raft & wall	19
98	Boundary Walls in RM	10'	2011	RR Stone Masonry with concrete pillar and beams 450mm width	12,000
99	Bridges	19'5"	2013	RCC framed pillar beam column structure on RCC slab	504
100	Culverts	12'	2010		320
101	Nallah Lining	14'6"	2011	RR Stone Masonry with concrete pillar and beams 450mm width	26,400
102	Watch Towers	33'2"	2013	RCC framed pillar beam column structure on RCC slab	288
103	Sewage Treatment Plant	18'5"	2015		72
104	Construction water tank	13'4"	2010		124
105	sea water intake line (GRP)	9'	2014		14,000
106	Sea water outfall line (GRP)	9'	2014		16,800
107	Intake line(Well to PH) HDPE)	12'	2014		3,600
108	Common Toilet	10'	2018	Plain Tin shed roof mounted on iron pillars, trusses frame structure resting on brick wall	56
109	Labour Dining Hall	10'	2018	Plain Tin shed roof mounted on iron pillars, trusses frame structure with Sheet wall cladding	85

Note:

1. *Area measurements considered in the Valuation Report pertaining to Land & Building is adopted from relevant approved documents or actual site measurement whichever is less. All area measurements are on approximate basis only.*
2. *Verification of the area measurement of the property is done based on sample random checking only.*
3. *Area of the large land parcels of more than 2500 sq.mtr or of uneven shape, is taken as per property documents verified with digital survey through google which has been relied upon.*
4. *Drawing Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.*

PART F — PROJECT STATUTORY APPROVAL & NOCS DETAILS

S. No.	REQUIRED APPROVALS	APPROVING AUTHORITY	REFERENCE NO./ DATE	STATUS (Approved/ Applied For/ Pending)
1.	Height Clearance	Airport Authority of India	Letter No. AAI/20012/1068/2007-ARI(NOC) Dated : 16-05-2008	Approved
2.	ASI Monuments	Archaeological Survey of India	F. No. 4/27/Tym/GL/M/2914 Dated: 17-07-2007	Approved
3.	Pollution NoC	Tamil Nadu Pollution Control Board	Letter No. 21BAD12395708 Dated: 21-12-2021	Approved
4.	Building Stability Certificate	Er. S. Sekar	Dated: 27-12-2021	Approved
5.	PESO Certificate	Ministry of Commerce & Industry	No. P/HQ/TN/15/5078 Dated: 21-03-2014	Approved
6.	Periodical Approval	Central Electricity Authority	No.132/02/06/2023-RIO(S)/897-898 Dated: 29-07-2023	Approved
7.	Insurance	SBI General Insurance	Policy Number: 0000000033194836 Dated 13-04-2023	Approved
8.	CRZ Clearance	Ministry of Environment & Forests	No. 11-32/2009-IA-III Dated 10-08-2009	Approved
9.	Consent Order	Tamil Nadu Pollution Control Board	NO. 2208243018851 Dated 29-07-2022	Approved
10.	Factory License	Labour & Employment Department, Tamil Nadu	Dated 10-03-2015	Approved
11.	GST Registration	Government of India	33AADCC0886G1ZU Dated 01-07-2017	Approved
12.	Import-Export Certificate	Ministry of Commerce and Industry	Dated 27-08-2008	Approved
13.	Sea Water Inlet/Outlet Certificate	Tamil Nadu Maritime Board	No. 4096/S1/08 Dated 01-10-2008	Approved
14.	Forest Clearance	Tamil Nadu Forest Department	Ref No. WL5/74098/2007 Dated 08-07-2008	Approved
15.	Boiler Registration	Directorate of Boilers, Chennai	No. PA/T-10351/2016 & No. PA/T-10903/2017 Dated 06-09-2016 & 24-03-2017	Approved

OBSERVATIONS: *The project meets preliminary necessary compliance statutory approvals.*

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PART G — PROCEDURE OF VALUATION ASSESSMENT - LAND & BUILDING AND AESTHETIC WORKS

1.	**GENERAL INFORMATION**			
i.	Important Dates	**Date of Inspection of the Property**	**Date of Valuation Assessment**	**Date of Valuation Report**
		14 October 2023 to 16 October 2023	30 October 2023	30 October 2023
ii.	Client	State Bank of India, SAMB, Egmore, Chennai		
iii.	Intended User	State Bank of India, SAMB, Egmore, Chennai		
iv.	Intended Use	To know the general idea on the market valuation trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, considerations of any organization as per their own need, use & purpose.		
v.	Purpose of Valuation	General Value Assessment		
vi.	Scope of the Assessment	Non binding opinion on the assessment of Plain Physical Asset Valuation of the property identified to us by the owner or through his representative.		
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other then as specified above.		
viii.	Manner in which the property is identified	✓ Done from the name plate displayed on the property		
		✓ Identified by the owner's representative		
ix.	Is property number/ survey number displayed on the property for proper identification?	No.		
x.	Type of Survey conducted	Full survey (inside-out with approximate sample random measurements verification & photographs).		
2.	**ASSESSMENT FACTORS**			
i.	Valuation Standards considered	Mix of standards such as IVS and others issued by Indian authorities & institutions and improvised by the RKA internal research team as and where it is felt necessary to derive at a reasonable, logical & scientific approach. In this regard proper basis, approach, working, definitions considered is defined below which may have certain departures to IVS.		
ii.	Nature of the Valuation	Fixed Assets Valuation		
iii.	Nature/ Category/ Type/ Classification of Asset under Valuation	**Nature**	**Category**	**Type**
		LAND & BUILDING, PLANT & MACHINERY & OTHER MISCELLANEOUS FIXED ASSET	INDUSTRIAL	INDUSTRIAL POWER PLANT
		Classification	Income/ Revenue Generating Asset	
iv.	Type of Valuation *(Basis of Valuation as per IVS)*	Primary Basis	Fair Market Value	
		Secondary Basis	On-going concern basis	
v.	Present market state of the Asset assumed *(Premise of Value as per*	Under Distress State		
		Reason: Asset under IBC Insolvency Resolution Process		

	IVS)			
vi.	Property Use factor	**Current/ Existing Use**	**Highest & Best Use** *(in consonance to surrounding use, zoning and statutory norms)*	**Considered for Valuation purpose**
		Industrial	Industrial	Industrial
vii.	Legality Aspect Factor	Assumed to be fine as per copy of the documents & information produced to us. However Legal aspects of the property of any nature are out-of-scope of the Valuation Services. In terms of the legality, we have only gone by the documents provided to us in good faith. Verification of authenticity of documents from originals or cross checking from any Govt. dept. have to be taken care by Legal expert/ Advocate.		
viii.	Class/ Category of the locality	Lower Class (Poor)		
ix.	Property Physical Factors	**Shape**	**Size**	**Layout**
		Irregular	Very Large	Normal Layout
x.	Property Location Category Factor	**City Categorization**	**Locality Characteristics**	**Property location characteristics** / **Floor Level**
		Village	Ordinary	On Wide Road / Refer Building details on Page 25
		Rural	Normal	Near to Highway
			Within good village area	Normal location within locality
		Property Facing		
		South Facing		
xi.	Physical Infrastructure availability factors of the locality	**Water Supply**	**Sewerage/ sanitation system**	**Electricity** / **Road and Public Transport connectivity**
		Yes	Underground	Yes / Easily available
		Availability of other public utilities nearby		**Availability of communication facilities**
		Transport, Market, Hospital etc. are available in close vicinity		Major Telecommunication Service Provider & ISP connections are available
xii.	Social structure of the area (in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, etc.)	Rural Area		
xiii.	Neighbourhood amenities	Good		
xiv.	Any New Development in	Yes	Newly developed Railway Station	

	surrounding area			
xv.	Any specific advantage/ drawback in the property	Near to coastal lines		
xvi.	Property overall usability/ utility Factor	Normal		
xvii.	Do property has any alternate use?	No		
xviii.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes demarcated properly		
xix.	Is the property merged or colluded with any other property	No, it is an independent singly bounded property		
		Comments: Multiple land merged to form a single property		
xx.	Is independent access available to the property	Clear independent access is available		
xxi.	Is property clearly possessable upon sale	Yes		
xxii.	Best Sale procedure to realize maximum Value *(in respect to Present market state or premise of the Asset as per point (iv) above)*	Fair Market Value		
		Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.		
xxiii.	Hypothetical Sale transaction method assumed for the computation of valuation	Fair Market Value		
		Strategic disinvetsment sale (on-going concern basis)		
xxiv.	Approach & Method of Valuation Used	**Land & Building**	**Approach of Valuation**	**Method of Valuation**
			Mixture of Market & Cost Approach	Market Comparable Sales Method – For Land Depreciated Replacement Cost Method – For Building
xxv.	Type of Source of Information	Level 3 Input (Tertiary)		
xxvi.	**Market Comparable**			
	References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered *(from property search sites & local information)*	**1**	Name:	Mr. Paramasivam
			Contact No.:	+91 98940 52832
			Nature of reference:	Habitant of subject location
			Size of the Property:	5-6 acres
			Location:	Near the plant
			Rates/ Price informed:	Around Rs.12.00 to 14.00 Lacs per acre.
			Any other details/ Discussion:	As per information received during discussion with local villagers, the land rate for land parcels near the

				Material Movement Road of Coastal Energen Power Plant are in range of Rs. 12.00 to 14.00 Lakhs per acre.
		2	Name:	Mr. Arumuga Nainar
			Contact No.:	+91 98432 70350
			Nature of reference:	Property Consultant
			Size of the Property:	Not specified
			Location:	Nearby the plant
			Rates/ Price informed:	Rs. 13.00 to 15.00 lacs per acre
			Any other details/ Discussion:	As per information received during discussion with local property dealer, the land rate for non-agriculture parcels Plant are in range of Rs. 13.00 to 15.00 Lakhs per acre.
	Considered Rates Justification	In the procedure of assessment following points have been taken into consideration: 1. The current ongoing Circle Rates in Villages named Tharuvaikulam, Melamarudur, D. Duraisamypuram, & Pattinamarudur are not available https://tnreginet.gov.in/portal/ website at the time of assessment. 2. Historical land transaction information for this land is also referred. CEPL has capitalized the Land for Industrial purpose for a total of Rs. 165.33 cr. which translated in about Rs. 15.18 Lacs per acre. 3. Current average ongoing transaction rates are around Rs.12.00 to Rs. 15.00 Lacs per acre for the Dry agricultural land for the villages in which land exists as pert the references above. 4. The subject land parcel is not situated in an industrial area and the nearest developed industrial area is SIPCOT Industrial Complex which is at a distance of approx. 20 km from the subject plant. 5. This Power Plant is strategically located at a distance of around 3 kms from the sea which gives easy access to water requirement for the plant. 6. This Project site lies between NH – 45B and the East – Coast Road (ECR) and can be approached from either of them. Hence, provides a good connectivity via roads. a. In our opinion applying the law of average for such a large land parcel Rs.14,00,000/- per acre would be reasonable rate which can be considered for the land parcels in which this Power Plant is located. b. In addition to this basic rate premium charges are added as mentioned below on the basis of the location and purpose of the land:		

		• 20% premium is added on this rate for land arranging & aggregation since it is large land and comprises of multiple land parcels and takes lot of time and effort to arrange it. • Since this is a developed Land hence additionally Land development & Site leveling charges should be added to the base rates since base rates are of undeveloped land. However in this report Land development charges is considered in Building section hence it is not taken here. Therefore, considering all the factors like size demand, present economic condition of power industry and prevailing market rate in the vicinity of the plant, we are of the opinion that market rate as **Rs.17.00 Lacs. per acre** will be ideal for the project land adjusting the factor of size and time and effort required for the procurement of such a vast land parcel, since, land is not available at a cheaper rate in this area.
	NOTE: *We have taken due care to take the information from reliable sources. The given information above can be independently verified from the provided numbers to know its authenticity. However due to the nature of the information most of the market information came to knowledge is only through verbal discussion with market participants which we have to rely upon where generally there is no written record.* *Related postings for similar properties on sale are also annexed with the Report wherever available.*	
xxvii.	**Other Market Factors**	
	Current Market condition	Normal
		Remarks: None
		Adjustments (-/+): 0%
	Comment on Property Salability Outlook	Sellability of this property is related to its current use only and therefore limited only to the selected type of buyers involved in such kind of activities. But Power sector outlook appears to be positive presently.
		Adjustments (-/+): 0%
	Comment on Demand & Supply in the Market	**Demand** | **Supply** Low | Abundantly available
		Remarks: Demand is related to the current use of the property only and only limited to the selected type of buyers
		Adjustments (-/+): 0%
xxviii.	Any other special consideration	**Reason: None**
		Adjustments (-/+): 0%
xxix.	Any other aspect which has relevance on the value or marketability of the property	Marketability of this property is directly proportional to industry outlook of the sector. 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 fetch considerably lower value. Similarly, an asset sold directly by an owner in the open market through free market arm's length transaction then it

		will fetch better value and if the same asset/ property is sold by any financer or court decree or Govt. enforcement agency due to any kind of encumbrance on it then it will fetch lower value. Hence before financing, Lender/ FI should take into consideration all such future risks while financing. This Valuation report is prepared based on the facts of the property & market situation on the date of the survey. It is a well-known fact that the market value of any asset varies with time & socio-economic conditions prevailing in the region/ country. In future property market may go down, property conditions may change or may go worse, property reputation may differ, property vicinity conditions may go down or become worse, property market may change due to impact of Govt. policies or effect of domestic/ world economy, usability prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk while financing.
		Adjustments (-/+): 0%
xxx.	**Final adjusted & weighted Rates considered for the subject property**	**Rs. 17.00 Lakhs per acre**
xxxi.	**Basis of computation & working**	

LAND:

- *In this Valuation assessment, Land value is considered based on the Power Project Land only as its best use as since the transaction of this land will always remain closely associated with the 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.*
- *For acquiring such a vast land parcel for Industrial use, one will go to the Govt. or purchase the land privately. In present day scenario purchasing such a vast land parcel has become a highly tedious task. If the Govt. would be already having this much of land parcel acquired previously then it will allot through its Industrial Authority or in case such a vast land parcel is not available on the desired location then it will acquire it through land acquisition policy. In land acquisition policy, the rates will vary based on the circle rates or the comparable market rates presently going on in that area.*
- *Moreover since the land is already acquired and is currently a one piece of land used for an operational Power Plant, therefore adopting comparable market land rates is better way to estimate the valuation of land.*
- *Apart from Salt industry, the Subject Plant and nearby cement plant is the major development in this area. Any development and progress in this region is also only because of this Plant and therefore this Plant itself influences the land rates in this area.*
- *In any case whether from Land acquisition or private one has to buy multiple small land parcels and amalgamate them into one to form such a huge continuous land parcel. This will have time and effort to consolidate the land doing negotiation from each party.*
- *Therefore because of above factors direct land comparable method is adopted.*

BUILDING:

- *For the assessment of building valuation, building sheet along with building names and area is provided by the company which has been relied upon in good faith.*

- *A sanctioned Map and a non-sanctioned Map was not provided to us.*
- *For the purpose of valuation computation we have referred the building are sheet shared by the company which was verified on sample basis during the site survey.*
- *We have also checked the building head in FAR. However matching the building name as mentioned in above maps from that of FAR was not possible due different nomenclature used in both source of information. In FAR the total gross block shown under building head is Rs.151.55 Cr. for all buildings/structures in the plant.*
- *Based on above data, Building & Civil works Valuation is done based on Depreciated Replacement Market Value of the buildings based on cost approach.*
- *Since the Plant has lived its useful life about 10 years and is operational and in good condition, therefore it is assumed Useful Life of Shed structures to be about 30 years.*

GENERAL:

- *Valuation of the asset is done as found on as-is-where basis on the site as identified to us by client/ owner/ owner representative during site inspection by our engineer/s unless otherwise mentioned in the report.*
- *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.*
- *For knowing comparable market rates, significant discreet local enquiries have been made from our side based on the hypothetical/ virtual representation of ourselves as both buyer and seller for the similar type of properties in the subject location and thereafter based on this information and various factors of the property, rate has been judiciously taken considering the factors of the subject property, market scenario and weighted adjusted comparison with the comparable properties unless otherwise stated.*
- *References regarding the prevailing market rates and comparable are based on the verbal/ informal/ secondary/ tertiary information which are collected by our team from the local people/ property consultants/ recent deals/ demand-supply/ internet postings are relied upon as may be available or can be fetched within the limited time & resources of the assignment during market survey in the subject location. No written record is generally available for such market information and analysis has to be derived mostly based on the verbal information which has to be relied upon.*
- *Market Rates are rationally adopted based on the facts of the property which came to our knowledge during the course of the assessment considering many factors like nature of the property, size, location, approach, market situation and trends and comparative analysis with the similar assets. During comparative analysis, valuation metrics is prepared and necessary adjustments are made on the subject asset.*
- *The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market research and is not split into formal & informal payment arrangements. Most of the deals takes place which includes both formal & informal payment components. Deals which takes place in complete formal payment component may realize relatively less actual transaction value due to inherent added tax, stamp registration liabilities on the buyer.*
- *Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Commission, Bank interest, Selling cost, Marketing cost, etc. pertaining to the sale/ purchase of this property are not considered while assessing the indicative estimated Market Value.*
- *This report includes both, Govt. Guideline Value and Indicative Estimated Prospective Market Value as described above. As per the current market practice, in most of the cases, formal transaction takes place*

for an amount less than the actual transaction amount and rest of the payment is normally done informally.

- *Area measurements considered in the Valuation Report pertaining to asset/ property is adopted from relevant approved documents or sample site measurement whichever is less unless otherwise mentioned. All area measurements are on approximate basis only.*
- *Verification of the area measurement of the property is done based on sample random checking only.*
- *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.*
- *Drawing, Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.*
- *Construction rates are adopted based on the present market replacement cost of construction and calculating applicable depreciation & deterioration factor as per its age, existing condition & specifications based on visual observation only of the structure. No structural, physical tests have been carried out in respect of it. No responsibility is assumed for latent defects of any nature whatsoever, which may affect value, or for any expertise required to disclose such conditions.*
- *Construction rates are adopted based on the plinth area rates prevailing in the market for the structure as a whole and not based on item wise estimation or Bills of Quantity method unless otherwise stated.*
- *The condition assessment and the estimation of the residual economic life of the structure are only based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity & strength.*
- *Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset or on its owners has not been factored in the Valuation.*
- *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 neither investigative in nature nor an audit activity.*
- *Valuation is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown to us on site of which some reference has been taken from the information/ data given in the copy of documents provided to us which have been relied upon in good faith and we have assumed that it to be true and correct.*

xxxii. **ASSUMPTIONS**

a. *Documents/ Information/ Data provided by the client/ property owner or his representative both written & verbally is true and correct without any fabrication and has been relied upon in good faith.*
b. *Local verbal enquiries during micro market research came to our knowledge are assumed to be taken on record as true & factual.*
c. *The assets and interests therein have been valued free and clear of any liens or encumbrances unless stated otherwise. No hidden or apparent conditions regarding the subject assets or their ownership are assumed to exist. No opinion of title is rendered in this report and a good title is assumed unless stated otherwise.*
d. *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 and 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.*
e. *Payment condition during transaction in the Valuation has been considered on all cash bases which*

	includes both formal & informal payment components as per market trend. *f. Sale transaction method of the asset is assumed as Free market transaction without any compulsion unless otherwise mentioned while assessing Indicative & Estimated Fair Prospective Market Value of the asset unless otherwise stated.*
xxxiii.	**SPECIAL ASSUMPTIONS**
	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.
xxxiv.	**LIMITATIONS**
	It is just fixed asset valuation 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 income approach and cash flows of the business.

3.	VALUATION OF LAND		
	Particulars	**Book Value**	**Indicative & Estimated Prospective Fair Market Value**
a.	Prevailing Rate range	---	Rs.11,00,000/- to Rs.15,00,00,000/- per acre for smaller land parcel
b.	Rate adopted considering all characteristics of the property	---	Rs.17,00,00,000/- per acre
c.	Total Land Area considered *(documents vs site survey whichever is less)*	1089.04 acres	1089.04 acres
d.	**Total Value of land (A)**	**Rs. 162,72,65,994/-**	1089.04 x Rs.17,00,000/- per acre **Rs. 1,85,13,68,000/-**
	Since, the direct comparable are available in the subject vicinity, we have applied the 'Direct sale comparable method' under market approach and not the land acquisition under the land acquisition policy by the government. The market rate for the land parcels in the subject vicinity are higher because of the development caused by the plant.		

4. VALUATION COMPUTATION OF BUILDING STRUCTURE

S. No.	Block Name	Year of construction	Total Area (In Sqm)	Rates Adopted per sq. ft.	Gross Current Replacement Cost (In Rs.)	Depreciated Replacement Cost (In Rs.)
1	GIS Building - Hall	2012	502	1,400	75,62,034	49,27,925
2	GIS Building - GF	2012	324	1,400	48,69,082	31,73,018
3	GIS Building - FF	2012	324	1,400	48,69,082	31,73,018
4	GIS Building - SF	2012	324	1,400	48,69,082	31,73,018
5	Station Building GF	2014	11,018	1,600	9,47,59,002	6,77,52,686
6	Station Building EDR/LP Floor	2014	11,018	1,800	10,66,03,877	7,62,21,772
7	Station Building TG Floor	2014	6,541	1,800	6,32,85,065	4,52,48,822
8	Station Building HP Floor	2014	2,486	1,800	2,40,55,727	1,71,99,844
9	Station Building DEREATOR Floor	2014	2,486	1,400	1,87,10,010	1,33,77,657
10	Station Building Tripler Floor	2014	2,486	1,400	1,87,10,010	1,33,77,657
11	Main Control Building UGF	2014	2,097	1,400	3,15,54,733	2,25,61,634
12	Main Control Building GF	2014	2,098	1,600	3,60,84,293	2,58,00,269
13	Main Control Building FF	2014	2,098	1,400	3,15,73,756	2,25,75,236
14	Main Control Building SF CG	2014	2,098	1,400	3,15,73,756	2,25,75,236
15	Main Control Building TF CCR	2014	2,098	1,400	3,15,73,756	2,25,75,236
16	Main Control Building FF Conf.	2014	2,125	1,400	3,19,80,377	2,28,65,970
17	Main Control Building FF AWR.	2014	98	1,800	18,95,526	13,55,301
18	ESP Control Building GF	2012	1,175	1,600	2,02,10,688	1,31,70,632
19	FF Gabel Gallery	2012	1,175	1,400	1,76,84,352	1,15,24,303
20	Control Room	2012	1,175	1,600	2,02,10,688	1,31,70,632
21	AW Room	2012	501	1,600	86,19,264	56,16,887
22	CEMS Building	2014	62	1,400	9,27,419	6,63,104
23	Compressor House	2013	305	1,600	52,37,400	35,78,890
24	Compressor House	2013	479	1,600	82,30,200	56,23,970
25	Service Building	2016	7,046	1,400	1,76,74,118	1,37,56,355
26	IDCT PMCC Building	2014	654	1,600	56,21,304	40,19,232
27	Sea Water Pump House	2012	648	1,600	1,11,45,600	72,63,216
28	Sea Water Pump House	2012	458	1,600	78,70,032	51,28,638
29	CW Pump House Pump area	2012	918	1,600	1,57,89,600	1,02,89,556
30	Control Room	2012	218	1,800	42,26,040	27,53,969
31	Over Head water Tank	2013	30	1,200	3,80,808	2,60,219
33	Switch Gear and Control Room	2013	1,000	1,600	1,71,93,120	1,17,48,632
34	RO - DM Building	2012	1,488	1,600	2,55,91,116	1,66,76,877
35	Fire Water/Desalinated Water Transfer Pump House	2013	373	1,800	72,22,871	49,35,629
36	Pump House for Clarified Water Storage Tank	2012	310	1,600	53,38,880	34,79,170
37	CPU Building	2012	113	1,600	19,41,622	12,65,290
38	Electrolyser Building	2013	314	1,600	54,07,680	36,95,248
39	Workshop Building	2015	32	1,400	4,81,600	3,59,595
40	Chemical/Material Storage Building	2015	94	1,200	12,16,470	9,08,298
42	Track Hopper MH 1 &2 TH 1	2012	1,274	1,600	2,19,12,800	1,42,79,841
43	TH 2	2012	540	1,400	81,27,000	52,96,095
44	MCC 2	2012	450	1,400	67,72,500	44,13,413
45	PENT House	2012	144	1,400	21,67,200	14,12,292
46	Crusher House Building	2012	3,969	1,600	1,13,77,800	74,14,533
47	CHP Control Building & MCC 1, Pump House	2012	800	1,400	1,20,40,000	78,46,067

S. No.	Block Name	Year of construction	Total Area (In Sqm)	Rates Adopted per sq. ft.	Gross Current Replacement Cost (In Rs.)	Depreciated Replacement Cost (In Rs.)
48	Junction Towers 1	2013	223	1,600	38,27,000	26,15,117
49	Junction Towers 2	2013	80	1,600	13,75,140	9,39,679
50	Junction Towers 3	2013	209	1,600	35,94,800	24,56,447
51	Junction Towers 4 & 5	2013	455	1,600	78,32,880	53,52,468
52	Drive House 1 & 2	2013	64	1,600	10,96,500	7,49,275
53	CHP Switch Gear MCC -3 & BVS Compressor House	2012	450	1,400	67,72,500	44,13,413
55	Service water tank	2014	72	1,200	9,28,800	6,64,092
57	Electrical Building	2013	694	1,600	1,19,40,240	81,59,164
58	Compressor House	2013	820	1,600	1,41,04,000	96,37,733
59	Chemical Building A	2013	219	1,600	37,65,768	25,73,275
60	Chemical Building B	2014	219	1,600	37,65,768	26,92,524
61	FOPH Pump House /MCC	2014	1,070	1,600	1,84,01,850	1,31,57,323
63	Ware House	2011	1,796	1,600	3,08,98,725	1,91,57,210
64	Insulation Shed	2012	4,832	700	3,63,58,919	2,36,93,895
65	Gas Storage Building	2016	196	900	18,96,300	14,75,954
66	Oil Storage Building	2017	186	600	12,00,023	9,72,018
67	Closed Material Storage Shed 1	2016	989	600	63,79,050	49,65,027
68	Closed Material Storage Shed 2	2014	576	600	37,15,200	26,56,368
69	ABB Office 1	2012	221	800	19,02,750	12,39,959
70	OCH & Weigh Bridge Control Room	2015	238	1,000	25,53,233	19,06,414
71	Security Officer Room	2015	72	1,000	7,76,688	5,79,927
72	Safety Induction Room & Security Office	2015	142	1,000	15,26,328	11,39,658
73	Security Checking Room	2016	18	1,000	1,93,500	1,50,608
74	Site Staff Guest House	2014	359	1,400	54,02,423	38,62,733
75	Site MD Guest House	2011	136	1,600	23,39,200	14,50,304
76	Main Office 1	2011	1,200	1,400	1,80,60,000	1,11,97,200
77	Main Office 2	2009	1,200	1,400	1,80,60,000	1,00,53,400
78	Main Office 3	2009	1,200	1,400	1,80,60,000	1,00,53,400
79	Canteen for Staff	2012	3,000	1,400	4,51,50,000	2,94,22,750
80	Mack Building	2009	240	1,400	36,12,000	20,10,680
81	Crusher House Toilets & Wash Rooms	2016	32	1,000	3,44,000	2,67,747
82	Fire Tender Building	2013	276	1,000	14,83,500	10,13,725
83	Main Store for CHP & AHP	2015	385	1,200	49,63,275	37,05,912
84	Material Storage shed CHP	2015	432	1,200	55,72,800	41,61,024
86	Intake Well	2013	127	1,200	8,20,769	5,60,859
87	Weigh Bridge	2015	248	1,000	6,66,500	4,97,653
88	Ash Bund	2014	-	50	14,93,02,450	10,67,51,252
89	Fly Ash Silo	2014	438	1,200	28,25,616	20,20,315
90	Bottom Ash Silo	2014	196	1,200	25,25,175	18,05,500
91	Clarifier A	2014	531	1,200	68,49,874	48,97,660
92	Clarifier B	2014	531	1,200	68,49,874	48,97,660
93	Desalinated Tank	2014	1,551	1,200	2,00,12,544	1,43,08,969
94	Clarifier Tank	2014	502	1,200	64,80,960	46,33,886
96	Material Movement Road	2010	22,500		4,27,50,000	1,12,50,000
97	Plant Internal Road	2014	38,599		7,33,37,150	1,92,99,250
98	Plant Peripheral road	2012	28,280		5,37,32,000	1,41,40,000
99	Plant internal road	2012	45,220		8,59,18,000	2,26,10,000
100	Boulevard Inside Road	2012	9,405		1,78,69,500	47,02,500
101	Boulevard outside Road	2012	18,700		3,55,30,000	93,50,000
102	Drains in KM	-	19		15,20,00,000	7,60,00,000

S. No.	Block Name	Year of construction	Total Area (In Sqm)	Rates Adopted per sq. ft.	Gross Current Replacement Cost (In Rs.)	Depreciated Replacement Cost (In Rs.)
103	Boundary Walls in RM	2011	12,000		8,40,00,000	3,60,00,000
104	Bridges	2013	504	2,500	45,15,000	35,00,000
105	Culverts	2010	320	2,500	21,50,000	15,00,000
108	Sewage Treatment Plant	2015	72	1,600	12,42,700	9,27,883
109	Construction water tank	2010	124	1,200	16,03,760	9,43,546
113	Common Toilet	2018	56	1,000	6,03,000	5,07,525
114	Labour Dining Hall	2018	85	1,000	9,15,000	7,70,125
				Total	**1,83,83,53,340**	**1,08,25,84,608**

5.	VALUATION OF ADDITIONAL AESTHETIC/ INTERIOR WORKS IN THE PROPERTY		
S. No.	**Particulars**	**Specifications**	**Depreciated Replacement Value**
a.	Add extra for Architectural aesthetic developments, improvements *(add lump sum cost)*	----	----
b.	Add extra for fittings & fixtures *(Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)*	----	----
c.	Add extra for services *(Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)*	----	----
d.	Add extra for internal & external development *(Internal roads, Landscaping, Pavements, Street lights, Green area development, External area landscaping, Land development, Approach road, etc.)*	Landscaping@ Rs. 150/- per sqm at 50% of total land area	Rs. 33,05,37,798/-
e.	**Depreciated Replacement Value (B)**		**Rs. 33,05,37,798/-**
f.	***Note:*** • *Value for Additional Building & Site Aesthetic Works is considered only if it is having exclusive/ super fine work specification above ordinary/ normal work. Ordinary/ normal work value is already covered under basic rates above.*		

R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

PART H — CHARACTERISTICS DESCRIPTION OF PLANT/ MACHINERY

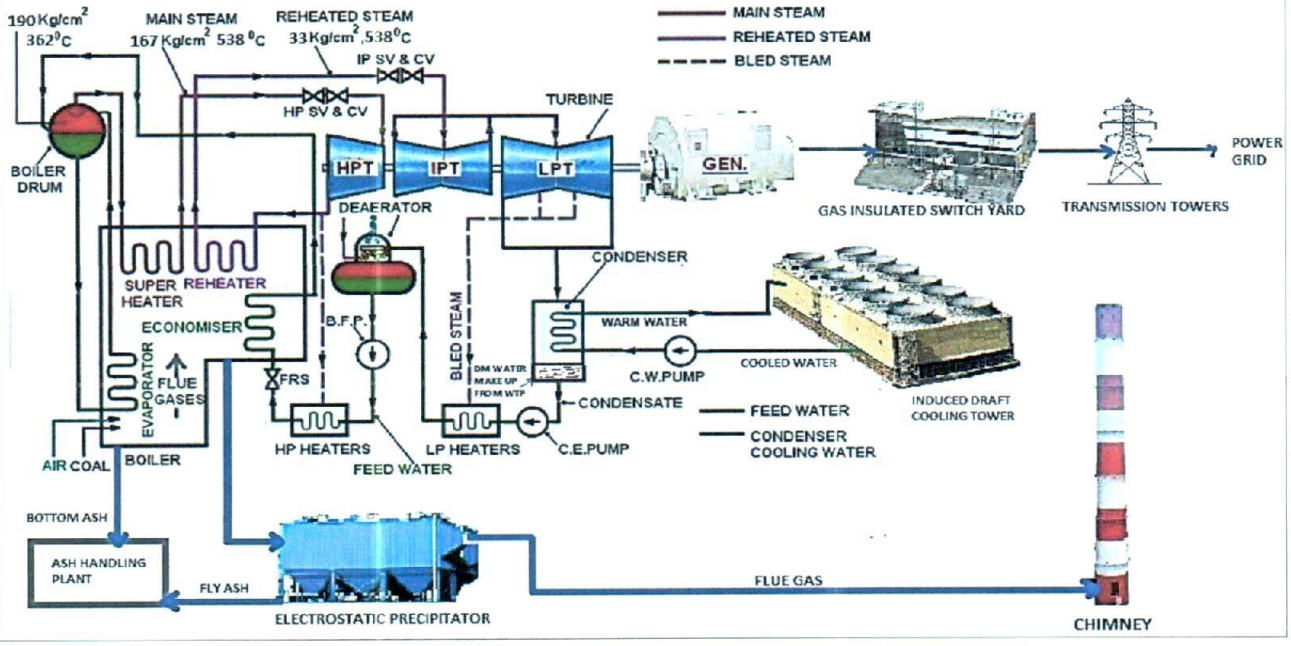
S.NO.	CONTENTS	DESCRIPTION
1.	**TECHNICAL DESCRIPTION OF THE PLANT/ MACHINERY**	
a.	Nature of Plant & Machinery	Power, Sub-critical Thermal Power Plant
b.	Size of the Plant	Large scale Plant
c.	Type of the Plant	Fully Automatic
d.	Year of Installation/ Commissioning/ COD *(Commercial Operation Date)*	Unit-1: 23rd December 2014 Unit-2: 15th January 2016
e.	Production Capacity	Unit-1: 1x600 MW Unit-2: 1x600 MW **Total: 1200 MW**
f.	Capacity at which Plant was running at the time of Survey	920 MW or 76.67% PLF
g.	Number of Production Lines	Unit-1: 1x600 MW Unit-2: 1x600 MW
h.	Condition of Machines	Good.
i.	Status of the Plant	Fully operational
j.	Products Manufactured in this Plant	Power/ Electricity [PPA with TANGEDCO for 558 MW for 15 years starting from 19th December 2013 and rest is being sold in open market
k.	Recent maintenance carried out on	Power Mech Projects Ltd (PMPL) has been appointed to take care O&M activities since October 2021. However, details of recent maintenance are not shared with us.
l.	Recent upgradation, improvements if done any	None
m.	Total Gross Block & Net Block of Assets	***As on 31st March 2023***
n.	Any other Details if any	As on date of site visit, both units were operational. The total power generation was 920MW. Company doesn't have any Fuel Supply Agreement. Coal is being procured from open market which facilitates cost and credit benefits from case to

S. No.	Particular	Gross Block (In ₹ Crore)	Net Block (In ₹ Crore)
1	Thermal Power Generation Plant	7,139.62	5,828.75
2	Water Distribution Plant Incl. Pipelines	512.91	379.99
3	Trans. Line	133.04	110.26
4	Electrical Installation	20.63	4.85
5	P&M General	4.38	1.94
6	Office Equip.	2.97	0.60
7	Furniture	2.58	0.41
8	Computers	2.48	0.26
9	Vehicles	2.06	0.29
10	Computer Software	0.97	0.10
11	Railway Sliding	0.43	0.26
	Total	**7822.07**	**6327.70**

		case basis from parties like Tata, Agarwal PTE, ENR, Balaji Malts, Adam Coal, etc. The overall condition of machines was good.

2. MANUFACTURING PROCESS

PROCESS FLOW DIAGRAM



- First, the pulverized coal is burnt into the furnace of the steam boiler or is powered by gas.
- 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., the 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 the help of a 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 a thermal power station acts as a prime mover of the alternator.

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Major Machinery and its supplier:

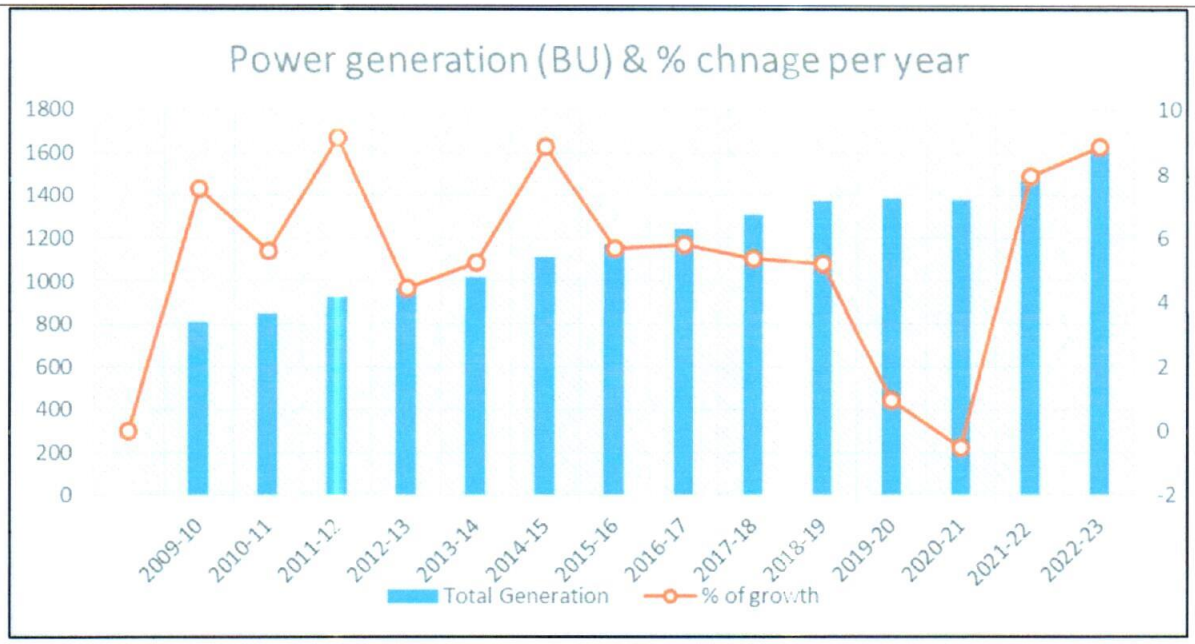
S. No.	Plant Packages	Agency/Contractors
1	BTG supply	Harbin Power Engineering Company Ltd.
2	Main Plant Civil Work	Gammon India Ltd.
3	BTG Erection	EDAC Engineering Ltd.
4	Coal Handling Plant	Thyssen Krupp industries India ltd.
5	Ash Handling Plant	Macawber Beekay Pvt. Ltd.
6	Water Treatment Plant	Aquatech Asia
7	RCC Chimney	Gammon India Ltd.
8	IDCT	Paharpur Cooling Towers Ltd.
9	CW Pump house civil works	ECCI ltd. & GMW
10	E-BOP	ABB
11	400 KV LILO Line	SPIC-SMO
12	M-BOP	BSBK & GMW
13	fire protection system	GMW
14	SW Intake-Pumps	ITT corporation
15	SW Intake-off share works	Meka Infra & Jain Irrigation
16	SW Intake-GRP piping	Graphite India
17	SW Intake pump house	NAPC ltd.
18	Ash Bund	NAPC ltd.
19	OH Service Water Tank	NAPC ltd.
20	Road & Drains	ECCI ltd.
21	Afforestation & Green Belt Development	BVG India Ltd.

3. INDIAN POWER SECTOR

a. Economic and Sector Outlook

Indian power sector is undergoing a significant change that has redefined the industry outlook. Sustained economic growth continues to drive electricity demand in India. In last 10 years India has continuously maintained GDP growth rate in the range of 5.5% to 8%. The Overall generation (Including generation from grid connected renewable sources) in the country has been increased from 1,110.458 BU during 2014-15 to 1,173.603 BU during the year 2015-16, 1,241.689 BU during 2016-17, 1,308.146 BU during 2017-18, 1,376.095 BU during 2018-19, 1,389.121 BU during 2019-20, 1,381.855 BU during 2020-21, 1,491.859 BU during 2021-22 & 1624.2 BU in 2022-2023

The Overall generation (Including generation from grid connected renewable sources) in the country has been increased. The same has been depicted below:



Source: Central Electricity Authority (CEA)

For the power sector, the recent schemes launched by the Govt. of India are **Ujwal Discom Assurance Yojana (UDAY), Deendayal Upadhyaya Gram Jyoti Yojana (DDUGJY) for rural areas, Pradhan Mantri Sahaj Bijli Har Ghar Yojana (Saubhagya), Power for All, Unnat Jyoti by Affordable LEDs for All (UJALA) and Integrated Power Development Scheme (IPDS) for urban areas** which shows Govt. impetus on its commitment to achieve 100% electrification across the country including rural area, to achieve efficiency in the Power sector by strengthening transmission & distribution network and by transitioning to newer technologies like LED to save power. This augurs well for the power sector and will unleash the huge latent demand for electricity.

Power is one of the most critical component of infrastructure, crucial for the economic growth and welfare of nations. The existence and development of adequate infrastructure is essential for sustainable growth of the Indian economy. Indian power sector is much diversified and sources of power generation range from conventional sources such as coal, lignite, natural gas, oil, hydro and nuclear power to viable non-conventional sources such as wind, solar, and agricultural and domestic waste. Electricity demand in the country has increased rapidly and is expected to rise further in the years to come. In order to meet the increasing demand for electricity in the country, massive addition to the installed generating capacity is required. India ranked sixth in the list of countries to make significant investments in clean energy at US$ 90 billion. India is the only country among the G20 nations that is on track to achieve the targets under the Paris Agreement.

Indian power sector is undergoing a significant change that has redefined the industry outlook. Sustained economic growth continues to drive electricity demand in India. The Government of India's focus on attaining 'Power for all' has accelerated capacity addition in the country. At the same time,

the competitive intensity is increasing at both the market and supply sides (fuel, logistics, finances, and manpower).

The industry attracted US$ 15.33 billion in Foreign Direct Investment (FDI) between April 2000 and March 2021, accounting for 3% of total FDI inflow in India. Some major investments and developments in the Indian power sector are as follows:

- In July 2021, National Thermal Power Corporation Renewable Energy Ltd (NTPC REL), NTPC's fully owned subsidiary, has invited a domestic tender to build India's first green hydrogen fuelling station in Leh, Ladakh.

- In July 2021, Bharat Heavy Electricals Limited (BHEL) received a large contract from Nuclear Power Corporation of India Limited (NPCIL) for the supply of 12 steam generators of India's highest rated indigenously-developed 700 MW Pressurized Heavy Water Reactors (PHWR) worth Rs. 1,405 crore.

- In July 2021, NTPC announced that it would invest Rs. 2-2.5 crore over the next 10 years to expand renewable capacity, the company invited bids for an engineering, procurement, and construction (EPC) package, with land development for 500 MW of grid-connected solar projects anywhere in India.

- In June 2021, NHPC signed a memorandum of understanding (MoU) with Bihar State Hydro-Electric Power Corporation Limited (BSHPCL) to execute Dagmara HE Project (130.1 MW) in the state.

- In January 2021, total acquired a 20% stake in Adani Green Energy. In addition, as a part of this deal, total undertook 50% in 2.35 GW portfolio of operating solar assets in Adani Energy Limited. The combined deal amount was worth US$ 2.5 billion.

- In December 2020, the Asian Development Bank (ADB) and the Government of India signed a US$ 100 million loan to modernise and upgrade the power distribution system for enhancing the quality and reliability of electricity supply in Bengaluru, Karnataka.

- In January 2021, Tata Power received a letter of award (LOA) from Kerala State Electricity Board Limited (KSEBL) to develop a 110 MW solar project. With this, Tata Power's renewable capacity will increase to 4,032 MW, out of which 2,667 MW is operational and 1365 MW is under implementation, including 110 MW won under this LOA.

- In December 2020, the foundation stones of India's largest hybrid renewable energy park having 30 GW capacity was laid in Gujarat at Vighakot village in the district of Kutch. The estimated cost of this project is ~Rs. 1.5 lakh crore (US$ 20.44 billion).

- In December 2020, The Asian Development Bank (ADB) and Government of India signed a US$ 132.8 million loan to strengthen and modernise the distribution network and improve quality of power supplied to households, industries and businesses in Meghalaya.

- In December 2019, NTPC announced investment of Rs. 50,000 crore (US$ 7.26 billion) to add 10GW solar energy capacity by 2022.

- ReNew Power and Shapoorji Pallonji will invest nearly Rs. 750 crore (US$ 0.11 billion) in a 150 megawatt (mw) floating solar power project in Uttar Pradesh.

- The Government of India expected to offer nearly 20 power transmission projects worth Rs. 16,000 crore (US$ 2.22 billion) for bidding in 2019.

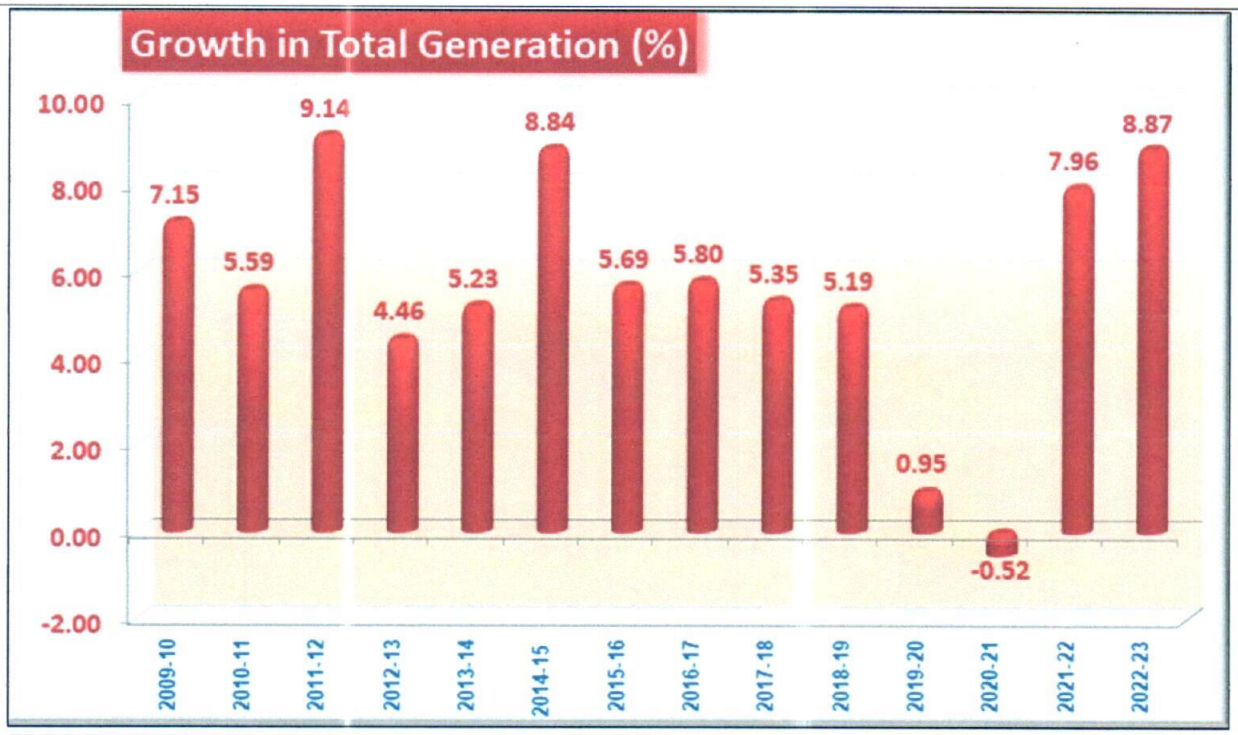
The Government of India has identified power sector as a key sector of focus to promote sustained industrial growth. Some initiatives by the Government to boost the Indian power sector are as below:

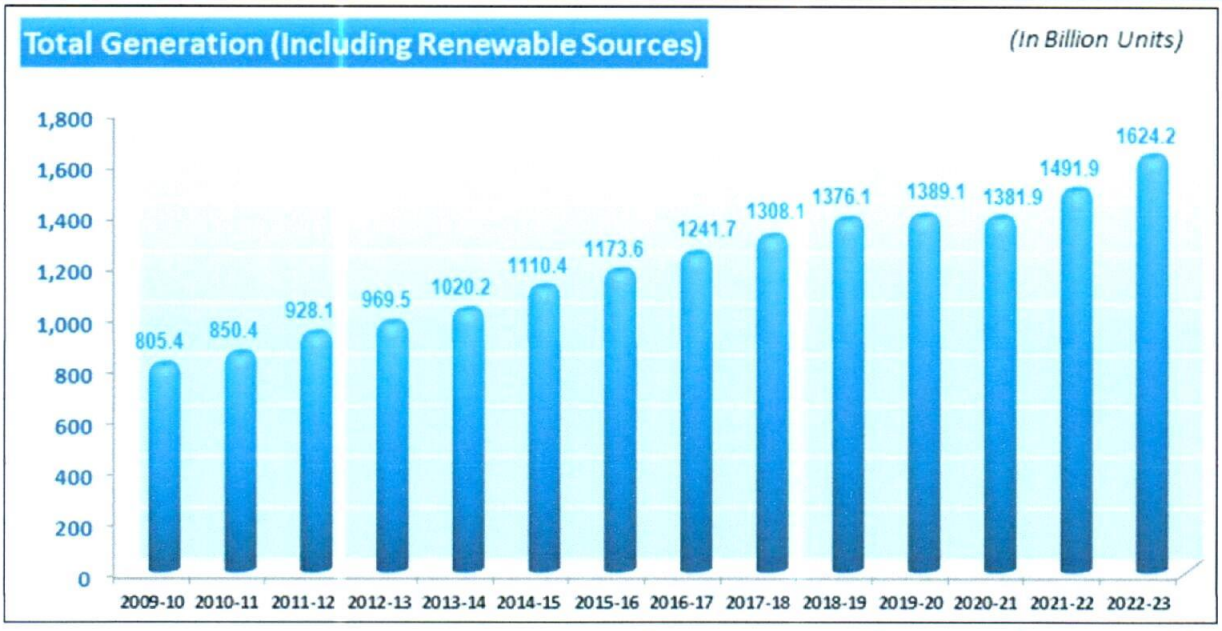
- In July 2021, Ministry of Petroleum and Natural Gas, Government of India owned GAIL lined up Rs 5,000 crore (US$ 671.14 million) for setting up two plants each for producing ethanol and compressed biogas (CBG) from municipal waste.

- In July 2021, India sent its first coal-laden rake (~4,000 tonnes) to Bangladesh's Rampal Thermal Power Station. The 1,320 MW power plant is a joint venture between National Thermal Power Corporation (NTPC) and Bangladesh Power Development Board (BPDB).

- In June 2021, the Export-Import Bank of India (Exim Bank) announced that it has extended a line of credit (LOC) worth US$ 100 million to the Sri Lankan government for the purpose of funding projects in the solar energy sector and assure that the country's 70% power requirements are met by renewable energy sources by 2030.

b. Growth in power generation:





Source: Central Electricity Authority (CEA)

c. India Power Supply & Demand Review

In April-June quarter this fiscal, peak power deficit was 0.7 per cent while overall electricity deficit stood at 0.6 per cent. "All India power supply position indicates that the country is likely to have a peak surplus of 2.5 per cent and energy surplus of 4.6 per cent," stated the CEA's LGBR for 2018-19.

Up to 31st January 2019, 2019 CEA estimates show that the average PLF of the thermal power stations in the country has hit 61.06%. A combination of sluggish demand from industrial sector, large thermal capacity addition in last 5 years and the improvement in generation from renewable projects has

impacted the country's energy mix sharply. However, there is a high ratio of latent demand that is not being adequately recognized by the government. The power sector may soon be battling with a situation of over supply if initiatives are not introduced to cater to the latent demand in the country.

Recently, the on-ground impact of UDAY is starting to trickle in, which may help offset the oversupply pressures as with a steady improvement in the paying abilities of the various utilities across the country, there is likely to be an uptick in demand, that could potentially aid the industry.

d. Sector Challenges

The Indian power sector is under considerable stress. The Grid demand has touched 207 GW in April 2022, caused by an early summer and post COVID economic recovery leading to increase in merchant power tariff. The respective state DISCOMS have generally shied away from signing long term PPAs for thermal power plants thereby severely impacting the visibility of cash flows of plants with significant untied capacity. Some of the major challenges area as follows:-

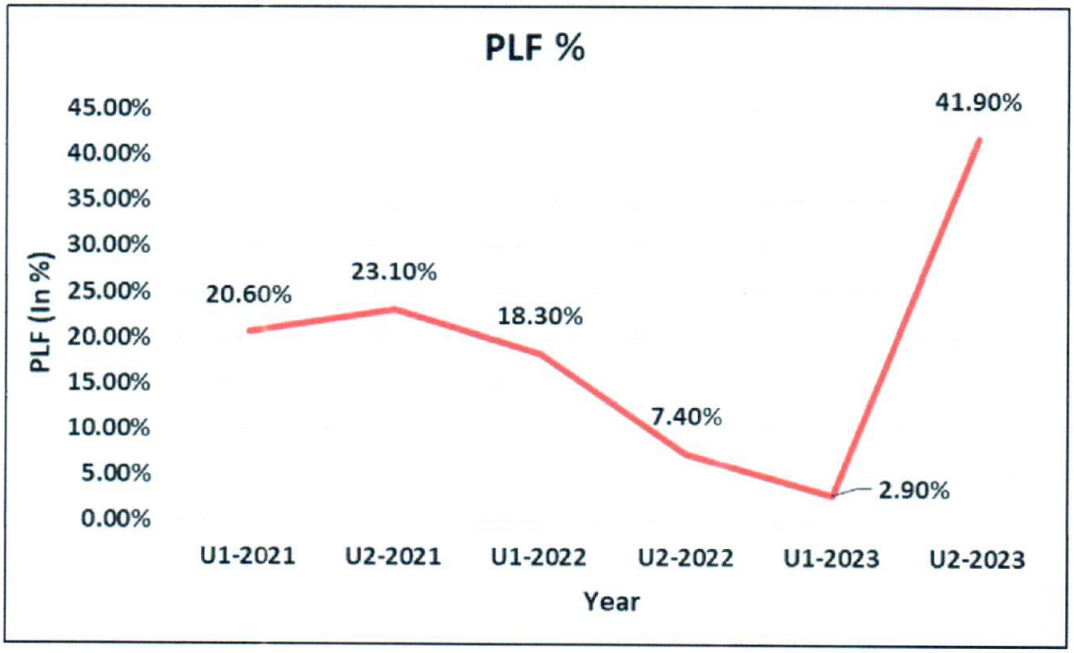
- Underutilized manufacturing capacity.
- Implementation of the new environmental norms leading to retirements of units.
- Large scale disposal of energy storage devices like batteries.
- Adequate balancing capacity, steep ramping requirement.
- Low PLF and flexible operation of the Thermal Plants.
- Acute shortage of natural gas.

e. Recent Deals For Power Plants Under Implementation:

S. No.	Asset Description	Total Plant Capacity	Owner of the Plant	Buyer	Value of Sale	INR (Cr.)/ MW
1.	SKS Power Generation Chhattisgarh Ltd.	600 MW + 300 MW Planned	**SKS ISPAT & POWER LIMITED**	**AGRITRADE REASOURCE LIMITED**	Rs.2,170 Cr	Rs.3.61 Cr./ MW
2.	Prayagraj Power Generation Company Limited	1980 MW	JAIPRAKASH POWER VENTURES LIMITED	**RESURGENT POWER VENTURES**	Rs.6,000 Cr (For 75% Stake)	Rs.3.03 Cr./ MW
3.	GMR Chhattisgarh Energy Limited	1370 MW	**GMR ENERGY**	**ADANI POWER**	Rs 3,520 Cr	Rs.2.57 Cr./ MW
4.	Rattan India Power Limited	5 x 270 MW	**RATTAN INDIA POWER LIMITED**	**RATTAN INDIA POWER LIMITED** *(One time Settlement)*	Rs.4050 Cr.	Rs.3.00 Cr./ MW
5.	GMR	3 x 350	**GMR KAMALANGA**	**JSW ENERGY**	Rs.5,321 Cr.	Rs. 5.06

		Kamalanga Energy Limited	MW	**ENERGY LIMITED**	*(Put on Hold by JSW)*		Cr./ MW
	6.	Jhabua Power Limited	600 MW	**JHABUA POWER LIMITED**	**NTPC** *(Under Liquidation-In progress)*	Rs.1,100 Cr. *(Offered price)*	Rs.1.83 Cr./ MW

4. PLANT LOAD FACTOR FOR THE PAST THREE YEARS (Unit-wise)



5.	**TECHNOLOGY TYPE/ GENERATION USED AND TECHNOLOGICAL COLLABORATIONS IF ANY**	
a.	Technology Type/ Generation Used in this Plant	It is based on sub-critical technology
b.	Technological Collaborations If Any	Yes, Technical Collaboration & Machine help for maintenance purpose with OEM & its supplier.
c.	Current Technology used for this Industry in Market	At present the new power plants are set-up on ultra-supercritical technology, however, many power plants in India still runs on the sub-critical technology.
6.	**RAW MATERIALS REQUIRED & AVAILABILITY**	
	Type of Raw Material	Coal and Water
	Availability	• Coal is being sourced from Tata, Agarwal PTE, ENR, Balaji Malts, Adam Coal, etc. However, there is no FSA for the supply of coal to the plant. • Water is sourced from Sea.
7.	**AVAILABILITY & STATUS OF UTILITIES**	
	Power/ Electricity	Auxiliary power from power plant itself
	Water	Available from Sea
	Road/ Transport	Available
	COMMENT ON AVAILABILITY OF LABOUR	
	Availability	Appears to be easily & adequately available and no labour issues came to our knowledge during site inspection.

	Number of Labours working in the Factory	~500
9.	**SALES TRANSACTIONAL PROSPECTS OF SUCH PLANTS/ MACHINERY**	
	Strategic Sale as part of the ongoing concern company.	
	Reason: This is a Large Scale Plant and can only be sold only as an Integrated Industry to preserve its value since complete process line & machines are special purpose machines and can't be used in any other Industry. So for fetching maximum value is through strategic sale to the players who are already into same or similar Industry who have plans for expansion or any large conglomefrate who plans to enter into this new Industry is through strategic sale to the players who are already into same or similar Industry who have plans for expansion or any large conglomefrate who plans to enter into this new Industry	
10.	**DEMAND OF SUCH PLANT & MACHINERY IN THE MARKET**	
	Appears to be good as per general information available in public domain. Power demand is increasing in India and therefore Power sector has good growth outlook in future. Presently India is dependent on Coal based Thermal Power Plant for meeting its peak demand.	
11.	**SURVEY DETAILS**	
a.	Site inspection was done by our associate registered valuer P. Senthoor Pandian in the presence of Company's Employee Mr. Narayan (Assistant Manager) who were available from the company to furnish any specific detail about the tangible assets.	
b.	Our team examined & verified the machines and utilities from the FAR provided by the Company. Only major machinery, process line & equipment has been verified.	
c.	Photographs have also been taken of all the Machines and its accessories installed there.	
d.	Plant was found fully operational at the time of survey.	
e.	Details have been cross checked as per the documents provided to us by the company and what was observed at the site.	
f.	Condition of the machines is checked through visual observation only. No technical/ mechanical/ operational testing has been carried out to ascertain the condition and efficiency of machines.	
g.	Site Survey has been carried out on the basis of the physical existence of the assets rather than their technical expediency.	
h.	As per the overall site visit summary, Plant appeared to be in good condition.	

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PART I PROCEDURE OF VALUATION ASSESMENT – PLANT & MACHINERY

1.	GENERAL INFORMATION			
i.	Important Dates	**Date of Inspection of the Property**	**Date of Valuation Assessment**	**Date of Valuation Report**
		From 14 October 2023 to 16 October 2023	30 October 2023	30 October 2023
ii.	Client	State Bank of India, SAMB, Egmore, Chennai		
iii.	Intended User	State Bank of India, SAMB, Egmore, Chennai		
iv.	Intended Use	To know the general idea on the market valuation trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, and considerations of any organization as per their own need, use & purpose.		
v.	Purpose of Valuation	General Value Assessment		
vi.	Scope of the Assessment	Non binding opinion on the assessment of Plain Physical Asset Valuation of the property identified to us by the owner or through his representative.		
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other then as specified above.		
viii.	Identification of the Assets	✓	Cross checked from the name of the machines mentioned in the FAR/ Inventory list name plate displayed on the machine	
		✓	Identified by the company's representative	
		✓	Due to large number of machines/ inventory, only major production lines & machines have been checked	
ix.	Is property number/ survey number displayed on the property for proper identification?	No.		
x.	Type of Survey conducted	Full survey (inside-out with approximate sample random measurements verification & photographs).		

2.	ASSESSMENT FACTORS			
i.	Valuation Standards considered	Mix of standards such as IVS and others issued by Indian authorities & institutions and improvised by the RKA internal research team as and where it is felt necessary to derive at a reasonable, logical & scientific approach. In this regard proper basis, approach, working, definitions considered is defined below which may have certain departures to IVS.		
ii.	Nature of the Valuation	Fixed Assets Valuation		
iii.	Nature/ Category/ Type/ Classification of Asset under Valuation	**Nature**	**Category**	**Type**
		PLANT & MACHINERY	INDUSTRIAL	INDUSTRIAL PLANT & MACHINERY
		Classification	Only business use asset	
iv.	Type of Valuation *(Basis of Valuation as per IVS)*	Primary Basis	Fair Market Value	
		Secondary Basis	On-going concern basis	
v.	Present market state of	Under Distress State		

	the Asset assumed *(Premise of Value as per IVS)*	**Reason:** Asset under IBC Insolvency Resolution Process
vi.	Physical Infrastructure availability factors of the locality	**Water Supply** | **Sewerage/ sanitation system** | **Electricity** | **Road and Public Transport connectivity** Yes | Underground | Yes | Easily available **Availability of other public utilities nearby** | **Availability of communication facilities** Transport, Market, Hospital etc. are available in close vicinity | Major Telecommunication Service Provider & ISP connections are available
vii.	Neighbourhood amenities	Good
viii.	Any New Development in surrounding area	Yes — Newly developed Railway Station
ix.	Any specific advantage/ drawback in the plant and machines	• Near to coastal lines • Land is available for future expansion
x.	Machines overall usability/ utility Factor	Good
xi.	Best Sale procedure to realize maximum Value *(in respect to Present market state or premise of the Asset as per point (iv) above)*	Fair Market Value Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.
xii.	Hypothetical Sale transaction method assumed for the computation of valuation	Fair Market Value Strategic disinvetsment sale (on-going concern basis)
xiii.	Approach & Method of Valuation Used	**Approach of Valuation** | **Method of Valuation** Cost Approach & Market Approach | Depreciated Reproduction Cost Method
xiv.	Type of Source of Information	Level 3 Input (Tertiary)
xv.	Any other aspect which has relevance on the value or marketability of the machines	The marketability for the machines depends upon the industry outlook, make, market condition, raw material, maintenance, raw material, usability, capacity. This Valuation report is prepared based on the facts of the assets & market situation on the date of the survey. It is a well-known fact that the market value of any asset varies with time & socio-economic conditions prevailing in the region/ country. In future assets market may go down, asset conditions may change or may go worse, plant vicinity conditions may go down or become worse, plant market may change due to impact of Govt. policies or effect of domestic/ world economy, usability prospects of the Plant may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk while financing.

xvi.	**Basis of computation & working**
xvii.	**Main Basis:**

a. ***Basic Methodology:*** *For arriving at fair market value of P&M & other fixed assets our engineering team has rationally applied the mixture of* ***'sales comparison approach (market approach)' and the 'cost approach (depreciated replacement cost)'****. The fair market value of Plant & Machinery on the date of valuation is its cost of reproduction & commissioning on that date less the depreciation & other deterioration deductions (Technological, Economic, Functional obsolescence) or additions for good maintenance from the date of commissioning of the machinery to the date of its valuation.*

b. *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.*

c. *Main Machinery of this Plant are specific purpose machines used for the Power generation plant with auxiliary equipment's are Boiler, Turbine, Generator, C&I, Coal Handling Plant, Switchyard & BOP, Transmission line, Water conveyor system among other auxiliary machinery for running the plant which limits its realizable value to specific purpose.*

d. *The main data point for the Valuation of Plant & Machinery is the Fixed Asset Register maintained by the company. Plant & Machinery FAR has been provided by the company which has been relied upon in good faith. Provided FAR included assets in different heads like Land, Building, Plant & Machinery, Electrical equipment's, Furniture & fittings, Office equipment, etc. Assets under different heads are segregated and are evaluated separately. From the Fixed Asset Register List two key inputs, Date of Capitalization and Cost of capitalization are taken which play vital role in evaluating used Plant & Machinery valuation.*

e. *Provided Capitalization cost include soft cost incurred during the Project establishment like Pre-operative, IDC & Finance cost expenses also. On our request we have not got break-up of hard & soft cost separately hence we have to go by the given figure.*

f. *For calculating Replacement Cost of the machines as on date, Cost Inflation Index is taken into consideration.*

g. *For evaluating depreciation, Central Electricity Regulatory 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 – 25 years.*

h. *Market & Industry scenario is also explored for demand of such Plants. The subject project appears to be attractive to potential suitors since Plant PPA is tied up with* TANGEDCO *rest is being sold in open market.*

i. *On the Depreciated Replacement Cost (DRC) deduction for obsolescence/ deterioration or addition for good maintenance has been taken to arrive at the estimated Prospective Fair Market Value of the machines.*

j. *Valuation of the asset is done as found on as-is-where basis on the site as identified to us by client/ owner/ owner representative during site inspection by our engineer/s unless otherwise mentioned in the report.*

k. *The valuation of the Plant/ Machinery has been done considering the plant as a whole. The individual cost for machines shown is for illustration purpose, and may vary from market rates since the valuation is done using cost approach method and finally cross verified from market approach as a whole plant and not individual machine.*

l. *Consolidated valuation sheet of Plant & Machinery and other asset items are mentioned below with depreciated current market value as per different category of the machines/assets cumulated together. Our engineering team has separated the Cost of Equipment's in the different sections of the plant. The cost of equipment considered from P&M List includes Pre-operative, Finance, and IDC Charges etc. The*

	capitalized/ purchase cost of machinery considered from P&M List consists of final commissioning of machines which includes freight, taxes, insurance, etc. **Other Basis:** *m. 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.* *n. The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market research and is not split into formal & informal payment arrangements. Most of the deals takes place which includes both formal & informal payment components. Deals which takes place in complete formal payment component may realize relatively less actual transaction value due to inherent added tax, stamp registration liabilities on the buyer.* *o. Secondary/ Tertiary costs related to asset transaction like Installation, maintenance and Logistics costs pertaining to the sale/ purchase of the assets are not considered separately while assessing the indicative estimated Market Value and is assumed to be included in the Cost of capitalization provided by the client.* *p. The condition assessment and the estimation of the residual economic life of the machinery and assets are only based on the visual observations and appearance found during the site survey. We have not carried out any physical tests to assess the working and efficiency of the machines and assets.* *q. Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset or on its owners has not been factored in the Valuation.* *r. Valuation is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown to us on site of which some reference has been taken from the information/ data given in the copy of documents provided to us which have been relied upon in good faith and we have assumed that it to be true and correct.*
xviii.	**ASSUMPTIONS**
	a. Documents/ Information/ Data provided by the client/ property owner or his representative both written & verbally is true and correct without any fabrication and has been relied upon in good faith. *b. The assets and interests therein have been valued free and clear of any liens or encumbrances unless stated otherwise. No hidden or apparent conditions regarding the subject assets or their ownership are assumed to exist. No opinion of title is rendered in this report and a good title is assumed unless stated otherwise.* *c. 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 and 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.* *d. Payment condition during transaction in the Valuation has been considered on all cash basis which includes both formal & informal payment components as per market trend.* *e. Sale transaction method of the asset is assumed as Free market transaction without any compulsion unless otherwise mentioned while assessing Indicative & Estimated Fair Prospective Market Value of the asset unless otherwise stated.*
xix.	**SPECIAL ASSUMPTIONS**
	Valuation to be considered on ongoing concern basis. Sales comparison method mentioned above refers in relation to Plant as a whole and not for a particular machine.
xx.	**LIMITATIONS**
	This is just Fixed 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

6. VALUATION COMPUTATION OF PLANT & MACHINERY

In Rs. Cr.

As per CEPL as on 31-03-2023				As per RKA as on 30-10-2023	
S. No.	Particulars	Gross Block	Net Block	Gross Current Replacement Cost	Depreciated Replacement Cost
1	Thermal Power Generation Plant	7,139.62	5,828.75	8,709.24	5,902.78
2	Water Distribution Plant Including Pipelines	512.91	379.99	636.47	415.24
3	Transmission Line	133.04	110.26	188.04	94.21
4	Electrical Installation	20.63	4.85	26.60	13.77
5	Plant & Machinery General	4.38	1.94	5.42	2.44
6	Office Equipment	2.97	0.60	3.35	0.74
7	Furniture Fixtures	2.58	0.41	4.01	0.40
8	Computers	2.48	0.26	2.89	0.31
9	Vehicles	2.06	0.29	2.71	0.76
10	Computer Software	0.97	0.10	0.95	0.02
11	Railway Sliding	0.43	0.26	0.56	0.27
	Total	**7,822.07**	**6,327.70**	**9,580.25**	**6,430.93**

Notes:

1. Assets pertaining to Tuticorin Plant is only considered for valuation in this report.

2. Asset items of different classes are grouped together and summarized separately. Detailed valuation sheet with calculation can be referred in annexures.

3. The Company has provided us the Fixed Asset Register (FAR) as on 31st March 2023, for the purpose of Valuation.

4. For evaluating useful life for calculation of depreciation, Central Electricity Commission Guidelines, Chart of Companies Act-2013 and finally general practical trend of Power Plants are referred.

5. Useful life of Primary machines of the Plant like Boiler, Turbine, Generator, Coal Handling System etc. is taken as 15-25 years. For other auxiliary machinery & equipment average life varies from 5-25 years.

6. $ fluctuation is not considered separately in our assessment since the adjustment of this fluctuation in the overall cost of the project is already capitalized by the company in FAR.

7. Our engineering team visited all the sections and manually inspected the machines and equipment on the basis of their physical existence.

8. Final valuation includes Design, erection, procurement, installation & commissioning charges as well.

9. Nowadays, for a large setup, only Ultra Super Critical Thermal Power Plants are being installed. Because the boiler of Ultra Super Critical is more efficient than that of Sub-Critical Boiler. As per our research and technical information available, there is a difference of ~10% in efficiency of these boilers. Thus, further a technological Obsolescence (TO) on Depreciated Replacement Cost is considered to arrive fair value of Plant & Machinery assets.

10. For Detailed Asset-wise valuation refer annexure attached in below.

PART J — CONSOLIDATED VALUATION ASSESSMENT OF THE PLANT

S. No.	Particulars	Book Value *as on 31-03-2023*	Indicative & Estimated Prospective Depreciated Value *as on 30-10-2023*
1.	Land Value (A)	Rs. 162,72,65,994/-	Rs. 185,13,68,000/-
2.	Building Value (B)	Rs. 88,23,41,619/-	Rs. 141,31,22,405/-
3.	Additional Aesthetic Works Value (C)		
4.	Plant & Machinery Value (D)	Rs. 6327,70,43,420/-	Rs. 6430,93,44,578/-
5.	**Total Add (A+B+C+D)**	**Rs. 6578,66,51,033/-**	**Rs. 67,57,38,34,983/-**
6.	Additional Premium if any	---	---
	Details/ Justification	---	---
7.	**Deductions Charged If Any**		**30%**
	Justification	We have taken 30% discount for economic obsolescence since this is a revenue generating asset and any buyer will buy it exploiting its economic potential. • This is a 1200 MW Plant but only have a 558 MW long term PPA. • Its present average PLF is around 42% which is around 25% less than sector average of about 67% and losing its revenue to short of working capital. • Company doesn't have Fuel Supply Agreement with domestic mine and therefore have to buy coal from open market at a higher price. • The subject plant is sub-critical thermal plant. However, currently large scale power plants are being set-up on ultra-supercritical technology having higher efficiency of atleast 10-12% more. • Capital expenditure of about Rs. 1368.00 Cr. has to be done upto 2026 for the implementation of FGD. Therefore, discount percentage is averagely taken based on the best case scenario for the maximum revenue potential this Plant can exploit in the long run assessed through economic projections in which above factors have been taken into account, provided operative company has enough working capital to run the plant.	
8.	**Total Indicative & Estimated Prospective Fair Market Value**	---	**Rs. 4730,16,84,488/-**
9.	**Rounded Off**	---	**Rs. 4730,00,00,000/-**
10.	**Indicative & Estimated Prospective Fair Market Value in words**	---	**Rupees Four Thousand Seven Hundred and Thirty Crore Only**
11.	**Expected Realizable Value (@ ~20% less)**	---	**Rs. 3784,60,00,000/-**
12.	**Expected Distress Sale Value (@ ~35% less)**	---	**Rs. 3074,50,00,000/-**

13.	**Expected Liquidation Value**	---	**Rs. 27,48,00,00,000/-**

14. 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. Total Fair depreciated replacement value of the asset is arrived at **Rs. 6,757.38 Cr.** However, Fair Market Value is given at **Rs. 4730.00 Cr.** deducting the Economic & Technological obsolescence.
c. Realizable Value (RV) & Distress Value (DV) has been considered 80% & 65% respectively of Fair Market value. Although power demand is likely to be robust in next 5 years due to growing economy, but for the subject plant there is no PPA for Unit-2 and company had not signed any Fuel Supply Agreement. Therefore, due to these issues in the subject plant, higher on RV & DV is considered.
d. For the calculation of Liquidation Value (LV) of the plant, we have conducted market research regarding the recent transaction in Power Sector. The average per MW cost in these transactions is about Rs. 2.29 Cr. and the range is from Rs. 0.39 Cr. per MW to Rs. 5.85 Cr. per MW. The plants which are transacted in IBC is sold from Rs. 0.39 Cr. per MW to Rs. 3.54 Cr. per MW. Plants which are sold as strategic sale in open market are transacted in Rs. 2.58 Cr. per MW to Rs. 5.85 Cr. per MW.
e. Thus, on the basis of the above analysis and the merits and demerits of our plants we have assessed the Liquidation Value of the plant on ongoing concern basis as Rs. 2,748.00 Cr. taking ~42.00% discount on fair value.
f. 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.
g. In spite of global recession and high inflation across major economies, still world over economist are bullish on India's growth.
h. Therefore based on the above points it appears that market sentiments towards this Plant should be positive because of high power demand.
i. There may be instances in previous years where the sale of Power Plants has not yielded 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.
j. As per the market research, there are a few prominent market players which might be interested in the subject power plant.
k. Therefore for this reason we have not tried to match the previous market comparable to this Plant value and kept it only as computed from cost approach.
l. 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.
m. 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.
n. 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.
o. 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.
p. 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.

q. 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.
r. 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.
s. We are independent of client/ company and do not have any direct/ indirect interest in the property.
t. This valuation has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.
u. 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.
v. 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.
w. 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.
x. 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.
y. 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.
z. 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.
aa. 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.

bb. **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.

S. No.	Asset-wise Valuation Summary				
	Asset Class	As per CEPL dated 31-03-2023		As per RKA as on 30-10-2023	
		Gross Block (in ₹ Cr.)	Net Block (in ₹ Cr.)	GCRC (in ₹ Cr.)	Fair Value (in ₹ Cr.)
1	Land	165.33	162.73	185.14	129.60
2	Building	151.55	88.23	216.89	98.92
3	Plant & Machinery	7,822.07	6,327.70	9,580.25	4,501.65
	Total	**8,138.96**	**6,578.67**	**9,982.28**	**4,730.17**
	Per MW Cost	***Rs. 6.78 Cr.***	***Rs. 5.48 Cr.***	***Rs. 8.32 Cr.***	***Rs. 3.94 Cr.***

Unit-wise Valuation Summary								
S. No.	As per CEPL dated 31-03-2023			As per RKA as on 30-10-2023				
	Asset Class	Gross Block (in ₹ Cr.)	Net Block (in ₹ Cr.)	GCRC (in ₹ Cr.)	Fair Value (in ₹ Cr.)	Realizable Value (in ₹ Cr.)	Distress Value (in ₹ Cr.)	Liquidation Value (in ₹ Cr.)
1	Land	165.33	162.73	185.14	129.60	103.68	84.24	2748.00
2	Building	151.55	88.23	216.89	98.92	79.13	64.30	
3	Unit-1	4,023.36	3,202.64	4,943.51	2,263.28	1,810.62	1,471.13	
4	Unit-2	3,776.53	3,120.86	4,608.22	2,233.01	1,786.41	1,451.46	
5	General P&M	22.19	4.20	28.53	5.37	4.29	3.49	
	Total	**8,138.96**	**6,578.67**	**9,982.28**	**4,730.00**	**3,784.00**	**3,074.50**	**2748.00**
	Per MW Cost	***Rs. 6.78 Cr.***	***Rs. 5.48 Cr.***	***Rs.8.32Cr***	***Rs. 3.94 Cr.***	***Rs. 3.15 Cr.***	***Rs.2.56Cr***	***Rs. 2.29 Cr.***

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.*

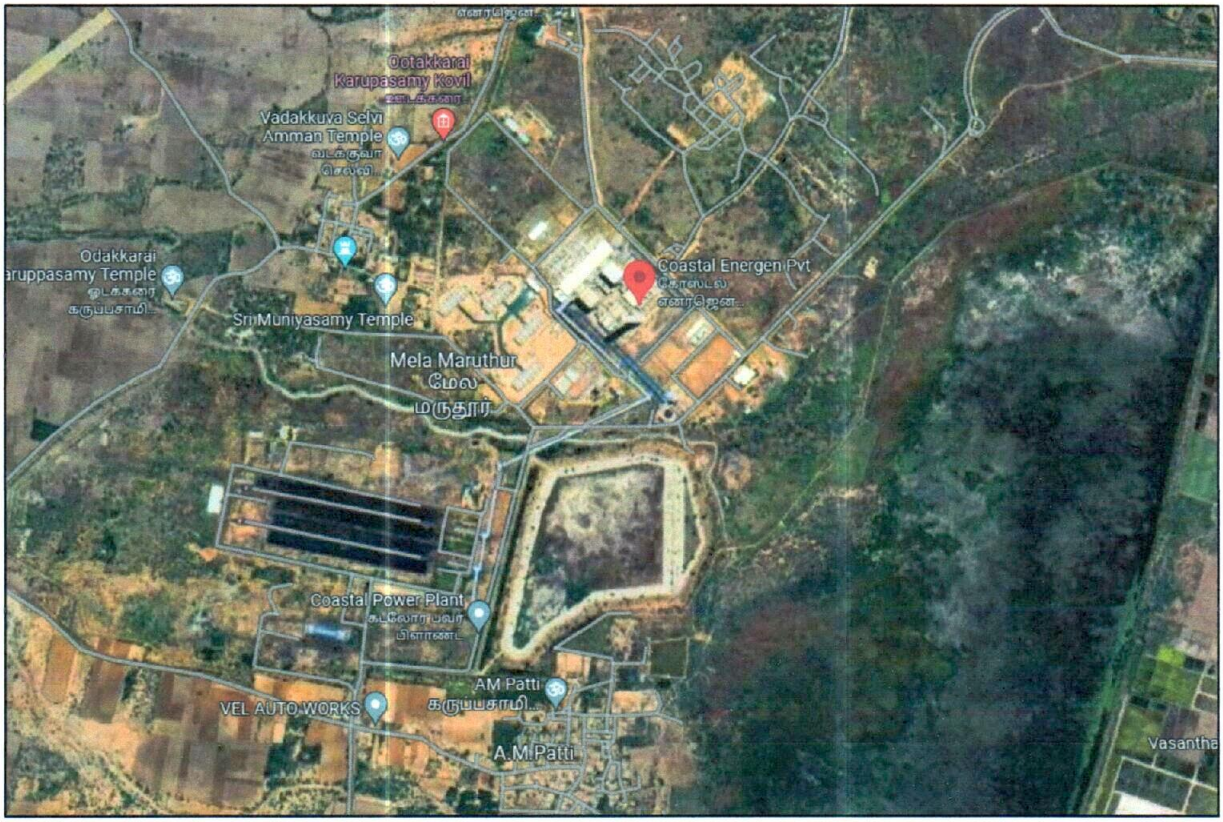
At our end we have not verified the authenticity of any documents provided to us. Bank is advised to verify the genuineness of the property documents before taking any credit decision.

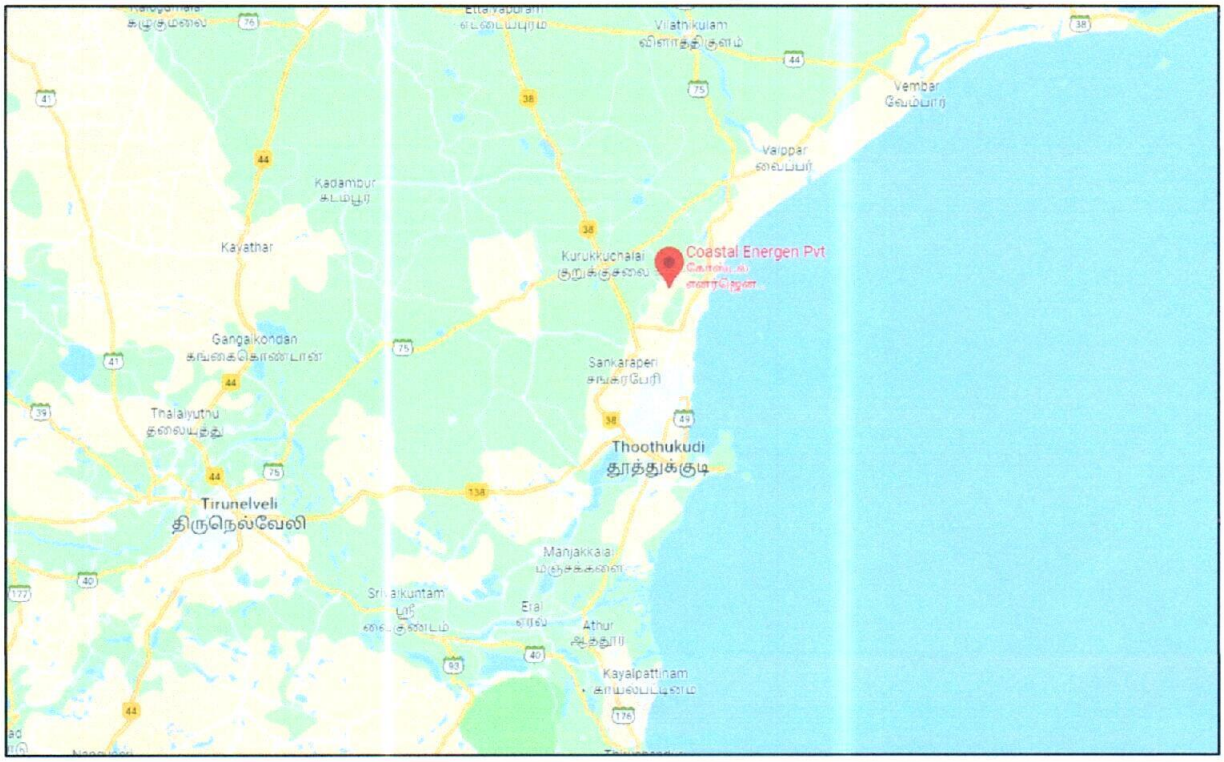
Valuation Terms of Services & Valuer's Important Remarks are available at www.rkassociates.org for reference.

SURVEY ANALYST	VALUATION ENGINEER	L1/ L2 REVIEWER
Er. P. Senthoor Pandian	Abhinav Chaturvedi	Sr. V P Projects

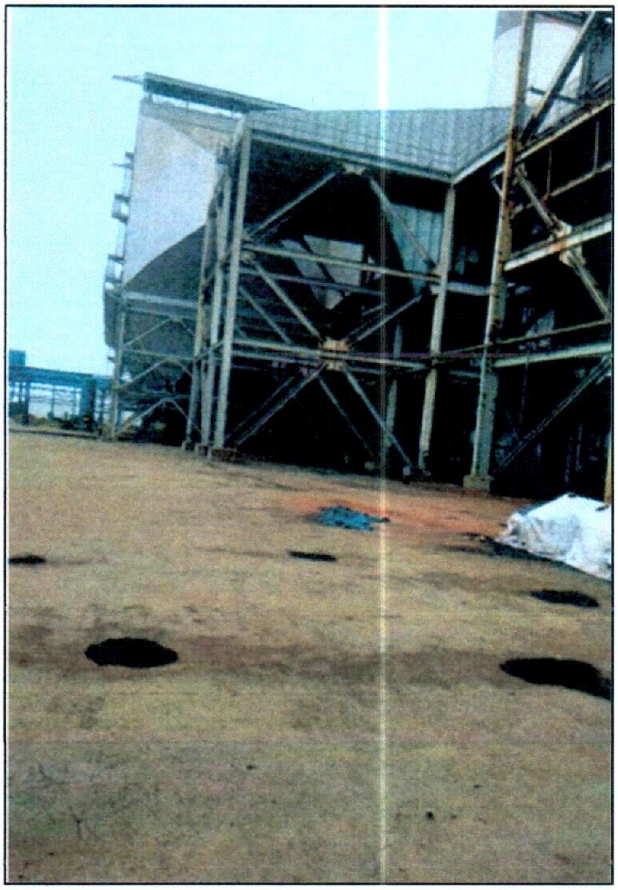
Techno Engineering Consultants Pvt. Ltd. R.K. Associates Valuers

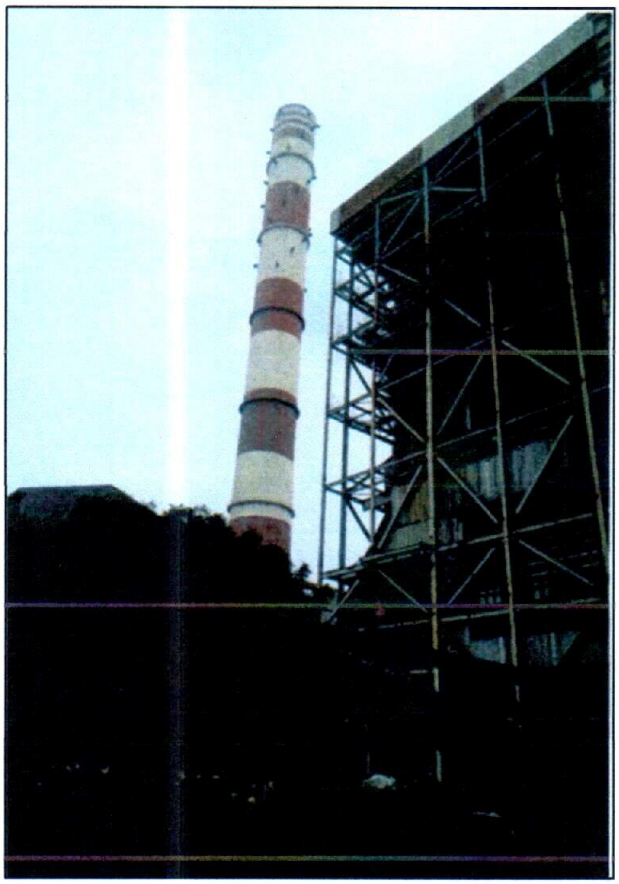
ENCLOSURE: I – GOOGLE MAP LOCATION

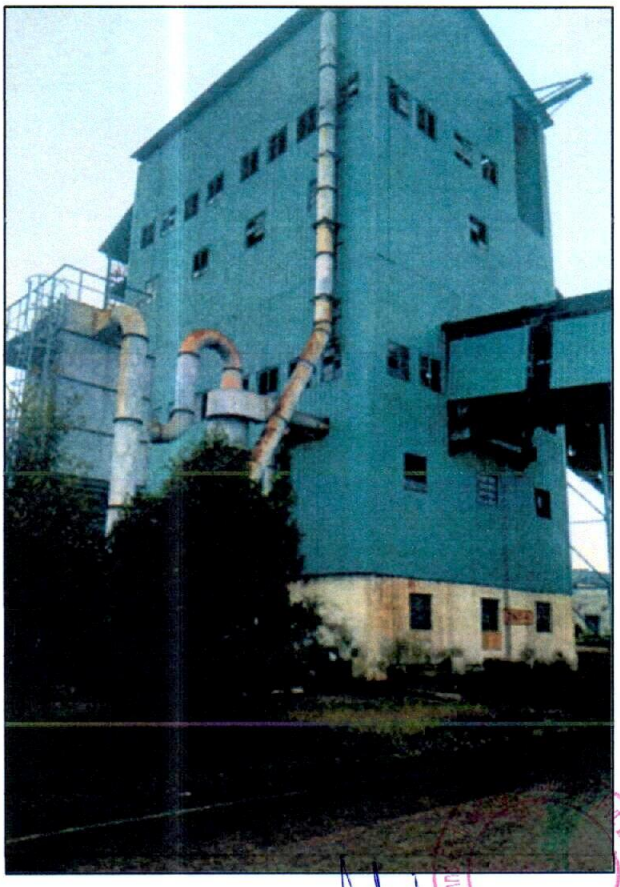


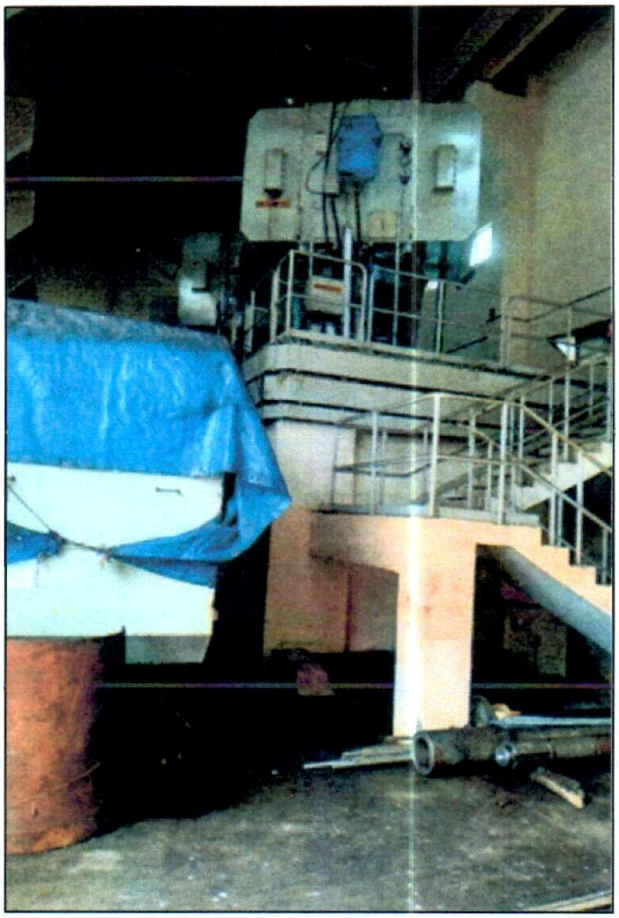


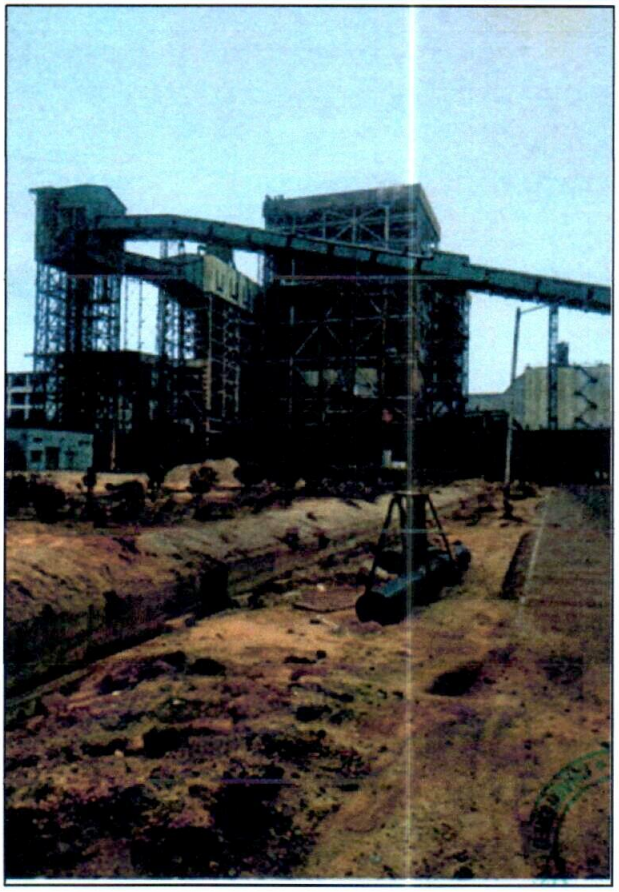
ENCLOSURE: II – ASSET'S PHOTOGRAPHS

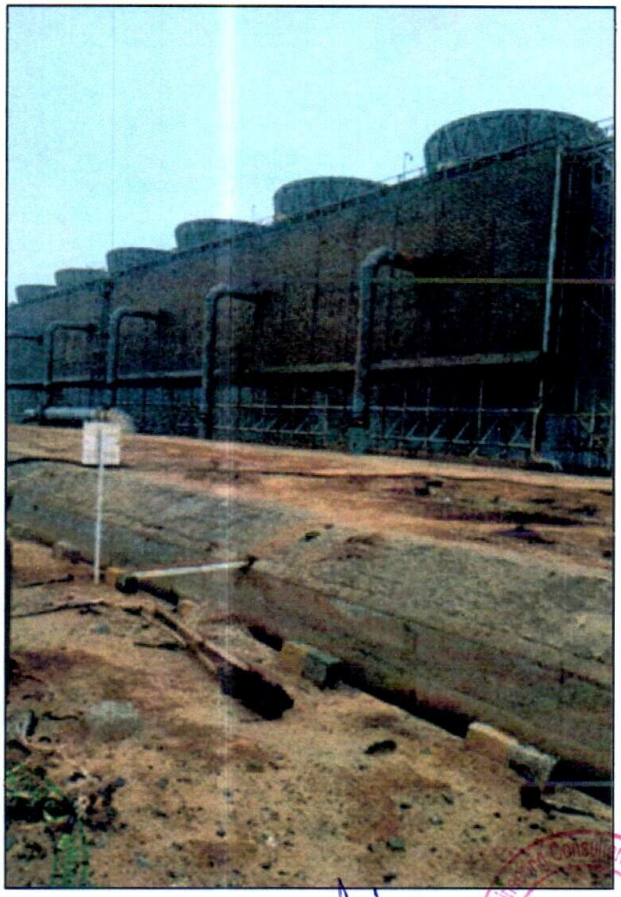


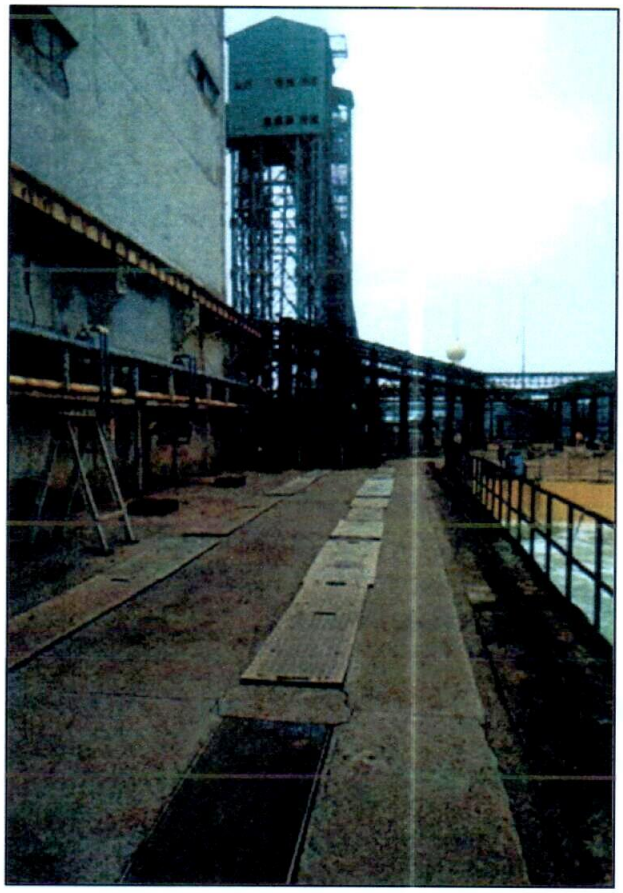


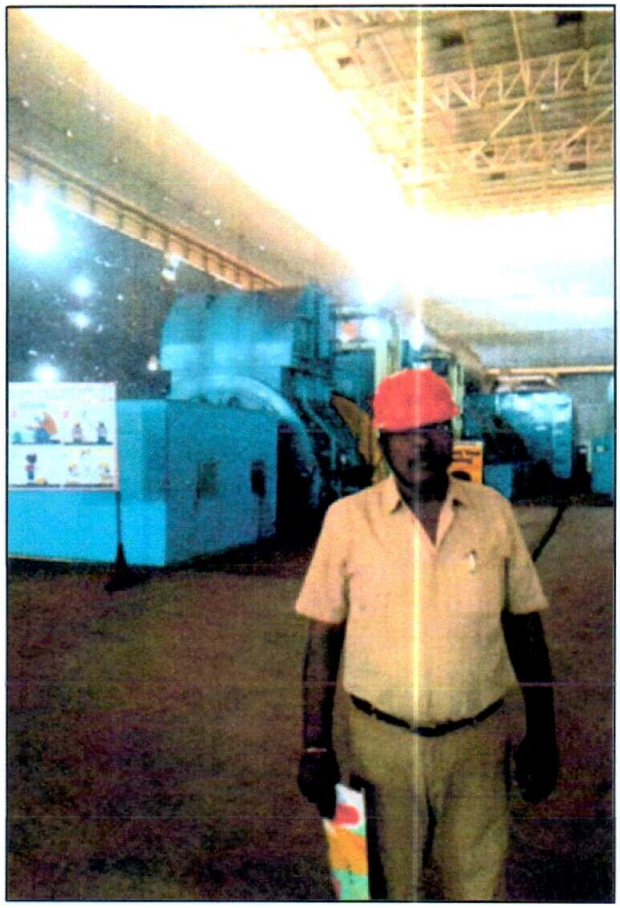


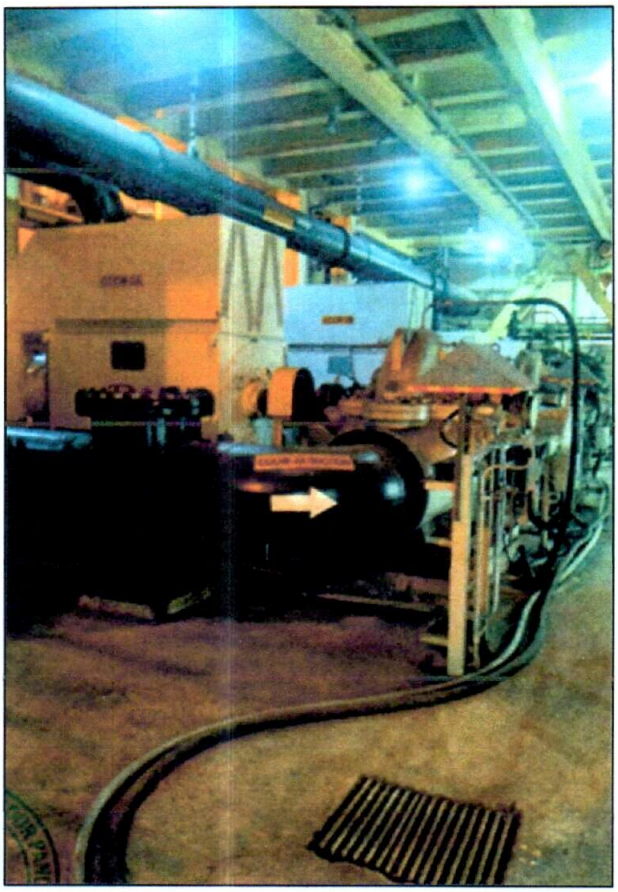


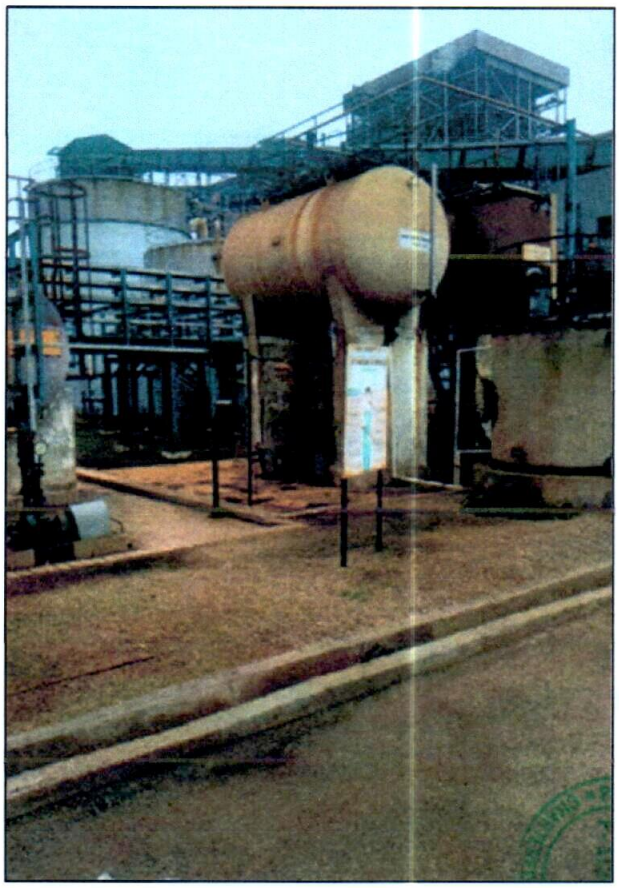













U2A

ENCLOSURE: III – COPY OF CIRCLE RATE

ENCLOSURE IV: IMPORTANT PROPERTY DOCUMENTS EXHIBIT

Copy of PPA with TANGEDCO

POWER PURCHASE AGREEMENT

FOR

PROCUREMENT OF 558 MW RTC POWER

THROUGH 'LONG TERM'

Under Case – 1 Bidding Procedure

THROUGH

TARIFF BASED COMPETITIVE BIDDING PROCESS

(As per Guidelines issued by the Government of India for Determination of Tariff by Bidding Process for Procurement of Power by Distribution Licensees)

FOR MEETING THE BASE LOAD REQUIREMENTS

Between

TAMIL NADU GENERATION AND DISTRIBUTION CORPORATION LIMITED

(PROCURER)

And

COASTAL ENERGEN PRIVATE LIMITED

MELAMARUTHUR –OTTAPIDARAM TALUK –TUTICORIN

TAMILNADU STATE

(SELLER)

Fuel type : Imported Coal

Date of signing : 19.12.2013

Page 1

Director (Distribution)
Tamil Nadu Generation &
Distribution Corporation Ltd
144, Anna Salai, Chennai-600 002.

COASTAL ENERGEN PVT. LTD. No. 4, MOORES ROAD CHENNAI-6

R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

Sample Copy of TIR

S.ARAVAZHI, B.Sc., B.L.,
ADVOCATE.

சிவ.அரவாழி, பி.எஸ்.சி., பி.எல்.,
வழக்கறிஞர்

176A, First Floor, Palai Road,
Opp.to Rajaji Park Water Tank,
Tuticorin – 3.
Cell: 94431-92669

Date :

To

Project Finance SBU
State Bank of India
2nd Floor, Voltas House
23 J N Heredia Marg
Ballard Estate, Fort
Mumbai – 400 001.

Dear Sir,

Sub:- Search Report – M/s. **COASTAL ENERGEN PVT. LTD.** (name of the Borrower)

Ref:- (Letter No. **PFSBU/HSA/CEPL/3117** dated **02.01.2015**)

I have conducted the search in respect of the properties mentioned in your captioned letter and submit the report as hereunder.

Sl. No.	Particulars		
1.	Nate of the Borrower Company		Coastal Energen Pvt. Ltd.
2.	Name of the Owner of the property		Coastal Energen Pvt. Ltd.
3.	Property	Extent	1.53 Acres
		Survey No.	38/3
		Village	Taruvaikuklam
		Taluk	Ottapidaram
		District	Tuticorin
		State	Tamilnadu
4.	Nature of Primary Deed & Its Number		Sale deed No. 76/2008
5.	Whether certified copy of all title documents are obtained from the relevant Sub-registrar Office. (Please enclose all such certified copies and relevant fee receipts along with this report)		Yes
6.	(a) Whether the records of registrar officer or revenue authorities relevant to the property in question are available for verification through any online		Computer system

PART K — 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.

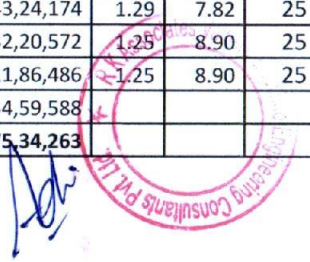
43.	We are fully aware that based on the opinion of value expressed in this report, we may be required to give testimony or attend court / judicial proceedings with regard to the subject assets, although it is out of scope of the assignment, unless specific arrangements to do so have been made in advance, 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.

Annexure:- M/s Coastal Energen Private Limited, Village- Melamaruthur, Tharuvaikulam, D. Duraiswamipuram & Pattinamaruthur, Taluka- Ottapidaram, District- Tuticorin, Tamil Nadu

Thermal Power Generation Plant

S. No.	Unit	Purchase Date	Asset Description	Purchase Cost (In Rs.)	Net Block (In Rs.)	NET INDEX	Age (In Years)	Economic Life (In Yaers)	Gross Current Replacement Cost (In Rs.)	Depreciated Replacement Cost (In Rs.)
1	Unit 2	31-Jan-16	Indirect Cost	15,36,13,33,721	12,74,92,97,560	1.19	7.82	25	18,31,43,44,270	12,58,80,59,295
2	Unit 1	23-Dec-14	BTG Cost	12,67,49,63,043	10,18,67,20,212	1.23	8.90	25	15,62,31,90,862	10,61,75,20,510
3	Unit 2	31-Jan-16	BTG Costs	12,67,49,63,043	10,51,91,92,416	1.21	7.82	25	15,33,08,95,430	11,01,67,81,456
4	Unit 1	23-Dec-14	Indirect cost	12,02,08,24,853	9,63,50,23,151	1.19	8.90	25	14,34,49,25,125	9,23,81,31,781
5	Unit 2	31-Jan-16	Direct Cost	1,03,97,46,721	86,28,97,198	1.19	7.82	25	1,23,96,24,094	85,20,34,961
6	Unit 2	31-Mar-17	Restatement of Harbin account - BTG	41,49,72,956	33,73,05,871	1.25	6.65	25	51,69,17,179	39,31,67,206
7	Unit 1	23-Dec-14	Construction of GIS - EDAC	27,89,71,270	22,42,05,961	1.25	8.90	25	34,95,57,489	23,75,59,270
8	Unit 1	23-12-2014	**Harbin Service**	20,67,53,796	17,72,91,380	1.19	8.90	25	24,67,27,471	16,32,84,240
9	Unit 2	31-Jan-16	Harbin Service	20,67,53,783	17,22,52,446	1.19	7.82	25	24,64,99,426	17,32,80,880
10	Unit 1	31-10-2017	Construction-AuxilliariesErection&Commissioning BTG	19,87,50,000	17,14,92,424	1.30	6.07	25	25,74,19,471	20,11,99,059
11	Unit 2	31-Oct-17	Construction-AuxilliariesErection&Commissioning BTG	19,87,50,000	17,20,85,509	1.30	6.07	25	25,74,19,471	20,11,99,059
12	Unit 1	23-Dec-14	Construction-BTG Civil - NAPC Ltd	16,06,84,106	12,91,39,945	1.25	8.90	25	20,13,40,922	13,68,31,290
13	Unit 1	23-Dec-14	Construction - BTG Island Civil & Steel Structural Works	15,61,80,000	12,55,20,047	1.25	8.90	25	19,56,97,172	13,29,95,798
14	Unit 2	31-Jan-16	Construction of Coal Handling System - Thyssenkrupp	13,75,00,000	11,41,12,757	1.16	7.82	25	15,99,68,200	11,49,53,148
15	Unit 1	23-Dec-14	Construction - BTG Island Civil & Steel Structural Works	13,17,97,946	10,59,24,475	1.25	8.90	25	16,51,45,891	11,22,33,148
16	Unit 1	23-Dec-14	Construction-BTG Civil - NAPC Ltd	12,12,17,834	9,74,21,362	1.25	8.90	25	15,18,88,765	10,32,23,605
17	Unit 1	23-Dec-14	Construction - BTG Island Civil & Steel Structural Works	11,60,81,774	9,32,93,570	1.25	8.90	25	14,54,53,162	9,88,49,969
18	Unit 1	23-Dec-14	Construction - BTG Island Civil & Steel Structural Works	10,70,64,909	8,60,46,821	1.25	8.90	25	13,41,54,821	9,11,71,616
19	Unit 1	23-Dec-14	Construction - BTG Island Civil & Steel Structural Works	10,64,75,914	8,55,73,452	1.25	8.90	25	13,34,16,796	9,06,70,055
20	Unit 1	23-Dec-14	Construction - BTG Island Civil & Steel Structural Works	10,53,72,633	8,46,86,758	1.25	8.90	25	13,20,34,360	8,97,30,551
21	Unit 2	31-Jan-16	Construction - BTG Island Civil & Steel Structural Works	10,45,77,167	8,67,89,737	1.29	7.82	25	13,51,87,566	9,71,45,785
22	Unit 1	23-12-2014	Harbin - 4.5%	10,27,68,721	8,81,24,178	1.19	8.90	25	12,26,37,974	8,11,61,811
23	Unit 2	31-Jan-16	Harbin - 4.5%	10,27,68,721	8,56,83,421	1.19	7.82	25	12,25,24,630	8,61,30,731
24	Unit 1	23-Dec-14	Construction - BTG Island Civil & Steel Structural Works	9,89,92,745	7,95,59,317	1.25	8.90	25	12,40,40,212	8,42,97,728
25	Unit 2	31-Jan-16	Construction - E -BOP - ABB	9,58,75,364	7,95,68,015	1.29	7.82	25	12,39,38,690	8,90,62,343
26	Unit 1	23-Dec-14	Construction - BTG Island Civil & Steel Structural Works	9,33,88,955	7,50,55,616	1.25	8.90	25	11,70,18,532	7,95,25,795
27	Unit 2	31-Jan-16	Construction - BTG Island Civil & Steel Structural Works	9,26,85,247	7,69,20,502	1.29	7.82	25	11,98,14,806	8,60,98,919
28	Unit 1	23-Dec-14	Construction - BTG Island Civil & Steel Structural Works	9,25,03,508	7,43,43,992	1.25	8.90	25	11,59,09,047	7,87,71,788
29	Unit 2	31-Jan-16	Construction - E -BOP - ABB	9,20,64,093	7,64,05,000	1.29	7.82	25	11,90,11,836	8,55,21,905
30	Unit 2	31-Jan-16	Construction - BTG Island Civil & Steel Structural Works	9,19,68,437	7,63,25,614	1.29	7.82	25	11,88,88,181	8,54,33,047
31	Unit 1	23-Dec-14	Construction - BTG Island Civil & Steel Structural Works	9,12,39,450	7,33,28,084	1.25	8.90	25	11,43,25,153	7,76,95,374
32	Unit 1	23-Dec-14	Construction - BTG Island Civil & Steel Structural Works	9,10,14,131	7,31,46,997	1.25	8.90	25	11,40,42,823	7,75,03,502
33	Unit 1	23-Dec-14	Construction - BTG Island Civil & Steel Structural Works	9,02,23,698	7,25,11,736	1.25	8.90	25	11,30,52,392	7,68,30,405
34	Unit 1	23-Dec-14	Construction - Rcc Bi Flue Chimney A/c.	8,44,85,571	6,78,94,572	1.25	8.90	25	10,58,62,385	7,19,44,077
35	Unit 2	31-Jan-16	Construction-Auxilliarieserection&Comm.-Unit -2EDAC	8,24,56,654	6,84,31,681	1.29	7.82	25	10,65,92,239	7,65,97,183
36	Unit 2	31-Jan-16	Construction - BTG Island Civil & Steel Structural Works	8,23,08,489	6,83,08,717	1.29	7.82	25	10,64,00,705	7,64,59,547
37	Unit 2	31-Jan-16	Construction - BTG Island Civil & Steel Structural Works	8,18,71,622	6,79,46,156	1.29	7.82	25	10,58,35,964	7,60,53,724

S. No.	Unit	Purchase Date	Asset Description	Purchase Cost (In Rs.)	Net Block (In Rs.)	NET INDEX	Age (In Years)	Economic Life (In Yaers)	Gross Current Replacement Cost (In Rs.)	Depreciated Replacement Cost (In Rs.)
38	Unit 2	31-Jan-16	Construction - BTG Island Civil & Steel Structural Works	8,02,54,659	6,66,04,221	1.29	7.82	25	10,37,45,706	7,45,51,664
39	Unit 2	31-Jan-16	Construction - BTG Island Civil & Steel Structural Works	7,96,83,738	6,61,30,407	1.29	7.82	25	10,30,07,673	7,40,21,314
40	Unit 2	31-Jan-16	Construction - BTG Island Civil & Steel Structural Works	7,94,32,168	6,59,21,627	1.29	7.82	25	10,26,82,467	7,37,87,621
41	Unit 1	23-Dec-14	Construction - BTG Island Civil & Steel Structural Works	7,59,54,113	6,10,43,436	1.25	8.90	25	9,51,72,270	6,46,79,075
42	Unit 1	09-03-2018	Construction - BTG Island Civil & Steel Structural Works	7,47,73,866	6,51,97,530	1.23	5.65	25	9,17,30,780	7,30,72,740
43	Unit 2	9-Mar-18	Construction - BTG Island Civil & Steel Structural Works	7,47,73,866	6,54,02,805	1.23	5.65	25	9,17,30,780	7,30,72,740
44	Unit 1	23-Dec-14	Construction - BTG Island Civil & Steel Structural Works	7,43,58,540	5,97,61,093	1.25	8.90	25	9,31,72,980	6,33,20,357
45	Unit 1	23-Dec-14	Construction - BTG Island Civil & Steel Structural Works	7,42,26,558	5,96,55,020	1.25	8.90	25	9,30,07,603	6,32,07,967
46	Unit 2	31-Jan-16	Construction - BTG Island Civil & Steel Structural Works	7,29,11,178	6,05,09,786	1.29	7.82	25	9,42,52,742	6,77,30,020
47	Unit 1	23-Dec-14	Construction - BTG Island Civil & Steel Structural Works	7,24,08,597	5,81,93,946	1.25	8.90	25	9,07,29,656	6,16,59,874
48	Unit 1	23-Dec-14	Construction - BTG Island Civil & Steel Structural Works	6,95,79,323	5,59,20,092	1.25	8.90	25	8,71,84,510	5,92,50,593
49	Unit 1	23-Dec-14	Construction of GIS	6,50,73,095	5,58,00,179	1.25	8.90	25	8,15,38,101	5,54,13,294
50	Unit 1	31-Jan-16	Construction-AuxilliariesErection&Commissioning BTG	6,28,89,911	5,21,93,026	1.29	7.82	25	8,12,98,186	5,84,20,877
51	Unit 2	31-Jan-16	Construction - BTG Island Civil & Steel Structural Works	6,25,15,631	5,18,82,407	1.29	7.82	25	8,08,14,352	5,80,73,193
52	Unit 1	23-Dec-14	Construction - BTG Island Civil & Steel Structural Works	6,24,72,000	5,02,08,019	1.25	8.90	25	7,82,78,869	5,31,98,319
53	Unit 2	31-Jan-16	Construction-Auxilliarieserection&Comm.-Unit -2EDAC	6,17,54,731	5,12,50,928	1.29	7.82	25	7,98,30,732	5,73,66,364
54	Unit 2	31-Jan-16	Construction - BTG Island Civil & Steel Structural Works	5,94,03,250	4,92,99,408	1.29	7.82	25	7,67,90,958	5,51,81,982
55	Unit 1	23-Dec-14	Construction of E -BOP-ABB.,	5,86,75,277	4,71,56,637	1.25	8.90	25	7,35,21,487	4,99,65,202
56	Unit 1	23-Dec-14	Construction of E -BOP-ABB.,	5,86,75,277	4,71,56,637	1.25	8.90	25	7,35,21,487	4,99,65,202
57	Unit 1	23-Dec-14	Construction of E -BOP-ABB.,	5,86,75,277	4,71,56,637	1.25	8.90	25	7,35,21,487	4,99,65,202
58	Unit 1	23-Dec-14	Construction of E -BOP-ABB.,	5,86,75,277	4,71,56,637	1.25	8.90	25	7,35,21,487	4,99,65,202
59	Unit 1	23-Dec-14	Construction of E -BOP-ABB.,	5,86,75,277	4,71,56,637	1.25	8.90	25	7,35,21,487	4,99,65,202
60	Unit 1	23-Dec-14	Construction of E -BOP-ABB.,	5,86,75,277	4,71,56,637	1.25	8.90	25	7,35,21,487	4,99,65,202
61	Unit 1	23-Dec-14	Construction-Ash Handling System-Macawber Beekay-CWIP	5,73,49,509	4,60,91,140	1.19	8.90	25	6,80,52,461	4,62,48,453
62	Unit 1	23-Dec-14	Construction - BTG Island Civil & Steel Structural Works	5,69,26,884	4,57,51,474	1.25	8.90	25	7,13,30,710	4,84,76,350
63	Unit 2	31-Jan-16	Construction - E -BOP - ABB	5,67,34,268	4,70,84,391	1.29	7.82	25	7,33,40,748	5,27,02,661
64	Unit 2	31-Jan-16	Construction - BTG Island Civil & Steel Structural Works	5,29,32,247	4,39,29,052	1.29	7.82	25	6,84,25,851	4,91,70,817
65	Unit 2	31-Jan-16	Construction - E -BOP - ABB	5,09,25,451	4,22,63,590	1.29	7.82	25	6,58,31,653	4,73,06,626
66	Unit 1	23-Dec-14	Construction of Coal Handling System - Thyssenkrupp	5,03,22,155	4,04,43,330	1.19	8.90	25	5,97,13,615	4,05,81,373
67	Unit 1	23-Dec-14	Construction - BTG Island Civil & Steel Structural Works	4,60,10,159	3,69,77,829	1.25	8.90	25	5,76,51,799	3,91,80,163
68	Unit 1	23-Dec-14	Construction-Fire Protection,Detection&Alarm System	4,45,07,515	3,57,70,172	1.25	8.90	25	5,57,68,951	3,79,00,579
69	Unit 1	23-Dec-14	Construction - BTG Island Civil & Steel Structural Works	4,35,16,197	3,49,73,461	1.25	8.90	25	5,45,26,807	3,70,56,418
70	Unit 1	23-Dec-14	Construction-AuxilliariesErection&Commissioning BTG	4,14,57,116	3,33,18,601	1.25	8.90	25	5,19,46,730	3,53,02,998
71	Unit 2	31-Jan-16	Construction - E -BOP - ABB	4,13,58,864	3,43,24,174	1.29	7.82	25	5,34,64,865	3,84,19,852
72	Unit 1	23-Dec-14	Construction of E -BOP-ABB.,	4,13,35,142	3,32,20,572	1.25	8.90	25	5,17,93,894	3,51,99,131
73	Unit 1	23-Dec-14	Construction of E -BOP-ABB.,	4,00,48,466	3,21,86,486	1.25	8.90	25	5,01,81,659	3,41,03,456
			Assets > Rs. 4.00 Cr.	11,22,78,98,521	9,08,34,59,588				14,21,25,75,187	9,06,12,22,987
			Total	**71,39,61,90,253**	**58,28,75,34,263**				**87,09,24,05,730**	**59,02,77,81,632**



Annexure:- M/s Coastal Energen Private Limited, Village- Melamaruthur, Tharuvaikulam, D. Duraiswamipuram & Pattinamaruthur, Taluka- Ottapidaram, District- Tuticorin, Tamil Nadu

Water Distribution Plant Including Pipelines

S. No.	Unit	Purchase Date	Asset Description	Purchase Cost (In Rs.)	Net Block (In Rs.)	NET INDEX	Age (In Years)	Economic Life (In Yaers)	Gross Current Replacement Cost (In Rs.)	Depreciated Replacement Cost (In Rs.)
1	Unit 1	23-Dec-14	Others	1,56,38,17,695	1,15,54,51,130	1.19	8.90	25	1,86,61,65,427	1,20,18,10,535
2	Unit 2	31-Jan-16	Aquatech System Asia Pvt Ltd	15,00,00,000	11,58,97,994	1.19	7.82	25	17,88,35,490	12,57,15,388
3	Unit 2	31-Jan-16	Others	11,16,80,678	8,59,40,318	1.19	7.82	25	13,31,49,792	9,15,18,290
4	Unit 1	23-Dec-14	Jain Irrigation Systems Ltd	10,61,92,163	7,83,96,486	1.19	8.90	25	12,67,23,303	8,38,65,482
5	Unit 1	23-Dec-14	ECCI Ltd	6,51,77,693	4,81,17,506	1.54	8.90	25	10,02,82,481	6,81,51,974
6	Unit 1	23-Dec-14	ECCI Ltd	6,11,61,554	4,51,52,587	1.54	8.90	25	9,41,03,245	6,39,52,565
7	Unit 1	23-Dec-14	Graphite India Ltd	6,00,88,434	4,43,60,355	1.19	8.90	25	7,17,05,902	4,74,54,966
8	Unit 1	23-Dec-14	Jain Irrigation Systems Ltd	5,93,02,117	4,37,79,856	1.19	8.90	25	7,07,67,559	4,68,33,970
9	Unit 1	23-Dec-14	Aquatech System Asia Pvt Ltd	5,35,89,460	3,95,62,480	1.19	8.90	25	6,39,50,419	4,23,22,388
10	Unit 1	23-Dec-14	ECCI Ltd	5,27,41,090	3,89,36,170	1.54	8.90	25	8,11,47,508	5,51,47,847
11	Unit 1	23-Dec-14	Graphite India Ltd	5,19,31,822	3,83,38,727	1.19	8.90	25	6,19,72,295	4,10,13,265
12	Unit 1	23-Dec-14	Aquatech System Asia Pvt Ltd	4,94,01,867	3,64,70,985	1.19	8.90	25	5,89,53,199	3,90,15,227
13	Unit 1	23-Dec-14	Meka Infrastructure Pvt Ltd	4,75,53,242	3,51,06,235	1.25	8.90	25	5,95,85,318	4,04,94,182
14	Unit 1	23-Dec-14	ECCI Ltd	4,45,06,842	3,28,57,227	1.54	8.90	25	6,84,78,284	4,65,37,842
15	Unit 1	23-Dec-14	Aquatech System Asia Pvt Ltd	3,98,98,593	2,94,55,182	1.19	8.90	25	4,76,12,567	3,15,09,997
16	Unit 1	23-Dec-14	Graphite India Ltd	3,78,34,993	2,79,31,727	1.19	8.90	25	4,51,49,992	2,98,80,264
17	Unit 1	23-Dec-14	Aquatech System Asia Pvt Ltd	3,76,89,847	2,78,24,573	1.19	8.90	25	4,49,76,783	2,97,65,635
18	Unit 1	23-Dec-14	Graphite India Ltd	3,69,77,502	2,72,98,683	1.19	8.90	25	4,41,26,714	2,92,03,059
19	Unit 1	23-Dec-14	Meka Infrastructure Pvt Ltd	3,55,70,050	2,62,59,630	1.25	8.90	25	4,45,70,100	3,02,89,840
20	Unit 1	23-Dec-14	Meka Infrastructure Pvt Ltd	3,46,11,465	2,55,51,954	1.25	8.90	25	4,33,68,971	2,94,73,552
21	Unit 1	23-Dec-14	Meka Infrastructure Pvt Ltd	3,38,83,189	2,50,14,303	1.25	8.90	25	4,24,56,424	2,88,53,386
22	Unit 1	23-Dec-14	Xylem / ITT	3,32,48,002	2,45,45,375	1.19	8.90	25	3,96,76,154	2,62,57,679
23	Unit 1	23-Dec-14	Xylem / ITT	3,32,48,002	2,45,45,375	1.19	8.90	25	3,96,76,154	2,62,57,679
24	Unit 1	23-Dec-14	Xylem / ITT	3,32,48,001	2,45,45,375	1.19	8.90	25	3,96,76,153	2,62,57,678
25	Unit 1	23-Dec-14	Xylem / ITT	3,32,48,001	2,45,45,375	1.19	8.90	25	3,96,76,153	2,62,57,678
26	Unit 1	23-Dec-14	Xylem / ITT	3,32,48,001	2,45,45,375	1.19	8.90	25	3,96,76,153	2,62,57,678
27	Unit 1	23-Dec-14	Xylem / ITT	3,32,48,001	2,45,45,375	1.19	8.90	25	3,96,76,153	2,62,57,678
28	Unit 1	23-Dec-14	Meka Infrastructure Pvt Ltd	3,24,39,449	2,39,48,460	1.25	8.90	25	4,06,47,384	2,76,23,962
29	Unit 1	23-Dec-14	Meka Infrastructure Pvt Ltd	3,18,41,906	2,35,07,323	1.25	8.90	25	3,98,98,649	2,71,15,122
30	Unit 1	23-Dec-14	Aquatech System Asia Pvt Ltd	3,17,81,056	2,34,62,401	1.19	8.90	25	3,79,25,589	2,50,99,155
31	Unit 1	23-Dec-14	Aquatech System Asia Pvt Ltd	3,09,02,665	2,28,13,928	1.19	8.90	25	3,68,77,371	2,44,05,444
32	Unit 1	23-Dec-14	Xylem / ITT	3,08,61,200	2,27,83,316	1.19	8.90	25	3,68,27,889	2,43,72,697
33	Unit 1	23-Dec-14	ECCI Ltd	2,99,73,853	2,21,28,231	1.54	8.90	25	4,61,17,808	3,13,41,663
34	Unit 1	23-Dec-14	Aquatech System Asia Pvt Ltd	2,96,97,480	2,19,24,199	1.19	8.90	25	3,54,39,176	2,34,53,647
35	Unit 1	23-Dec-14	Aquatech System Asia Pvt Ltd	2,95,56,580	2,18,20,179	1.19	8.90	25	3,52,71,034	2,33,42,371
36	Unit 1	23-Dec-14	NAPC Ltd	2,92,22,808	2,15,73,771	1.19	8.90	25	3,48,72,731	2,30,78,773
37	Unit 1	23-Dec-14	NAPC Ltd	2,91,30,687	2,15,05,763	1.19	8.90	25	3,47,62,799	2,30,06,021

Water Distribution Plant Including Pipelines

S. No.	Unit	Purchase Date	Asset Description	Purchase Cost (In Rs.)	Net Block (In Rs.)	NET INDEX	Age (In Years)	Economic Life (In Yaers)	Gross Current Replacement Cost (In Rs.)	Depreciated Replacement Cost (In Rs.)
38	Unit 1	23-Dec-14	Xylem / ITT	2,86,72,527	2,11,67,526	1.19	8.90	25	3,42,16,059	2,26,44,188
39	Unit 1	31-Jan-16	ECCI Ltd	2,83,23,424	2,21,60,557	1.13	7.82	20	3,21,14,556	2,08,18,261
40	Unit 1	23-Dec-14	ECCI Ltd	2,72,42,095	2,01,11,508	1.54	8.90	25	4,19,14,722	2,84,85,245
41	Unit 1	23-Dec-14	Meka Infrastructure Pvt Ltd	2,57,37,340	1,90,00,621	1.25	8.90	25	3,22,49,486	2,19,16,750
42	Unit 1	23-Dec-14	Aquatech System Asia Pvt Ltd	2,39,67,477	1,76,94,017	1.19	8.90	25	2,86,01,337	1,89,28,365
43	Unit 1	23-Dec-14	Xylem / ITT	2,32,45,530	1,71,61,039	1.19	8.90	25	2,77,39,809	1,83,58,206
44	Unit 1	23-Dec-14	Meka Infrastructure Pvt Ltd	2,17,55,539	1,60,61,052	1.25	8.90	25	2,72,60,196	1,85,26,029
45	Unit 1	23-Dec-14	Meka Infrastructure Pvt Ltd	2,09,43,813	1,54,61,794	1.25	8.90	25	2,62,43,085	1,78,34,800
46	Unit 1	23-Dec-14	Meka Infrastructure Pvt Ltd	2,07,03,794	1,52,84,600	1.25	8.90	25	2,59,42,335	1,76,30,411
47	Unit 1	23-Dec-14	ECCI Ltd	2,06,13,145	1,52,17,678	1.54	8.90	25	3,17,15,411	2,15,53,793
48	Unit 1	23-Dec-14	Xylem / ITT	2,05,74,133	1,51,88,877	1.19	8.90	25	2,45,51,926	1,62,48,464
49	Unit 1	31-Jan-16	Xylem	2,03,99,672	1,58,79,515	1.19	7.82	25	2,43,21,236	1,70,97,018
50	Unit 1	23-Dec-14	ECCI Ltd	2,03,13,166	1,49,96,218	1.54	8.90	25	3,12,53,863	2,12,40,125
51	Unit 1	23-Dec-14	Aquatech System Asia Pvt Ltd	1,97,04,387	1,45,46,786	1.19	8.90	25	2,35,14,023	1,55,61,581
52	Unit 1	23-Dec-14	NAPC Ltd	1,96,08,933	1,44,76,317	1.19	8.90	25	2,34,00,114	1,54,86,196
53	Unit 1	23-Dec-14	Aquatech System Asia Pvt Ltd	1,92,94,188	1,42,43,956	1.19	8.90	25	2,30,24,517	1,52,37,625
54	Unit 1	23-Dec-14	Aquatech System Asia Pvt Ltd	1,91,97,480	1,41,72,562	1.19	8.90	25	2,29,09,111	1,51,61,250
55	Unit 1	23-Dec-14	Graphite India Ltd	1,90,48,855	1,40,62,839	1.19	8.90	25	2,27,31,751	1,50,43,873
56	Unit 1	23-Dec-14	Aquatech System Asia Pvt Ltd	1,89,15,456	1,39,64,357	1.19	8.90	25	2,25,72,561	1,49,38,521
57	Unit 1	23-Dec-14	Meka Infrastructure Pvt Ltd	1,84,83,678	1,36,45,596	1.25	8.90	25	2,31,60,478	1,57,39,861
58	Unit 1	23-Dec-14	Meka Infrastructure Pvt Ltd	1,83,27,621	1,35,30,387	1.25	8.90	25	2,29,64,935	1,56,06,970
59	Unit 1	23-Dec-14	Graphite India Ltd	1,77,62,538	1,31,13,214	1.19	8.90	25	2,11,96,738	1,40,28,001
60	Unit 1	23-Dec-14	Meka Infrastructure Pvt Ltd	1,77,18,550	1,30,80,740	1.25	8.90	25	2,22,01,755	1,50,88,313
61	Unit 1	23-Dec-14	Meka Infrastructure Pvt Ltd	1,73,81,796	1,28,32,131	1.25	8.90	25	2,17,79,795	1,48,01,548
62	Unit 1	23-Dec-14	ECCI Ltd	1,66,88,800	1,23,20,526	1.54	8.90	25	2,56,77,409	1,74,50,367
63	Unit 1	23-Dec-14	Meka Infrastructure Pvt Ltd	1,65,75,941	1,22,37,207	1.25	8.90	25	2,07,70,040	1,41,15,319
64	Unit 1	23-Dec-14	ECCI Ltd	1,62,44,186	1,19,92,289	1.54	8.90	25	2,49,93,325	1,69,85,464
			Assets > Rs. 1.62 Cr.	1,33,31,69,026	98,58,84,685				1,69,09,08,654	1,06,27,04,608
			Total	**5,12,91,19,078**	**3,79,99,32,520**				**6,36,47,08,350**	**4,15,24,25,731**

Annexure:- M/s Coastal Energen Private Limited, Village- Melamaruthur, Tharuvaikulam, D. Duraiswamipuram & Pattinamaruthur, Taluka- Ottapidaram, District- Tuticorin, Tamil Nadu

Transmission Lines

S. No.	Unit	Purchase Date	Asset Description	Purchase Cost (In Rs.)	Net Block (In Rs.)	NET INDEX	Age (In Years)	Economic Life (In Yaers)	Gross Current Replacement Cost (In Rs.)	Depreciated Replacement Cost (In Rs.)
1	Unit 2	30-Jun-16	Unitech Power Transmission Ltd	20,92,51,532	17,57,02,492	1.49	7.40	15	31,11,23,988	16,53,10,546
2	Unit 2	1-Jul-16	Unitech Power Transmission Ltd	13,85,79,181	11,63,69,969	1.49	7.32	15	20,60,45,361	11,05,66,230
3	Unit 1	23-Dec-14	Others	13,17,62,654	10,58,96,104	1.19	8.90	25	15,72,37,580	10,12,61,001
4	Unit 1	23-Dec-14	Aster Pvt Ltd/SPIC SMO	5,66,42,076	4,55,22,577	1.34	8.90	15	7,58,49,781	3,30,95,788
5	Unit 1	23-Dec-14	SPIC SMO	5,02,43,719	4,03,80,292	1.34	8.90	15	6,72,81,698	2,93,57,248
6	Unit 2	31-Jan-16	Others	4,80,78,443	3,97,67,540	1.19	7.82	25	5,73,20,879	3,93,98,551
7	Unit 1	23-Dec-14	SPIC SMO	4,26,59,547	3,42,84,981	1.34	8.90	15	5,71,25,683	2,49,25,840
8	Unit 2	10-Jul-16	Unitech Power Transmission Ltd	3,71,22,294	3,11,94,677	1.49	7.32	15	5,51,94,990	2,96,18,245
9	Unit 2	31-Mar-17	ROW payment to various parties	3,69,00,200	3,16,41,922	1.44	6.65	15	5,32,47,931	3,08,21,677
10	Unit 2	8-Jul-16	Unitech Power Transmission Ltd	3,22,70,272	2,71,13,217	1.49	7.32	15	4,79,80,799	2,57,47,030
11	Unit 2	6-Jul-16	Unitech Power Transmission Ltd	3,20,98,409	2,69,64,642	1.49	7.32	15	4,77,25,266	2,56,09,908
12	Unit 2	31-Jan-16	Unitech Power Transmission Ltd	3,06,92,450	2,54,44,816	1.43	7.82	15	4,39,01,859	2,21,68,000
13	Unit 2	15-Jul-16	Unitech Power Transmission Ltd	3,03,86,768	2,55,44,553	1.49	7.32	15	4,51,80,326	2,42,44,265
14	Unit 2	3-Jul-16	Unitech Power Transmission Ltd	2,99,77,015	2,51,76,689	1.49	7.32	15	4,45,71,088	2,39,17,341
15	Unit 1	23-Dec-14	Aster Pvt Ltd/SPIC SMO	2,14,38,501	1,72,29,874	1.34	8.90	15	2,87,08,439	1,25,26,449
16	Unit 2	26-Aug-16	Unitech Power Transmission Ltd	2,10,59,920	1,77,61,518	1.49	7.23	15	3,13,12,776	1,69,68,045
17	Unit 2	27-May-16	Unitech Power Transmission Ltd	1,76,34,705	1,47,68,341	1.48	7.48	15	2,60,61,752	1,37,09,930
18	Unit 2	30-Aug-16	Unitech Power Transmission Ltd	1,55,24,295	1,30,96,923	1.49	7.23	15	2,30,82,175	1,25,07,974
19	Unit 2	26-Aug-16	Unitech Power Transmission Ltd	1,54,33,943	1,30,16,681	1.49	7.23	15	2,29,47,836	1,24,35,178
20	Unit 2	31-Jan-16	Unitech Power Transmission Ltd	1,53,91,412	1,27,73,501	1.43	7.82	15	2,20,15,564	1,11,16,637
21	Unit 1	23-Dec-14	SPIC SMO	1,41,46,051	1,13,69,016	1.34	8.90	15	1,89,43,071	82,65,493
22	Unit 2	27-Jun-16	ABB Ltd	1,21,96,201	1,02,38,418	1.49	7.40	15	1,81,33,825	96,35,106
23	Unit 1	23-Dec-14	SPIC SMO	1,18,80,800	95,48,461	1.34	8.90	15	1,59,09,658	69,41,914
24	Unit 2	2-Jul-16	Unitech Power Transmission Ltd	1,18,06,450	99,15,073	1.49	7.32	15	1,75,54,327	94,19,847
25	Unit 2	26-Aug-16	Unitech Power Transmission Ltd	1,17,05,258	98,71,982	1.49	7.23	15	1,74,03,870	94,30,964
26	Unit 2	31-Jan-16	Unitech Power Transmission Ltd	1,15,45,856	95,82,032	1.43	7.82	15	1,65,14,959	83,39,137
27	Unit 2	27-May-16	Unitech Power Transmission Ltd	1,00,53,518	84,19,408	1.48	7.48	15	1,48,57,765	78,16,010
28			Assets > Rs. 1.00 Cr.	23,39,52,621	19,39,96,797				33,71,75,893	11,69,23,846
			Total	**1,33,04,34,091**	**1,10,25,92,498**				**1,88,04,09,141**	**94,20,78,199**

R.K.Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

Annexure:- M/s Coastal Energen Private Limited, Village- Melamaruthur, Tharuvaikulam, D. Duraiswamipuram & Pattinamaruthur, Taluka- Ottapidaram, District- Tuticorin, Tamil Nadu

Electrical Installation

S. No.	Unit	Purchase Date	Asset Description	Purchase Cost (In Rs.)	Net Block (In Rs.)	NET INDEX	Age (In Years)	Economic Life (In Yaers)	Gross Current Replacement Cost (In Rs.)	Depreciated Replacement Cost (In Rs.)
1	Unit 2	31-Jan-16	Indirect Cost	5,20,42,269	1,59,40,353	1.19	7.82	25	6,20,46,698	4,26,46,764
2	Genera	28-Jun-10	construction of power TTK	2,53,39,000	12,66,950	1.46	13.40	25	3,70,64,568	1,91,84,621
3	Unit 2	31-Jan-16	Construction of Modular Desk For CCR /MCR - Pyrote	2,45,47,006	78,46,299	1.29	7.82	25	3,17,32,070	2,28,02,666
4	Unit 1	23-Dec-14	Construction - ECR Box Culvert	87,25,000	33,36,356	1.25	8.90	25	1,09,32,628	74,29,814
5	Unit 2	31-Jan-16	Construction of Modular Desk For CCR /MCR - Pyrote	54,87,237	17,53,961	1.29	7.82	25	70,93,386	50,97,307
6	Genera	19-Jan-10	construction of power TTK	53,35,289	2,66,764	1.26	13.82	25	67,16,715	33,75,821
7	Unit 2	31-Jan-16	Construction of Modular Desk For CCR /MCR - Pyrote	53,34,678	17,05,197	1.29	7.82	25	68,96,172	49,55,589
8	Unit 2	31-Jan-16	Construction of Modular Desk For CCR /MCR - Pyrote	52,28,099	16,71,130	1.29	7.82	25	67,58,397	48,56,584
9	Unit 2	31-Jan-16	Construction of Modular Desk For CCR /MCR - Pyrote	47,26,850	15,10,908	1.29	7.82	15	61,10,429	32,44,638
10	Unit 2	31-Jan-16	Construction of Modular Desk For CCR /MCR - Pyrote	44,17,133	14,11,909	1.29	7.82	15	57,10,056	30,32,040
11	Unit 2	31-Jan-16	Construction of Modular Desk For CCR /MCR - Pyrote	33,05,710	10,56,650	1.29	7.82	15	42,73,312	22,69,129
12	Unit 2	31-Jan-16	Construction of Modular Desk For CCR /MCR - Pyrote	26,95,871	8,61,719	1.29	7.82	15	34,84,970	18,50,519
13	Genera	31-Jul-13	Electrical Motors	26,42,820	1,32,141	1.37	10.32	12	36,25,603	8,20,293
14	Unit 2	31-Jan-16	Construction of Modular Desk For CCR /MCR - Pyrote	26,05,872	8,32,951	1.29	7.82	15	33,68,627	17,88,741
15	Unit 2	31-Jan-16	Construction of Modular Desk For CCR /MCR - Pyrote	24,67,386	7,88,685	1.29	7.82	15	31,89,606	16,93,681
16	Genera	16-Nov-09	construction of power TTK	24,16,523	1,20,826	1.23	13.98	15	29,61,305	4,76,770
17	Unit 2	31-Jan-16	Construction of Modular Desk For CCR /MCR - Pyrote	23,08,373	7,37,857	1.29	7.82	15	29,84,048	15,84,530
18	Genera	16-Nov-09	construction of power TTK	23,00,000	1,15,000	1.23	13.98	15	28,18,513	4,53,781
19	Genera	1-Jun-11	Electrical Fittings - Site office	21,57,884	1,07,894	1.50	12.40	6	32,43,139	1,62,157
20	Unit 2	31-Jan-16	Construction of Modular Desk For CCR /MCR - Pyrote	21,08,165	6,73,862	1.29	7.82	15	27,25,238	14,47,102
21	Unit 1	29-Mar-18	Suspended Electro Magnet	20,43,760	1,02,188	1.34	5.65	6	27,47,472	2,89,629
22	Unit 2	29-Mar-18	Suspended Electro Magnet	20,43,760	8,76,822	1.34	5.65	6	27,47,472	2,89,629
23	Genera	1-Sep-10	Electrical Fittings - Site office	19,95,084	99,754	1.55	13.15	5	30,92,860	1,54,643
24	Genera	19-Mar-09	Distribution transformers assets	16,00,659	80,033	1.06	14.65	8	16,92,581	1,69,258
25	Unit 1	23-Dec-14	Electrical Lap Equipments -Shylendra Electronics	15,39,180	4,65,711	1.37	8.90	5	21,03,833	1,05,192
26	Genera	15-Jun-10	construction of power TTK	13,49,250	67,463	1.46	13.40	12	19,73,613	1,97,361
27	Unit 2	31-Jan-16	Construction of Modular Desk For CCR /MCR - Pyrote	13,23,606	4,23,082	1.29	7.82	12	17,11,034	7,07,940
28	Unit 1	23-Dec-14	Indirect cost	13,02,018	65,101	1.19	8.90	25	15,53,750	10,00,615
29	Genera	27-May-10	construction of power TTK	12,86,042	64,302	1.45	13.48	12	18,66,343	1,86,634
30	Genera	19-Jun-09	construction of power TTK	11,86,001	59,300	1.19	14.40	12	14,09,332	1,40,933
31	Unit 1	23-Dec-14	Construction of Electrical Switchgear	11,06,409	2,97,433	1.25	8.90	12	13,86,356	4,60,963
32	Genera	10-Aug-15	HT Motor	10,62,871	53,144	1.27	8.23	8	13,45,358	1,34,536
33	Unit 2	31-Jan-16	Construction of Modular Desk For CCR /MCR - Pyrote	10,61,789	3,39,394	1.29	7.82	12	13,72,581	5,67,906
34	Genera	19-Feb-10	construction of power TTK	10,54,507	52,725	1.26	13.73	12	13,27,542	1,32,754
35	Unit 2	29-Jun-16	Construction of Modular Desk For CCR /MCR - Pyrotec	10,43,558	3,74,037	1.33	7.40	12	13,90,378	6,18,718
			Assets > Rs. 0.10 Cr.	1,91,27,120	29,49,859				2,45,55,876	33,83,827
			Total	**20,63,16,778**	**4,85,07,760**				**26,60,11,861**	**13,77,13,082**

Annexure:- M/s Coastal Energen Private Limited, Village- Melamaruthur, Tharuvaikulam, D. Duraiswamipuram & Pattinamaruthur, Taluka- Ottapidaram, District- Tuticorin, Tamil Nadu

Plant & Machinery General

S. No.	Unit	Purchase Date	Asset Description	Purchase Cost (In Rs.)	Net Block (In Rs.)	NET INDEX	Age (In Years)	Economic Life (In Yaers)	Gross Current Replacement Cost (In Rs.)	Depreciated Replacement Cost (In Rs.)
1		6-Jan-10	Tata Hitachi Excavators	1,13,82,963	25,68,092	1.35	13.82	25	1,53,38,734	72,85,387
2		4-Feb-17	Workshop Machines	56,96,100	34,76,234	1.19	6.73	25	67,91,099	50,53,483
3		31-Jul-14	Gas Cylinder Control pannel Capacilty	36,00,499	15,89,182	1.20	9.32	15	43,24,622	19,07,158
4		26-Aug-13	Orbital Welding Machine	20,82,089	8,32,205	1.23	10.23	15	25,55,561	9,86,447
5		11-Nov-15	55 LPM 2 stage trolley PALL make	18,18,681	9,62,562	1.18	7.98	12	21,48,442	8,62,062
6		18-Mar-15	55LMP2 Stage Trolleys Pall Make	16,01,289	7,70,622	1.18	8.65	12	18,88,174	6,63,221
7		19-May-15	55 LPM 2 stage trolley PALL make	15,20,174	7,61,464	1.17	8.48	12	17,79,514	6,47,298
8		28-Aug-14	200CPM 2 Satge Trolly	12,66,191	5,65,015	1.20	9.23	12	15,23,681	4,68,532
9		30-Sep-20	Water capacity cylinder	11,99,470	10,09,450	1.13	3.15	12	13,60,876	10,39,369
10		31-May-16	Radial Drilling Machine	10,59,800	6,00,989	1.20	7.48	12	12,69,398	5,56,949
11		31-May-16	Lathe Machine	10,49,963	5,95,411	1.20	7.48	12	12,57,616	5,51,779
12		30-Jul-14	100CPM 2 Satge Trolly	9,66,651	4,26,491	1.20	9.32	12	11,61,061	3,49,770
13		16-Jul-14	Gas Cylinder Control pannel Capacilty	9,61,773	4,22,005	1.20	9.32	12	11,55,202	3,48,005
14		14-Nov-11	Fork Lift Trucks - Godrej	8,80,045	2,71,047	1.27	11.98	12	11,18,786	1,13,277
15		25-Aug-15	100 LPM 2stage filtration trolley 2	8,49,706	4,39,040	1.18	8.23	12	10,00,110	3,82,542
16		24-Feb-21	Furnace tv camera system	8,29,540	7,19,283	1.12	2.73	12	9,27,302	7,37,205
17		24-Oct-14	ESW15W Frkovr-Electric Stackers	7,39,164	3,37,143	1.19	9.07	12	8,80,445	2,81,742
18		9-Jan-17	OHC - Medical Equipments	7,05,000	3,91,180	1.19	6.82	12	8,41,304	4,11,188
19		10-Jun-17	Electric Stacker	7,03,500	4,44,715	1.19	6.40	12	8,36,419	4,34,938
20		31-Jan-17	Mantall Scissor Lift	5,10,000	3,10,890	1.19	6.82	12	6,08,603	2,97,455
21		31-Jan-17	Mantall Scissor Lift	5,10,000	3,10,890	1.19	6.82	12	6,08,603	2,97,455
22		31-Mar-11	Mechanical Instruments	4,98,544	1,37,340	1.29	12.65	8	6,45,099	64,510
23		31-Mar-11	Tata Hitachi Excavators	4,57,875	1,26,136	1.29	12.65	8	5,92,475	59,247
24		8-Mar-17	Pedestal Grinder	4,28,750	2,64,040	1.19	6.65	8	5,10,699	1,28,632
25		6-Mar-17	Workshop Machines - Erection	3,68,000	2,26,500	1.19	6.65	8	4,38,338	1,10,406
26		10-Jun-11	Reverse Osmosis Plant	2,85,000	81,388	1.29	12.40	8	3,66,698	36,670
27		27-Nov-10	Reverse Osmosis Plant	2,70,000	69,556	1.32	12.98	8	3,55,424	35,542
28		17-Aug-10	Reverse Osmosis Plant	2,60,000	63,138	1.32	13.23	8	3,43,394	34,339
29		15-Feb-11	Tightening bolt at boiler area	1,97,392	53,129	1.07	12.73	8	2,10,358	21,036
30		16-Dec-17	8 inch slotting machine	1,68,150	39,065	1.18	5.90	8	1,99,186	66,976
31		31-Jul-16	Scissor Lift Table	1,44,748	83,615	1.20	7.32	8	1,73,214	30,637
32		2-Jun-15	Topland Aircooled 10HP diesel engine	1,22,630	61,703	1.16	8.40	8	1,42,388	14,239
33		31-Mar-17	Diesel Engine	1,18,270	73,307	1.19	6.65	8	1,40,876	35,483
			Assets > Rs. 0.01 Cr.	5,97,672	2,72,836				7,28,270	1,19,668
			Total	**4,38,49,629**	**1,93,55,659**				**5,42,21,973**	**2,44,32,649**

Annexure:- M/s Coastal Energen Private Limited, Village- Melamaruthur, Tharuvaikulam, D. Duraiswamipuram & Pattinamaruthur, Taluka- Ottapidaram, District- Tuticorin, Tamil Nadu

Office Equipments

S. No.	Unit	Purchase Date	Asset Description	Purchase Cost (In Rs.)	Net Block (In Rs.)	NET INDEX	Age (In Years)	Economic Life (In Yaers)	Gross Current Replacement Cost (In Rs.)	Depreciated Replacement Cost (In Rs.)
1		28-May-16	Vaccum Cleaner	36,03,172	1,80,159	1.12	7.48	8	40,29,744	6,37,203
2		12-Jan-23	Fire Extinguishers	16,09,868	15,17,986	1.02	0.82	8	16,39,757	14,89,104
3		31-Mar-09	Media Gateway	13,15,867	65,793	1.11	14.65	6	14,56,236	72,812
4		28-Aug-21	Air Conditioner	11,85,510	6,70,011	1.01	2.23	8	12,03,278	9,00,954
5		18-Jun-08	Avaya Media Gateway	10,84,438	54,222	1.10	15.40	6	11,89,234	59,462
6		29-Jul-22	Daikin Ductable AC for Chennai Office	10,25,561	8,94,767	1.00	1.32	8	10,23,043	8,71,505
7		10-Mar-10	Video & Audio Conferencing Devices	10,25,207	51,260	1.14	13.65	6	11,67,979	58,399
8		31-Jan-23	Split AC 2 ton and 3 ton 16 Nos	8,87,900	8,60,631	1.01	0.82	8	8,98,216	8,15,692
9		30-Nov-16	Battery Operated Sweeper	7,76,104	38,805	1.14	6.98	5	8,85,122	88,512
10		31-Mar-13	CCTA Camera at site	6,28,122	31,406	1.07	10.65	6	6,69,423	33,471
11		1-Dec-08	Air Conditioners	5,88,000	29,400	1.25	14.90	8	7,33,793	73,379
12		27-Jan-16	Walkie Talkie	5,55,850	27,793	1.12	7.82	8	6,20,094	74,799
13		18-Dec-09	Pentax total Station	5,42,588	27,129	1.13	13.90	6	6,11,666	30,583
14		4-Sep-13	Electrical Lab equipments	5,37,030	26,852	1.16	10.15	8	6,25,283	62,528
			Assets > Rs. 0.05 Cr.	1,43,03,043	15,21,843				1,67,88,759	20,88,856
			Total	**2,96,68,260**	**59,98,056**				**3,35,41,626**	**73,57,261**

R.K.Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

Annexure:- M/s Coastal Energen Private Limited, Village- Melamaruthur, Tharuvaikulam, D. Duraiswamipuram & Pattinamaruthur, Taluka- Ottapidaram, District- Tuticorin, Tamil Nadu

Furniture Fixtures

S. No.	Unit	Purchase Date	Asset Description	Purchase Cost (In Rs.)	Net Block (In Rs.)	NET INDEX	Age (In Years)	Economic Life (In Yaers)	Gross Current Replacement Cost (In Rs.)	Depreciated Replacement Cost (In Rs.)
1		21-Jan-15	Furnitures & Fixtures -TTK	52,70,000	10,95,982	1.37	8.82	8	71,99,796	7,19,980
2		4-Jul-12	Furnitures & Fixtures - TU	17,71,062	88,553	1.60	11.32	6	28,25,266	2,82,527
3		12-Mar-10	Furnitures & Fixtures - HO	17,31,350	86,568	1.69	13.65	6	29,33,894	2,93,389
4		26-Dec-16	Heavy Duty Multi Tier Storage System	10,19,714	4,12,998	1.42	6.90	6	14,43,398	1,44,340
5		3-Jul-08	Furnitures & Fixtures - HO	10,10,660	50,533	1.77	15.32	6	17,90,546	1,79,055
6		13-Feb-09	Furnitures & Fixtures - TU	8,90,922	44,546	1.78	14.73	6	15,90,249	1,59,025
7		30-Mar-17	Furniture	8,50,000	3,65,279	1.38	6.65	6	11,73,219	1,17,322
8		31-Aug-16	Pallet Racking System	7,59,179	2,50,241	1.42	7.23	6	10,79,363	1,07,936
9		7-Jul-10	Furnitures & Fixtures - TU	7,40,543	37,027	1.64	13.32	6	12,14,544	1,21,454
10		31-Mar-16	Furniture	7,19,790	2,33,365	1.40	7.65	6	10,09,967	1,00,997
11		3-Nov-08	Furnitures & Fixtures - TU	5,85,375	29,269	1.77	14.98	6	10,37,085	1,03,709
12		26-Dec-16	Heavy Duty Multi Tier Storage System	5,75,763	2,33,192	1.42	6.90	6	8,14,988	81,499
			Assets > Rs. 0.05 Cr.	98,89,802	11,27,269				1,60,31,006	16,06,440
			Total	**2,58,14,159**	**40,54,823**				**4,01,43,321**	**40,17,672**

K.K.Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

Annexure:- M/s Coastal Energen Private Limited, Village- Melamaruthur, Tharuvaikulam, D. Duraiswamipuram & Pattinamaruthur, Taluka- Ottapidaram, District- Tuticorin, Tamil Nadu

Computers

S. No.	Unit	Purchase Date	Asset Description	Purchase Cost (In Rs.)	Net Block (In Rs.)	NET INDEX	Age (In Years)	Economic Life (In Yaers)	Gross Current Replacement Cost (In Rs.)	Depreciated Replacement Cost (In Rs.)
1		31-Mar-10	Desktop	13,81,500	69,075	1.21	13.65	5	16,67,660	-
2		23-Jan-09	Desktop	7,52,000	37,600	1.19	14.82	5	8,94,814	-
3		1-Dec-10	Networking Equipments	7,37,072	36,854	1.14	12.90	6	8,41,701	42,085
4		1-Apr-19	Servers	6,78,313	33,916	1.19	4.57	6	8,07,746	2,23,701
5		1-Apr-19	Servers	6,71,015	33,551	1.19	4.57	6	7,99,056	2,21,294
6		15-Oct-14	Desktop	6,49,345	32,467	1.00	9.07	5	6,49,907	-
7		28-May-21	Laptop	6,37,002	2,65,068	1.00	2.48	5	6,37,002	3,20,624
8		14-Dec-20	Desktop	5,49,998	1,50,132	1.00	2.90	5	5,49,998	2,30,999
9		31-Mar-10	Servers	5,01,500	25,075	1.14	13.65	6	5,71,340	28,567
10		8-Oct-08	Networking Equipments	4,52,340	22,617	1.10	15.07	5	4,96,615	-
11		29-Nov-19	Printer	4,48,400	22,420	1.19	3.98	5	5,35,054	1,08,794
12		17-Jun-19	Printer	4,39,668	21,983	1.20	4.40	5	5,26,789	63,215
13		7-May-16	Instruments	4,29,430	21,472	1.13	7.48	5	4,83,264	-
14		23-Jan-21	Laptop	4,20,080	1,29,247	1.00	2.82	5	4,20,080	1,83,435
15		20-Nov-21	Laptop	4,17,137	2,37,273	1.00	1.98	5	4,17,137	2,51,673
16		21-May-12	Desktop	4,02,000	20,100	1.15	11.48	5	4,60,567	-
17		8-May-12	Desktop	4,02,000	20,100	1.15	11.48	5	4,60,567	-
18		8-Oct-08	Networking Equipments	3,59,886	17,994	1.10	15.07	5	3,95,112	-
19		15-Oct-14	Laptop	3,55,828	17,791	1.10	9.07	5	3,90,549	-
20		31-Mar-10	Networking Equipments	3,51,740	17,587	1.14	13.65	5	4,00,724	-
21		31-Mar-20	Laptop	3,12,000	15,600	1.00	3.65	5	3,12,000	84,240
22		22-Jun-10	Networking Equipments	3,00,054	15,003	1.15	13.40	5	3,45,092	-
			Assets > Rs. 0.03 Cr.	1,31,16,239	13,31,363				1,58,02,898	12,92,190
			Total	**2,47,64,547**	**25,94,287**				**2,88,65,671**	**30,50,817**

R K Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

Annexure:- M/s Coastal Energen Private Limited, Village- Melamaruthur, Tharuvaikulam, D. Duraiswamipuram & Pattinamaruthur, Taluka- Ottapidaram, District- Tuticorin, Tamil Nadu

Vehicles

S. No.	Unit	Purchase Date	Asset Description	Purchase Cost (In Rs.)	Net Block (In Rs.)	NET INDEX	Age (In Years)	Economic Life (In Yaers)	Gross Current Replacement Cost (In Rs.)	Depreciated Replacement Cost (In Rs.)
1		17-Oct-16	Hydraulic Crane	27,77,770	7,14,562	1.52	7.07	15	42,29,379	24,36,122
2		31-Mar-16	Innova TN 01 AY 7156	16,08,759	5,21,581	1.19	7.65	12	19,12,718	8,15,296
3		21-Mar-12	Foam Tender on TATA LPT 1613/42 WB Euro Chassis III	15,65,700	78,285	1.26	11.65	12	19,76,275	2,49,505
4		23-Jul-16	Water Tanker TN 69 BB 1855	14,10,233	3,23,315	1.48	7.32	12	20,86,354	9,41,467
5		11-Jul-13	Innova TN69 AJ4752	13,57,487	67,874	1.24	10.32	12	16,82,189	3,80,595
6		10-Jun-08	Honda Civic Car TN 01 AF 5767	12,25,114	61,256	1.36	15.40	12	16,63,507	1,66,351
7		21-Mar-12	Water Tender on TATA LPT 1109 EX2 BS3/36	11,78,100	58,905	1.26	11.65	12	14,87,034	1,87,738
8		21-Mar-12	Fire Tender - LPT 1613/42 COWL BS 34225 / 4 * 2 / 1210 TN 69 AF 3686	11,57,027	57,851	1.26	11.65	12	14,60,435	1,84,380
9		31-Dec-15	Fuel bowser TN 69 BA 1753	11,50,000	3,48,634	1.18	7.90	12	13,61,009	5,54,611
10		21-Mar-12	Fire Tender - LPT 1109EX2 BS3/36 CAB PS PTOP 12.5T TN 69 AF 3713	10,36,959	51,848	1.26	11.65	12	13,08,882	1,65,246
11		15-Feb-09	Innova Car - TN 69 7786	9,95,297	49,765	1.35	14.73	12	13,48,011	1,34,801
12		19-Nov-15	Fuel bowser TN 69 BA 1753	8,38,457	2,46,039	1.18	7.98	12	9,90,485	3,97,432
13		20-Nov-09	Maruti Suzuki TN 01 AJ 7159	7,13,858	35,693	1.35	13.98	12	9,66,835	96,684
14		28-Aug-14	xenon rx pick up TN69AL3730	6,41,714	32,086	1.20	9.23	12	7,72,212	2,37,455
15		21-Mar-12	Fire Tender - Arctic White RX 4 SPNA PSBC FBLB B53 TN 69 AE 8186	5,10,538	25,527	1.26	11.65	12	6,44,417	81,358
16		21-Mar-12	Mini Water Tender on TATA Mobile 207/31 D1 Ex BSII	5,05,308	25,265	1.26	11.65	12	6,37,815	80,524
17		23-Jul-16	Water Tanker - SS Plates	5,04,000	1,15,549	1.48	7.32	12	7,45,637	3,36,469
18		14-Jun-10	Maruti EECO - TN 01 AL 1510	3,64,910	18,246	1.33	13.40	8	4,83,554	48,355
19		26-Jun-12	Bullet Electra (Two wheeler) A/C Royal Enfield	1,25,823	6,291	1.25	11.40	8	1,57,279	15,728
			Assets > Rs. 0.08 Cr.	8,83,871	44,194				11,61,030	1,16,103
			Total	**2,05,50,925**	**28,82,766**				**2,70,75,057**	**76,26,220**

Techno Engineering Consultants Pvt. Ltd. R.K.Associates Valuers &

Annexure:- M/s Coastal Energen Private Limited, Village- Melamaruthur, Tharuvaikulam, D. Duraiswamipuram & Pattinamaruthur, Taluka- Ottapidaram, District- Tuticorin, Tamil Nadu

Computer Software

S. No.	Unit	Purchase Date	Asset Description	Purchase Cost (In Rs.)	Net Block (In Rs.)	NET INDEX	Age (In Years)	Economic Life (In Yaers)	Gross Current Replacement Cost (In Rs.)	Depreciated Replacement Cost (In Rs.)
1		1-Dec-16	Computer Software	37,44,000	1,87,200	1.01	6.90	5	37,72,090	-
2		11-Mar-13	Computer Software	12,35,000	61,750	0.93	10.65	5	11,46,002	-
3		26-Oct-18	Software	5,52,004	1,47,327	1.00	5.07	5	5,53,181	-
4		31-Mar-18	Software	4,40,140	77,567	1.00	5.65	5	4,41,078	-
5		31-Mar-20	Sonic Firewall	3,96,480	1,95,425	1.01	3.65	5	4,02,040	1,08,551
6		27-Jun-09	Computer Software	3,90,000	19,500	0.92	14.40	5	3,58,249	-
7		1-Apr-11	Computer Software	3,52,130	17,607	0.94	12.57	5	3,29,355	-
8		23-Jun-17	MIS Software design	3,45,000	17,250	0.99	6.40	5	3,41,728	-
9		30-May-18	Software	3,25,090	65,753	1.01	5.48	5	3,27,178	-
10		24-Feb-20	Sonic Firewall	3,24,502	1,54,894	1.01	3.73	5	3,29,053	83,360
11		25-Jul-11	Computer Software	2,52,595	12,630	0.94	12.32	5	2,36,258	-
12		31-Mar-17	Computer Software	2,35,186	11,759	1.01	6.65	5	2,36,951	-
13		5-Mar-10	Computer Software	2,13,200	10,660	0.92	13.65	5	1,96,049	-
14		22-Apr-09	Computer Software	1,99,000	9,950	0.92	14.57	5	1,82,991	-
15		23-Jun-17	Software	1,35,700	7,374	0.99	6.40	5	1,34,413	-
16		29-Sep-15	Computer Software	1,07,730	5,387	1.00	8.15	5	1,07,501	-
17		18-Jun-10	Computer Software	1,06,600	5,330	0.92	13.40	5	98,024	-
			Assets > Rs. 0.03 Cr.	3,86,752	19,337				3,52,620	-
			Total	**97,41,109**	**10,26,699**				**95,44,763**	**1,91,911**

R K Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

Annexure:- M/s Coastal Energen Private Limited, Village- Melamaruthur, Tharuvaikulam, D. Duraiswamipuram & Pattinamaruthur, Taluka- Ottapidaram, District- Tuticorin, Tamil Nadu

Railway Sliding

S. No.	Unit	Purchase Date	Asset Description	Purchase Cost (In Rs.)	Net Block (In Rs.)	NET INDEX	Age (In Years)	Economic Life (In Yaers)	Gross Current Replacement Cost (In Rs.)	Depreciated Replacement Cost (In Rs.)
1		24-Dec-16	Construction of Railway Sliding	25,68,433	15,49,199	1.31	6.90	15	33,62,176	19,70,235
2		24-Dec-16	Construction of Railway Sliding	6,89,513	4,15,893	1.31	6.90	12	9,02,599	4,35,504
3		23-Sep-16	Construction of Railway Sliding	2,76,000	1,62,069	1.33	7.15	8	3,67,364	71,866
4		10-Dec-16	Construction of Railway Sliding	2,76,000	1,65,804	1.31	6.90	8	3,61,294	80,840
5		16-Aug-16	Construction of Railway Sliding	1,84,000	1,06,833	1.34	7.23	8	2,47,353	46,070
6		31-May-16	Construction of Railway Sliding	1,43,125	81,188	1.32	7.48	8	1,88,455	29,799
7		4-Aug-16	Construction of Railway Sliding	86,250	49,898	1.34	7.23	8	1,15,947	21,595
8		29-Jul-16	Construction of Railway Sliding	57,500	33,206	1.33	7.32	8	76,308	13,497
			Total	**42,80,821**	**25,64,089**				**56,21,496**	**26,69,405**

Values & Techno Engineering Consultants Pvt Ltd. & KK Associates