REINFORCING YOUR BUSINESS®
RK ASSOCIATES
VALUERS & TECHNO ENGINEERING CONSULTANTS (P) LTD.
Mumbai Branch Office:
Office No: Unit No. 1212, Floor No.: 12, Building Name: Sunshine Tower, Block Sector: Dadar West, Mumbai 400013, Road: Senapati Bapat Marg, City: Lower Parel, District : Mumbai
Ph.: 9651070248, 9205353008

**REPORT FORMAT:** V-L2 (Large with P&M) | Version: 12.0_Nov.2022

**CASE NO. VIS(2023-24)-PL730-630-968** **Dated: 27.05.2024**

# FIXED ASSETS VALUATION REPORT

**OF**

| | |
|---|---|
| **NATURE OF ASSETS** | **LAND AND PLANT & MACHINERY & OTHER MISCELLANEOUS FIXED ASSET** |
| **CATEGORY OF ASSETS** | **INDUSTRIAL** |
| **TYPE OF ASSETS** | **WINDMILL** |

**SITUATED AT**

**M/s. ACB INDIA LTD. (15 MW WIND FARM), VILLAGE GHATNANDRE, TALUKA KAVATHE MAHANKAL, DISTRICT SANGLI, MAHARASHTRA**

**REPORT PREPARED FOR**

**SBI, SARG, CORPORATE CENTER, 21ST FLOOR MAKER TOWER "E", CUFFE PARADE, MUMBAI- 400005**

- 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

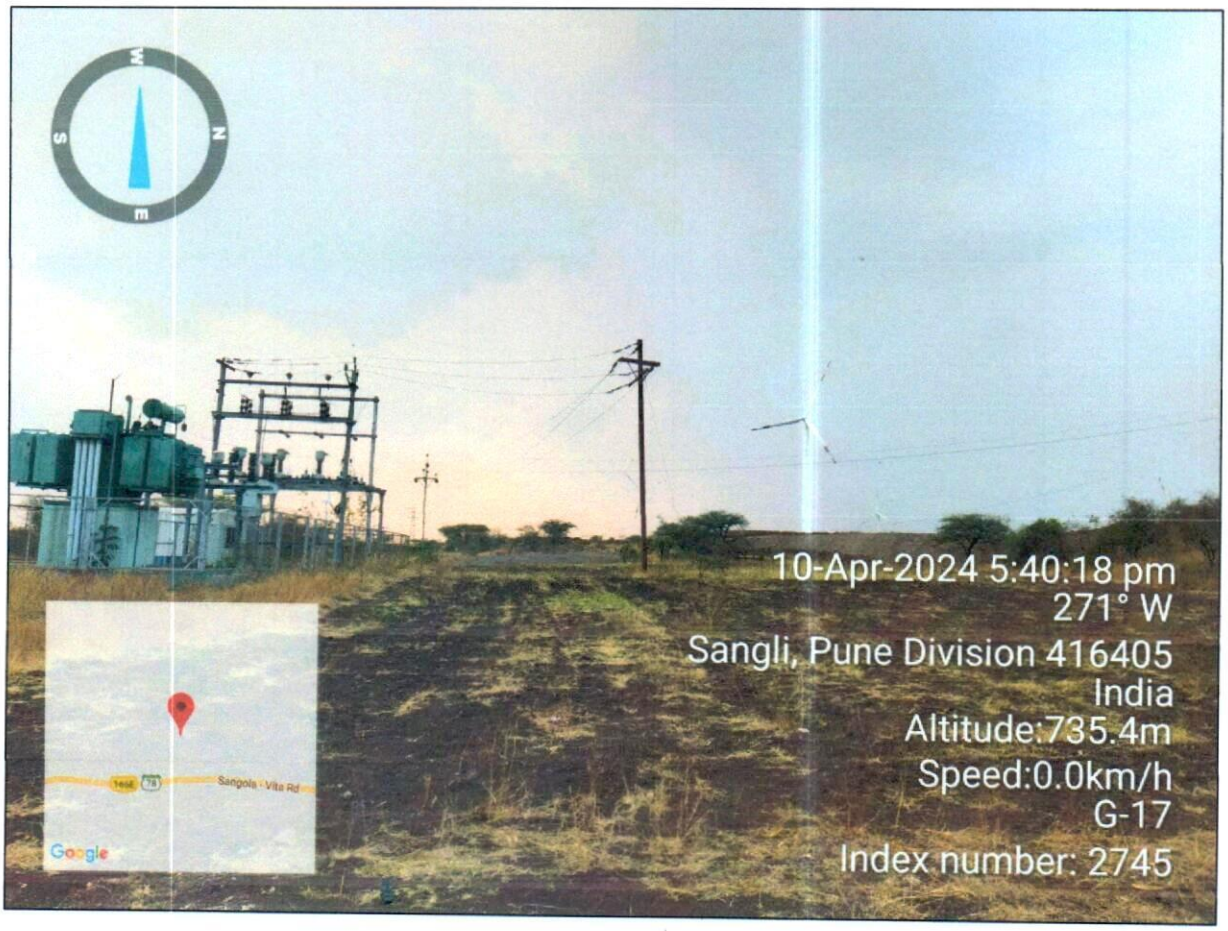
***Important - In case of any query/ issue or escalation you may please contact Incident Manager at valuers@rkassociates.org. We will appreciate your feedback in order to improve our services.***

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

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

CORPORATE OFFICE:
D-39, 2nd floor, Sector 2, Noida-201301
Ph - +91-0120-4110117, 4324647, +91 - 9958632707
E-mail - valuers@rkassociates.org | Website: www.rkassociates.org

## PART A SNAPSHOT OF THE ASSET/ PROPERTY UNDER VALUATION




## SITUATED AT

**M/s. ACB INDIA LTD. (15 MW WIND FARM), VILLAGE GHATNANDRE, TALUKA KAVATHE MAHANKAL, DISTRICT SANGLI, MAHARASHTRA**

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

## PART B — OPINION REPORT ON VALUATION

| | |
|---|---|
| **Name & Address of Branch** | SBI, SARG, Corporate Center, 21st Floor Maker Tower "E", Cufffe Parade, Mumbai-400005 |
| **Name of Customer (s)/ Borrower Unit** | M/s. ACB India Limited |
| **Work Order No. & Date** | Letter Dated: 17/02/2024 |

| S.NO. | CONTENTS | DESCRIPTION | | |
|---|---|---|---|---|
| **1.** | **INTRODUCTION** | | | |
| a. | Name of Property Owner | M/s. ACB India Limited *(as per copy of documents provided to us)* | | |
| | Address & Phone Number of the Owner | Address: M/s. ACB India Ltd. (15 Mw Wind Farm), Village Ghatnandre, Taluka Kavathe Mahankal, District Sangli, Maharashtra | | |
| b. | Purpose of the Valuation | For Company Restructuring purpose | | |
| c. | Date of Inspection of the Property | 10 April 2024 | | |
| | Property Shown By | **Name** | **Relationship with Owner** | **Contact Number** |
| | | Mr. Vivek | Company Representative | +91-9011374329 |
| d. | Date of Valuation Report | 27 May 2024 | | |
| e. | Name of the Developer of the Property | M/s. ACB India Limited | | |
| | Type of Developer | --- | | |

## 2. PHYSICAL CHARACTERISTICS OF THE PROPERTY

### BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION

This opinion on valuation report is prepared for the M/s. ACB India Ltd. (15 MW Wind Farm) situated at the aforesaid address having total land area admeasuring about 9.71 hect. / 23.98 Acre. Total land of the company is not in one piece but in 12 different size and generally located in the same area. The land of the property is not suitable for the agriculture purpose.

According to sale deed, land can be used only for wind farm purpose and also can install Suzlon make wind Turbine Generators manufactured by Suzlon Energy Ltd. & no other brand or make. A common road will be made available to company to reach individual land parcels, expenditure of which will be borne by the seller himself.

As per the Power Purchase Agreement provided, M/s. ACB India Ltd. will sell the power to M/s. TATA Motors Ltd. from 01-04-2023 to 31/03/2026 and either party can terminate the amendment & agreement by giving prior written notice of thirty days.

**Land Details:**

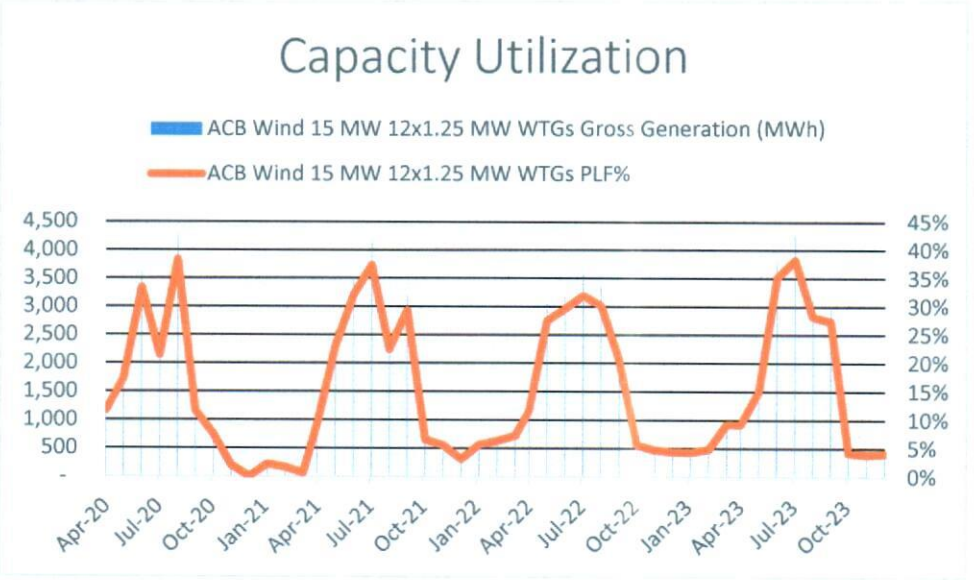
For the purpose of setting up a 15 MW Wind Farm, ACB has procured total 9.71 hect. / 23.98 Acre of land as per the Sale deed provided to us.

| ACB (India) Limited<br>Detail of Land Holding for 15 MW Wind Mill at Village Dist. Sangli Maharashtra | | | |
|---|---|---|---|
| **Sr. No.** | **Gut No.** | **Area (Hectare)** | **Area (Acres)** |
| 1 | 1017 | 0.81 | 2.0 |
| 2 | 1018 | 1.62 | 4.0 |
| 3 | 1010 | 0.81 | 2.0 |

| | | | |
|---|---|---|---|
| 4 | 1028 | 0.8 | 2.0 |
| 5 | 1035 | 0.81 | 2.0 |
| 6 | 1053 | 0.81 | 2.0 |
| 7 | 1054 | 0.81 | 2.0 |
| 8 | 927 | 0.81 | 2.0 |
| 9 | 971 | 0.81 | 2.0 |
| 10 | 998 | 0.36 | 0.9 |
| 11 | 999 | 0.45 | 1.1 |
| 12 | 1045 | 0.81 | 2.0 |
| | **Total** | **9.71** | **23.98** |

**Plant & Machinery Specifications:**

The plant comprises Turbine Generators, Transformers & Transmission Lines with 12 windmills of 1250 KW capacity i.e., operational capacity of 15 MW and the PLF of the plant is given below,




During Site inspection, the windmills are operational and appears to be in good condition

**Project Location:**

The subject plant is situated in Village Kasaipali which is a rural area and there are many Wind farms located in the area and can be reached through ~15 feet wide Vijaypur - Ghuhagar Road. The nearest railway station is about 12km form the subject property. Any basic or civic amenities are available in close vicinity.

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.

In case of discrepancy in the address/ property number mentioned in the property documents and the

| | | | |
|---|---|---|---|
| | property shown to us at the site due to change in zoning or administrative level at the site or the client misled the valuer by providing the fabricated/ incorrect document or information, the valuation should be considered of the property shown to us at the site by the client of which the photographs are also attached. In case of any doubt, best would be to contact the concerned authority/ district administration/ tehsil level for the identification of the property if the property depicted in the photographs in this report is same with the documents pledged. | | |
| **a.** | **Location attribute of the property** | | |
| i. | Nearby Landmark | Itself is a landmark. | |
| ii. | Postal Address of the Property | Address: M/s. ACB India Ltd. (15 Mw Wind Farm), Village Ghatnandre, Taluka Kavathe Mahankal, District Sangli, Maharashtra | |
| iii. | Type of Land | Solid Land/ above road level | |
| iv. | Independent access/ approach to the property | Clear independent access is available | |
| v. | Google Map Location of the Property with a neighborhood layout map | Enclosed with the Report | |
| | | Coordinates or URL: 17°10'01.1"N 74°55'07.0"E | |
| vi. | Details of the roads abutting the property | | |
| | (a) Main Road Name & Width | Vijaypur - Ghuhagar Road | Approx. 15 ft. wide |
| | (b) Front Road Name & width | Internal Road | Approx. 10 ft. wide |
| | (c) Type of Approach Road | Mud surfacing | |
| | (d) Distance from the Main Road | Different for different land parcel | |
| vii. | Description of adjoining property | Rural area and most of the nearby land is lying barron or used for agriculture purposes & Windmills are located nearby. | |
| viii. | Plot No. / Survey No. | Various as mentioned in sheet attached in brief description | |
| ix. | Zone/ Block | Village Ghatnandre | |
| x. | Sub registrar | Taluka Kavathe Mahankal | |
| xi. | District | Sangli | |
| xii. | Any other aspect | Valuation is done for the property found as per the information given in the copy of documents provided to us and/ or confirmed by the owner/ owner representative to us at site.<br><br>Getting Cizra map or coordination with revenue officers for site identification is a separate activity and is not covered in this Valuation services. | |

| | Documents Requested | Documents Provided | Documents Reference No. |
|---|---|---|---|
| (a) List of documents produced for perusal *(Documents has been referred only for reference purpose as provided. Authenticity to be ascertained by legal practitioner)* | Total **05** documents requested. | Total **04** documents provided | Total **04** documents provided |
| | Property Title document | Sale Deed | Deed no.- 1262<br>Dated: 05/08/2005 |
| | Approved Map | Plant Layout | --- |
| | Copy of FAR | Copy of FAR | Dated: 30-09-2023 |
| | PPA | PPA | From 01-04-2023 to 31/03/2026 |
| | Cizra Map | --- | --- |
| (b) Documents provided by | **Bank** | | |
| | **Name** | **Relationship with Owner** | **Contact Number** |
| | **Mr. Ajit Jain** | **Banker** | **+91-7506932766** |
| (c) Identification procedure followed of the property | ☐ Identified by the owner | | |
| | ✓ Identified by owner's representative | | |

| | | | |
|---|---|---|---|
| | | ☐ | Done from the name plate displayed on the property |
| | | ☐ | Cross checked from boundaries or address of the property mentioned in the documents |
| | | ☐ | Enquired from local residents/ public |
| | | ☐ | Identification of the property could not be done properly |
| | | ☐ | Survey was not done |
| | (d) Type of Survey | Only photographs taken (No sample measurement verification), since property is nor demarcated. | |
| | (e) Is property clearly demarcated by permanent/ temporary boundary on site | No. | |
| | (f) Is the property merged or colluded with any other property | Yes | |
| | | Since property is not demarcated. | |
| | (g) City Categorization | Village | Rural |
| | (h) Characteristics of the locality | Average | Within backward village area |
| | (i) Property location classification | Normal location within locality | --- |
| | (j) Property Facing | Different for different land parcel | |
| **b.** | **Area description of the Property** *Also please refer to Part-B Area description of the property. Area measurements considered in the Valuation Report is adopted from relevant approved documents or actual site measurement whichever is less, unless otherwise mentioned. Verification of the area measurement of the property is done only based on sample random checking.* | **Land** | **Construction** |
| | | | Built-up Area |
| | | 9.71 hect. / 23.98 Acre | --- |
| **c.** | **Boundaries schedule of the Property** | | |
| i. | Are Boundaries matched | No, since property is not demacated. | |

| ii. | **Directions** | **As per Sale Deed/TIR** | **Actual found at Site** |
|---|---|---|---|
| | East | Different for different land parcel | Vacant land |
| | West | Different for different land parcel | Vacant land |
| | North | Different for different land parcel | Vacant land |
| | South | Different for different land parcel | Vacant land |

| | | | |
|---|---|---|---|
| **3.** | **TOWN PLANNING/ ZONING PARAMETERS** | | |
| a. | Master Plan provisions related to property in terms of Land use | It is a village area not under zoning regulation | |
| | i. Any conversion of land use done | Not Applicable | |
| | ii. Current activity done in the property | Used for Wind power generation | |
| | iii. Is property usage as per applicable zoning | Yes | |
| | iv. Any notification on change of zoning regulation | No information available | |
| | v. Street Notification | Not notified | |
| b. | Provision of Building by-laws as applicable | **PERMITTED** | **CONSUMED** |
| | i. FAR/FSI | --- | --- |
| | ii. Ground coverage | --- | --- |
| | iii. Number of floors | --- | --- |

| | | | | |
|---|---|---|---|---|
| | iv. Height restrictions | --- | --- | |
| | v. Front/ Back/Side Setback | --- | --- | |
| | vi. Status of Completion/ Occupational certificate | NA. | | |
| c. | Comment on unauthorized construction if any | NA | | |
| d. | Comment on Transferability of developmental rights | Free hold, restricted use for Wind Farm purpose only | | |
| e. | i. Planning Area/ Zone | --- | | |
| | ii. Master Plan Currently in Force | --- | | |
| | iii. Municipal Limits | Gram panchayat | | |
| f. | Developmental controls/ Authority | --- | | |
| g. | Zoning regulations | It is a village area not under zoning regulation. | | |
| h. | Comment on the surrounding land uses & adjoining properties in terms of uses | Windmills & Majorly all nearby lands are used for Agriculture purpose or lying barren. | | |
| i. | Comment of Demolition proceedings if any | NA | | |
| i. | Comment on Compounding/ Regularization proceedings | NA | | |
| j. | Any other aspect | --- | | |
| | i. Any information on encroachment | NA | | |
| | ii. Is the area part of unauthorized area/ colony | No (As per general information available) | | |
| **4.** | **DOCUMENT DETAILS AND LEGAL ASPECTS OF THE PROPERTY** | | | |
| a. | Ownership documents provided | Sale deed | --- | ---- |
| b. | Names of the Legal Owner/s | M/s. ACB India Limited | | |
| c. | Constitution of the Property | Free hold, restricted use for Wind Farm purpose only | | |
| d. | Agreement of easement if any | Not required | | |
| e. | Notice of acquisition if any and area under acquisition | No (As per general information available) | | |
| f. | Notification of road widening if any and area under acquisition | No (As per general information available) | | |
| g. | Heritage restrictions, if any | No | | |
| h. | Comment on Transferability of the property ownership | Free hold, restricted use for Wind Farm purpose only | | |
| i. | Comment on existing mortgages/ charges/ encumbrances on the property, if any | Yes | | |
| j. | Comment on whether the owners of the property have issued any guarantee *(personal or corporate)* as the case may be | No information provided | | |
| k. | Building plan sanction: | | | |
| | i. Is Building Plan sanctioned | NA | | |
| | ii. Authority approving the plan | NA | | |
| | iii. Any violation from the approved Building Plan | NA | | |
| | iv. Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan | ☐ Permissible Alterations | NA | |
| | | ☐ Not permitted alteration | NA | |
| l. | Whether Property is Agricultural Land if yes, any conversion is contemplated | No not an agricultural property | | |
| m. | Whether the property SARFAESI complaint | Yes | | |
| n. | i. Information regarding municipal taxes | Property Tax | No information provided | |

| | | | |
|---|---|---|---|
| | *(property tax, water tax, electricity bill)* | Water Tax | No information provided |
| | | Electricity Bill | No information provided |
| | ii. Observation on Dispute or Dues if any in payment of bills/ taxes | No such information came to knowledge. | |
| | iii. Is property tax been paid for this property | No information provided | |
| | iv. Property or Tax Id No. | -- | |
| o. | Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged | No | |
| p. | Qualification in TIR/Mitigation suggested if any | Legal opinion has to be given by Advocate/ legal expert. | |
| q. | Any other aspect | This is just an opinion report on Valuation based on the copy of the documents/ information provided to us by the client and has been relied upon in good faith of the property found as per the information given in the documents provided to us and/ or confirmed by the owner/ owner representative to us on site.<br><br>Legal aspects, Title verification, Verification of authenticity of documents from originals or cross checking from any Govt. deptt. of the property have to be taken care by legal expert/ Advocate. | |
| | i. Property presently occupied/ possessed by | Owner Itself | |

**NOTE: Please see point 6 of Enclosure: VIII – Valuer's Important Remarks*

| | | |
|---|---|---|
| **5.** | **ECONOMIC ASPECTS OF THE PROPERTY** | |
| a. | Reasonable letting value/ Expected market monthly rental | NA |
| b. | Is property presently on rent | No |
| | i. Number of tenants | NA |
| | ii. Since how long lease is in place | NA |
| | iii. Status of tenancy right | NA |
| | iv. Amount of monthly rent received | NA |
| c. | Taxes and other outgoing | NA |
| d. | Property Insurance details | NA |
| e. | Monthly maintenance charges payable | NA |
| f. | Security charges, etc. | NA |
| g. | Any other aspect | NA |
| **6.** | **SOCIO - CULTURAL ASPECTS OF THE PROPERTY** | |
| a. | Descriptive account of the location of the property in terms of social structure of the area in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc. | Low Income Group |
| b. | Whether property belongs to social infrastructure like hospital, school, old age homes etc. | No |
| **7.** | **FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES** | |
| a. | Description of the functionality & utility of the property in terms of: | |
| | i. Space allocation | NA |
| | ii. Storage spaces | NA |

| | | | |
|---|---|---|---|
| | iii. | Utility of spaces provided within the building | NA |
| | iv. | Car parking facilities | Yes |
| | v. | Balconies | NA |
| b. | Any other aspect | | |
| | i. | Drainage arrangements | No |
| | ii. | Water Treatment Plant | No |
| | iii. | Power Supply arrangements – Permanent | Yes |
| | | Power Supply arrangements – Auxiliary | No |
| | iv. | HVAC system | NA |
| | v. | Security provisions | NA |
| | vi. | Lift/ Elevators | NA |
| | vii. | Compound wall/ Main Gate | No |
| | viii. | Whether gated premises | No |

Internal development

| Garden/ Park/ Land scaping | Water bodies | Internal roads | Pavements | Boundary Wall |
|---|---|---|---|---|
| No | No | Yes | No | No |

| | | |
|---|---|---|
| **8.** | **INFRASTRUCTURE AVAILABILITY** | |
| a. | Description of Aqua Infrastructure availability in terms of: | |
| | i. Water Supply | No |
| | ii. Sewerage/ sanitation system | No |
| | iii. Storm water drainage | No |
| b. | Description of other Physical Infrastructure facilities in terms of: | |
| | i. Solid waste management | Not available |
| | ii. Electricity | Yes |
| | iii. Road and Public Transport connectivity | Yes |
| | iv. Availability of other public utilities nearby | Transport, Market, Hospital etc. not available in close vicinity |

c. Proximity & availability of civic amenities & social infrastructure

| School | Hospital | Market | Bus Stop | Railway Station | Metro | Airport |
|---|---|---|---|---|---|---|
| ~8 km | ~6 km | ~6 km | ~6 km | ~12 km | --- | --- |

| | |
|---|---|
| Availability of recreation facilities (parks, open spaces etc.) | No, This is a village area, no recreational facilities available nearby. |

| | | |
|---|---|---|
| **9.** | **MARKETABILITY ASPECTS OF THE PROPERTY** | |
| a. | Marketability of the property in terms of | |
| | i. Location attribute of the subject property | Average |
| | ii. Scarcity | Good availability of vacant land nearby. |
| | iii. Demand and supply of the kind of the subject property in the locality | Demand of the subject property is in accordance with the current use/ activity perspective only which is currently carried out in the property. |
| | iv. Comparable Sale Prices in the locality | Please refer to Part D: Procedure of Valuation Assessment |
| b. | Any other aspect which has relevance on the value or marketability of the property | The property has limited buyers, restricted use can only use for wind farm purpose |
| | i. Any New Development in surrounding area | No --- |

| | | | |
|---|---|---|---|
| | ii. Any negativity/ defect/ disadvantages in the property/ location | The property can only be used for Wind Farm purpose. | --- |

| | | | | |
|---|---|---|---|---|
| **10.** | **ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY** | | | |
| a. | Type of construction | **Structure** | **Slab** | **Walls** |
| | | NA | NA | NA |
| b. | Material & Technology used | **Material Used** | **Technology used** | |
| | | NA | NA | |
| c. | Specifications | | | |
| | i. Roof | **Floors/ Blocks** | **Type of Roof** | |
| | | NA | NA | |
| | ii. Floor height | NA | | |
| | iii. Type of flooring | NA | | |
| | iv. Doors/ Windows | NA | | |
| | v. Class of construction/ Appearance/ Condition of structures | NA | | |
| | | NA | | |
| | vi. Interior Finishing & Design | NA | | |
| | vii. Exterior Finishing & Design | NA | | |
| | viii. Interior decoration/ Special architectural or decorative feature | NA | | |
| | ix. Class of electrical fittings | NA | | |
| | x. Class of sanitary & water supply fittings | NA | | |
| d. | Maintenance issues | NA | | |
| e. | Age of building/ Year of construction | NA | NA | |
| f. | Total life of the structure/ Remaining life expected | NA | NA | |
| g. | Extent of deterioration in the structure | NA | | |
| h. | Structural safety | NA | | |
| i. | Protection against natural disasters viz. earthquakes etc. | NA | | |
| j. | Visible damage in the building if any | NA | | |
| k. | System of air conditioning | NA | | |
| l. | Provision of firefighting | No firefighting system installed | | |
| m. | Copies of the plan and elevation of the building to be included | NA | | |
| **11.** | **ENVIRONMENTAL FACTORS** | | | |
| a. | Use of environment friendly building materials like fly ash brick, other Green building techniques if any | Not Applicable | | |
| b. | Provision of rainwater harvesting | No | | |
| c. | Use of solar heating and lighting systems, etc. | No | | |
| d. | Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any | Negligible. | | |
| **12.** | **ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY** | | | |

| | | |
|---|---|---|
| a. | Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc. | Not Applicable |
| **13.** | **VALUATION** | |
| a. | Methodology of Valuation – Procedures adopted for arriving at the Valuation | Please refer to ***Part D: Procedure of Valuation Assessment*** of the report. |
| b. | Prevailing Market Rate/ Price trend of the Property in the locality/ city from property search sites | Please refer to ***Part D: Procedure of Valuation Assessment*** of the report and the screenshot annexure in the report, if available. |
| c. | Guideline Rate obtained from Registrar's office/ State Govt. gazette/ Income Tax Notification | Please refer to ***Point 3 of Part D: Procedure of Valuation Assessment*** of the report and the screenshot annexure in the report, if available. |
| d. | **Summary of Valuation** | For detailed Valuation calculation please refer to ***Part D: Procedure of Valuation Assessment*** of the report. |
| | **i. Guideline Value** | **Rs. 7,86,51,000/-** |
| | **1. Land** | **Rs. 7,86,51,000/-** |
| | **2. Building** | **---** |
| | **3. Plant & Machinery** | **---** |
| | **ii. Indicative Prospective Estimated Fair Market Value** | **Rs. 31,00,00,000/-** |
| | **iii. Expected Estimated Realizable Value** | **Rs. 26,35,00,000/-** |
| | **iv. Expected Forced/ Distress Sale Value** | **Rs. 23,25,00,000/-** |
| | **v. Expected Liquidation Value** | **Rs. 20,15,00,000/-** |
| | **vi. Valuation of structure for Insurance purpose** | **---** |
| e. | i. Justification for more than 20% difference in Market & Circle Rate | Circle rates are determined by the District administration as per their own theoretical internal policy for fixing the minimum valuation of the property for property registration tax collection purpose and Market rates are adopted based on prevailing market dynamics found as per the discrete market enquiries which is explained clearly in Valuation assessment factors. |
| | ii. Details of last two transactions in the locality/ area to be provided, if available | No authentic last two transactions details could be known. However prospective transaction details as per information available on public domain and gathered during site survey is mentioned in ***Part D: Procedure of Valuation Assessment*** of the report and the screenshots of the references are annexed in the report for reference. |
| **14.** | **Declaration** | a. The information provided by us is true and correct to the best of our knowledge and belief.<br>b. The analysis and conclusions are limited by the reported assumptions, limiting conditions, remarks.<br>c. Firm have read the Handbook on Policy, Standards and Procedures for Real Estate Valuation by Banks and HFIs in India, 2009 issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of our ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook as much as practically possible in the limited time available.<br>d. Procedures and standards adopted in carrying out the valuation and is mentioned in Part-D of the report which may have certain departures to the said IBA and IVS |

| | | |
|---|---|---|
| | | standards in order to provide better, just & fair valuation.<br>e. No employee or member of R.K Associates has any direct/ indirect interest in the property.<br>f. Our authorized surveyor **Dhawal Vanjari & Anit Bhanji** has visited the subject property on **10/4/2024** in the presence of the owner's representative with the permission of owner.<br>g. Firm is an approved Valuer of the Bank.<br>h. We have not been depanelled or removed from any Bank/Financial Institution/Government Organization at any point of time in the past.<br>i. We have submitted the Valuation Report directly to the Bank. |
| **15.** | **ENCLOSED DOCUMENTS** | |
| a. | Layout plan sketch of the area in which the property is located with latitude and longitude | Enclosed with the report |
| b. | Building Plan | Not Applicable |
| c. | Floor Plan | Not Applicable |
| d. | Photograph of the property (including geo-stamping with date) and owner (in case of housing loans, if borrower is available) including a "Selfie' of the Valuer at the site | Enclosed with the report along with other property photographs |
| e. | Certified copy of the approved / sanctioned plan wherever applicable from the concerned office | Either legal practitioner or authorised person of the property can get it from the concerned authority. Same is not attached with the report. |
| f. | Google Map location of the property | Enclosed with the Report |
| g. | Price trend of the property in the locality/city from property search sites viz Magickbricks.com, 99Acres.com, Makan.com etc. | No specific price trends available for this location on property search sites or public domain. |
| h. | Any other relevant documents/extracts<br>*(All enclosures & annexures to remain integral part & parcel of the main report)* | ***i.*** *Enclosure: I- Google Map*<br>***ii.*** *Enclosure: II- References on price trend of the similar related properties available on public domain, if available*<br>***iii.*** *Enclosure: III- Photographs of the property*<br>***iv.*** *Enclosure: IV- Copy of Circle Rate*<br>***v.*** *Enclosure: V- Important property documents exhibit*<br>***vi.*** *Enclosure: VI- Annexure: VI - Declaration-Cum-Undertaking*<br>***vii.*** *Enclosure: VII- Annexure: VII - Model Code of Conduct for Valuers*<br>**viii.** *Enclosure: VIII- Part E: Valuer's Important Remarks* |
| i. | **Total Number of Pages in the Report with enclosures** | **50** |

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

## PART C — AREA DESCRIPTION OF THE PROPERTY

| | | | |
|---|---|---|---|
| 1. | Land Area considered for Valuation | 9.71 hect. / 23.98 Acre | |
| | Area adopted on the basis of | Property Documents Only | |
| | Remarks & observations, if any | Land area considered as per the Sale deed provided to us. | |
| 2. | Constructed Area considered for Valuation (As per IS **3861-1966)** | **Built-up Area** | NA |
| | Area adopted on the basis of | --- | |
| | Remarks & observations, if any | --- | |

**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.*

R.K. Associates Valuers & Techno Engineering Consultants (P) Ltd.

## PART D — PROCEDURE OF VALUATION ASSESSMENT

| 1. | GENERAL INFORMATION | | | | |
|---|---|---|---|---|---|
| i. | Important Dates | **Date of Appointment** | **Date of Inspection of the Property** | **Date of Valuation Assessment** | **Date of Valuation Report** |
| | | 17 February 2024 | 10 April 2024 | 27 May 2024 | 27 May 2024 |
| ii. | Client | SBI, SARG, Corporate Center, 21st Floor Maker Tower "E", Cufffe Parade, Mumbai-400005 | | | |
| iii. | Intended User | SBI, SARG, Corporate Center, 21st Floor Maker Tower "E", Cufffe Parade, Mumbai-400005 | | | |
| 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 | For Company Restructuring purpose | | | |
| 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. This report is not a certification of ownership or survey number/ property number/ Khasra number which are merely referred from the copy of the documents provided to us. | | | |
| viii. | Manner in which the proper is identified | ☐ | Identified by the owner | | |
| | | ✓ | Identified by owner's representative | | |
| | | ☐ | Done from the name plate displayed on the property | | |
| | | ☐ | Cross checked from boundaries or address of the property mentioned in the documents | | |
| | | ☐ | Enquired from local residents/ public | | |
| | | ☐ | Identification of the property could not be done properly | | |
| | | ☐ | Survey was not done | | |
| ix. | Is property number/ survey number displayed on the property for proper identification? | No. | | | |
| x. | Type of Survey conducted | Only photographs taken (No sample measurement verification), since property is not demarcated. | | | |

| 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 | INDUSTRIAL | WINDMILLS |
| | | **Classification** | Income/ Revenue Generating Asset | |
| iv. | Type of Valuation *(Basis of Valuation as per IVS)* | Primary Basis | Market Value & Govt. Guideline Value | |
| | | Secondary Basis | On-going concern basis | |
| v. | Present market state of the Asset assumed *(Premise of Value as per IVS)* | Under Normal Marketable State | | |
| | | **Reason:** Asset under free market transaction state | | |
| vi. | Property Use factor | **Current/ Existing Use** | **Highest & Best Use** *(in consonance to surrounding use,* | **Considered for Valuation purpose** |

| | | | | |
|---|---|---|---|---|
| | | | *zoning and statutory norms)* | |
| | | Industrial (For Windmill) | Industrial (For Windmill) | Industrial (For Windmill) |
| vii. | Legality Aspect Factor | Assumed to be fine as per copy of the documents & information produced to us.<br>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.<br>Verification of authenticity of documents from originals or cross checking from any Govt. deptt. have to be taken care by Legal expert/ Advocate. | | |
| viii. | Class/ Category of the locality | Lower Middle Class (Average) | | |
| ix. | Property Physical Factors | **Shape** | **Size** | **Layout** |
| | | Irregular | Large | Normal Layout |
| x. | Property Location Category Factor | **City Categorization** | **Locality Characteristics** | **Property location characteristics** | **Floor Level** |
| | | Village | Average | Normal location within locality | NA |
| | | Rural | Within backward village area | --- | |
| | | **Property Facing** | | | |
| | | Different for different land parcels | | | |
| xi. | Physical Infrastructure availability factors of the locality | **Water Supply** | **Sewerage/ sanitation system** | **Electricity** | **Road and Public Transport connectivity** |
| | | No | Not Available | 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.) | Low Income Group | | |
| xiii. | Neighbourhood amenities | Average | | |
| xiv. | Any New Development in surrounding area | No | | |
| xv. | Any specific advantage in the property | None | | |
| xvi. | Any specific drawback in the property | The property can only be used for Wind Farm purpose only. | | |
| xvii. | Property overall usability/ utility Factor | Normal | | |
| xviii. | Do property has any alternate use? | No, it can only be used for Wind power generation purpose. | | |
| xix. | Is property clearly demarcated by permanent/ temporary boundary on site | No | | |
| xx. | Is the property merged or colluded with any other property | Yes<br>Since property is not demarcated. | | |
| xxi. | Is independent access | Clear independent access is available | | |

| | | | | |
|---|---|---|---|---|
| | available to the property | | | |
| xxii. | Is property clearly possessable upon sale | Yes | | |
| xxiii. | 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. | | |
| xxiv. | Hypothetical Sale transaction method assumed for the computation of valuation | 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. | | |
| xxv. | Approach & Method of Valuation Used | | **Approach of Valuation** | **Method of Valuation** |
| | | **Land** | **Market Approach** | **Market Comparable Sales Method** |
| xxvi. | Type of Source of Information | Level 3 Input (Tertiary) | | |
| xxvii. | **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. Vithoba Jadhav |
| | | | Contact No.: | +91-9665839321 |
| | | | Nature of reference: | Habitant of subject location |
| | | | Size of the Property: | ~5 acre |
| | | | Location: | 2.5 km from our subject property |
| | | | Rates/ Price informed: | Rs. 18 to 22 lakhs per acre |
| | | | Any other details/ Discussion held: | As per discussion with nearby property dealer, that there is not much availability of open category land near the concerned land. |
| | | **2.** | Name: | M/s. Rajesh Tunghe |
| | | | Contact No.: | +91-7385077033 |
| | | | Nature of reference: | Habitant of subject location |
| | | | Size of the Property: | ~4 - 5 acre |
| | | | Location: | 1 km from our subject locality |
| | | | Rates/ Price informed: | Rs. 20 to 22 lakhs per acre |
| | | | Any other details/ Discussion held: | As per discussion with nearby property dealer, the land is available for sale in the above-mentioned range. |
| | | *NOTE: The given information above can be independently verified to know its authenticity.* | | |
| xxviii. | Adopted Rates Justification | As per our discussion with the habitants of the subject location we have gathered the following information: -<br>1. There is not much availability of non-agriculture land in the subject locality.<br>2. As per discussion with the nearby people, the ongoing land rate in the locality are in range of Rs. 18 to 22 lakh per acre for depending upon shape, size, frontage and distance from highway.<br><br>Based on the above information and keeping in mind the availability of land in subject locality we are of the view to adopt a rate of **Rs. 20 lakhs per acre** for the purpose of this valuation assessment. | | |
| | ***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.* | | | |
| xxix. | **Other Market Factors** | | | |

| | | | |
|---|---|---|---|
| | Current Market condition | Normal | |
| | | **Remarks:** --- | |
| | | **Adjustments (-/+):** 0% | |
| | Comment on Property Salability Outlook | | |
| | | **Adjustments (-/+):** 0% | |
| | Comment on Demand & Supply in the Market | **Demand** | **Supply** |
| | | Moderate | Low |
| | | **Remarks:** | |
| | | **Adjustments (-/+):** 0% | |
| xxx. | Any other special consideration | **Reason: Selective Buyers (The land parcels can only be used for Wind power generation).** | |
| | | **Adjustments (-/+):** -10% | |
| xxxi. | Any other aspect which has relevance on the value or marketability of the property | NA<br><br>Valuation of the same asset/ property can fetch different values under different circumstances & situations. For e.g. 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.<br><br>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% | |
| xxxii. | **Final adjusted & weighted Rates considered for the subject property** | **Rs. 18 lakh per acre** | |
| xxxiii. | Considered Rates Justification | As per the thorough property & market factors analysis as described above, the considered estimated market rates appears to be reasonable in our opinion. | |
| xxxiv. | **Basis of computation & working** | | |

- *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.*

**xxxv. 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.*<br>*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.*<br>*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.*<br>*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.*<br>*g. 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. This valuation report is prepared for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township is approved and complied with all relevant laws and the subject unit is also approved within the Group Housing Society/ Township.* |
| xxxvi. | **SPECIAL ASSUMPTIONS** |
| | --- |
| xxxvii. | **LIMITATIONS** |
| | References of rates of industrial land in the subject locality are not available on public domain. |

| 3. | VALUATION OF LAND | | |
|---|---|---|---|
| | **Particulars** | **Govt. Circle/ Guideline Value** | **Indicative & Estimated Prospective Fair Market Value** |
| a. | Prevailing Rate range | Rs.810/- per sq.mtr. | Rs. 18 lakhs to 22 lakh per acre |
| b. | Rate adopted considering all characteristics of the property | Rs.810/- per sq.mtr. | Rs. 18 lakhs per acre |
| c. | Total Land Area considered *(documents vs site survey whichever is less)* | 9.71 hect. / 23.98 Acre | 9.71 hect. / 23.98 Acre |
| d. | **Total Value of land (A)** | Rs.810/- per sq.mtr. x 97,100 sq.mtr. | Rs. 18 lakhs per acres x 238.46 Acre |
| | | **Rs. 7,86,51,000/-** | **Rs. 4,31,64,000/-** |

R.K. Associates Valuers & Techno Engineering

## 4. VALUATION COMPUTATION OF BUILDING & CIVIL WORKS

NA

## 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.)* | --- | |
| e. | **Depreciated Replacement Value (B)** | --- | --- |
| 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.* | | |

## PART E — CHARACTERISTICS DESCRIPTION OF PLANT/ MACHINERY

| S.NO. | CONTENTS | DESCRIPTION | |
|---|---|---|---|
| **1.** | **TECHNICAL DESCRIPTION OF THE PLANT/ MACHINERY** | | |
| a. | Nature of Plant & Machinery | Wind Mills | |
| b. | Size of the Plant | Medium scale Plant | |
| c. | Type of the Plant | Fully Automatic | |
| d. | Year of Installation/ Commissioning/ COD (Commercial Operation Date) | 2005 | |
| e. | Production Capacity | 15 MW | |
| f. | Capacity at which Plant was running at the time of Survey | 15 MW | |
| g. | Number of Production Lines | 12 Windmills | |
| h. | Condition of Machines | Good. | |
| i. | Status of the Plant | Fully operational | |
| j. | Products Manufactured in this Plant | Electricity | |
| k. | Recent maintenance carried out on | Maintenance is done by Suzlon Energy Ltd. | |
| l. | Recent upgradation, improvements if done any | No | |
| m. | Total Gross Block & Net Block of Assets | **Gross Block** | **Net Block** |
| | | ***As on 30/09/2023*** | |
| | | Rs. 73,87,04,444/- | Rs. 18,45,63,264/- |
| n. | Any other Details if any | During Site inspection, the windmill was operational. | |
| **2.** | **MANUFACTURING PROCESS** | | |
| | | | |
| **3.** | **TECHNOLOGY TYPE/ GENERATION USED AND TECHNOLOGICAL COLLABORATIONS IF ANY** | | |
| a. | Technology Type/ Generation Used in this Plant | Asynchronous Dual Speed Generator | |
| b. | Technological Collaborations If Any | No | |
| c. | Current Technology used for this Industry in Market | Similar type of Technology as used in Subject plant. | |
| **4.** | **RAW MATERIALS REQUIRED & AVAILABILITY** | | |
| | Type of Raw Material | Wind | |
| | Availability | --- | |
| **5.** | **AVAILABILITY & STATUS OF UTILITIES** | | |
| | Power/ Electricity | Itself an Electricity generation unit. | |
| | Water | Available | |
| | Road/ Transport | Yes | |
| **6.** | **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 | No information provided | |

| | |
|---|---|
| **7.** | **SALES TRANSACTIONAL PROSPECTS OF SUCH PLANTS/ MACHINERY** |
| | On-going concern basis |
| | **Reason:** This is a Mid scale Plant and all are general used machines which can be used in similar industry and cost of dismantling and transporation will be very high for such type of 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 |
| **8.** | **DEMAND OF SUCH PLANT & MACHINERY IN THE MARKET** |
| | Appears to be good as per general information available in public domain. |
| **9.** | **SURVEY DETAILS** |
| a. | Plant has been surveyed by our Engineering Team on dated 10/04/2024 |
| b. | Site inspection was done in the presence of Company's Employee Mr. Vivek who were available from the company to furnish any specific detail about the Plant & Machinery. |
| c. | Our team examined & verified the machines and utilities from the FAR provided by the Company/bank. Only major machinery, process line & equipment has been verified. |
| d. | Photographs have also been taken of only Major Machines and its accessories installed there. |
| e. | Plant was found Operational at the time of survey. |
| f. | Details have been cross checked as per the documents provided to us by the company/bank and what was observed at the site. |
| g. | 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. |
| h. | Site Survey has been carried out on the basis of the physical existence of the assets rather than their technical expediency. |
| i. | As per the overall site visit summary, Plant appeared to be in good condition. |

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

## PART F 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** |
| | | 10 April 2024 | 27 May 2024 | 27 May 2024 |
| ii. | Client | SBI, SARG, Corporate Center, 21st Floor Maker Tower "E", Cufffe Parade, Mumbai-400005 | | |
| iii. | Intended User | SBI, SARG, Corporate Center, 21st Floor Maker Tower "E", Cufffe Parade, Mumbai-400005 | | |
| 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 | For Company Restructuring purpose | | |
| 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 | |
| | | ☐ | Identified from the available Invoices | |
| | | ☐ | Identification of the machines could not be done properly | |
| | | ☐ | Due to large number of machines/ inventories, only major production lines & machines have been checked | |
| | | ☐ | Physical inspection of the machines could not be done | |
| ix. | Type of Survey conducted | Full survey (inside-out with approximate sample random measurements verification & photographs). | | |

| 2. | ASSESSMENT FACTORS | | | | |
|---|---|---|---|---|---|
| i. | Nature of the Valuation | Fixed Assets Valuation | | | |
| ii. | Nature/ Category/ Type/ Classification of Asset under Valuation | **Nature** | **Category** | **Type** | |
| | | PLANT & MACHINERY | INDUSTRIAL | WINDMILL | |
| | | **Classification** | Income/ Revenue Generating Asset | | |
| iii. | Type of Valuation (Basis of Valuation as per IVS) | Primary Basis | Fair Market Value | | |
| | | Secondary Basis | On-going concern basis | | |
| iv. | Present market state of the Asset assumed (Premise of Value as per IVS) | Under Normal Marketable State | | | |
| | | Reason: Asset under free market transaction state | | | |
| v. | Physical Infrastructure availability factors of the locality | **Water Supply** | **Sewerage/ Sanitation system** | **Electricity** | **Road and Public Transport connectivity** |
| | | No | Not Available | Yes | Easily available |
| | | **Availability of other public utilities nearby** | | **Availability of communication facilities** | |
| | | Transport, Market, Hospital etc. are not available in close vicinity | | Major Telecommunication Service Provider & ISP connections are available | |

| | | | |
|---|---|---|---|
| vi. | Neighborhood amenities | Average | |
| vii. | Any New Development in surrounding area | No | |
| viii. | Any specific advantage/ drawback in the plant and machines | None | |
| ix. | Machines overall usability/ utility Factor | Good | |
| x. | 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. | |
| xi. | Hypothetical Sale transaction method assumed for the computation of valuation | 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. | Approach & Method of Valuation Used | **Approach of Valuation** | **Method of Valuation** |
| | | Cost Approach | Depreciated Replacement Cost Method |
| xiii. | Type of Source of Information | Level 3 Input (Tertiary) | |

| | | |
|---|---|---|
| xiv. | 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.<br>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. |
| xv. | **Basis of computation & working** | |

***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.*

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, Whole Sale Price Index (WPI) is used issued by Department Economic Advisor, Govt. of India.*

g. *For evaluating depreciation, Chart of Companies Act-2013, Central Electricity Commission Guidelines & Industry & institutional standards are used for ascertaining useful life of different types of machines are followed.*

h. *Market & Industry scenario is also explored for demand of such Plants.*

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. *Underline assumption for the evaluation of this Plant & Machinery is that it will be sold as an Integrated Plant and not as discrete/ piecemeal machinery basis.*

k. *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.*

l. *The valuation of the Plant/ Machinery has been done considering the plant as a whole. The indivisual 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.*

m. *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:***

n. *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.*

o. *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 take place in complete formal payment component may realize relatively less actual transaction value due to inherent added tax, stamp registration liabilities on the buyer.*

p. *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.*

q. *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.*

r. *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.*

s. *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.*

t. *This is just the fixed asset valuation of the project based on the cost & market approach methodologies considering the utility of the asset for the business & the company as on-ongoing concern basis. This Valuation shall not be construed as the transactional value of the Project which may be determined through Enterprise/ Business Valuation based on Income approach methodologies*

## xvi. ASSUMPTIONS

u. *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.*

v. *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.*

w. *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.*<br>*x. 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.*<br>*y. 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.* |
| xvii. | **SPECIAL ASSUMPTIONS** |
| | This is just core Asset Valuation and not an Enterprise Valuation. This report doesn't cover any prospective sale value of the Plant as a whole which is based on the cash flows of the business. |
| xviii. | **LIMITATIONS** |
| | --- |

R K Associates Valuers & Techno Engineering Consultants (P) Ltd.

## 3. VALUATION COMPUTATION OF PLANT & MACHINERY

**Remarks:**

1. Based on our tertiary research of similar plants, the cost of establishing a wind power plant facility ranges from Rs. 4.5 crore to Rs. 5.5 crore per megawatt (MW).
2. Our analysis estimates the replacement cost of the plant and equipment for the facility at Rs. 4.84 crore per megawatt (MW). This figure aligns with current market trends, taking into account the technological advancements.

***All values are in Rs.***

| PLANT & MACHINERY VALUATION SUMMARY- Sangli Windmill | | | | | |
|---|---|---|---|---|---|
| S. No. | | As per ACB as on 30-09-2023 | | As per RKA as on 10-05-2024 | |
| | Particular | Gross Block | Net Block | GCRC | Prospective Fair Market Value |
| 1 | Plant and machinery | 73,87,04,444 | 18,45,63,264 | 72,56,94,290 | 26,64,22,532 |
| | **Total** | **73,87,04,444** | **18,45,63,264** | **72,56,94,290** | **26,64,22,532** |

**Note:**

*1. Asset items pertaining to M/s. ACB INDIA LTD. 15 MW Windmill Plant, VILLAGE GHATNANDRE, TALUKA KAVATHE MAHANKAL, DISTRICT SANGLI Plant is only considered in this report.*

*2. ACB (India) has provided us the Fixed Asset Register (FAR) for the purpose of Valuation. This FAR has the capitalization of the items based on the capex incurred under various heads and shown it in under various phases. Hence, for the purpose of Valuation, we have taken the FAR having capex incurred.*

*3. For evaluating useful life for calculation of depreciation, Central Electricity Regulatory Commission, Chart of Companies Act-2013 and finally general practical trend of Coal Power Plant are referred.*

*4. Useful life of Primary machine of the Plant like Turbine Generator is taken as 15-25 years. For other auxiliary machinery & equipment average life varies from 5 – 25 years.*

*5. For evaluating the Gross current replacement cost of the machines and equipment, we have compared with the benchmark cost from the same type of plant with the same technology established recently.*

*6. During the site visit, the unit of the plant were operational and machines are in good condition. Our engineering team visited all the sections and manually inspected the machines and equipment's on the basis of their physical existence not on the basis technical.*

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

| 4. | CONSOLIDATED VALUATION ASSESSMENT OF THE ASSET | | |
|---|---|---|---|
| **S. No.** | **Particulars** | **Govt. Circle/ Guideline Value** | **Indicative & Estimated Prospective Fair Market Value** |
| 1. | Land Value (A) | Rs. 7,86,51,000/- | Rs. 4,31,64,000/- |
| 2. | Total BUILDING & CIVIL WORKS (B) | --- | --- |
| 3. | Additional Aesthetic Works Value (C) | --- | --- |
| 4. | Plant & Machinery Value (D) | --- | Rs. 26,64,22,532/- |
| 5. | **Total Add** (A+B+C+D) | **Rs. 7,86,51,000/-** | **Rs. 30,95,86,532/-** |
| 6. | Additional Premium if any | --- | --- |
| | Details/ Justification | --- | --- |
| 7. | Deductions charged if any | --- | --- |
| | Details/ Justification | --- | --- |
| 8. | **Total Indicative & Estimated Prospective Fair Market Value** | --- | **Rs. 30,95,86,532/-** |
| 9. | **Rounded Off** | --- | **Rs. 31,00,00,000/-** |
| 10. | **Indicative & Estimated Prospective Fair Market Value in words** | --- | **Rupees Thirty-One Crore Only/-** |
| 11. | **Expected Realizable Value (@ ~15% less)** | --- | **Rs. 26,35,00,000/-** |
| 12. | **Expected Distress Sale Value (@ ~25% less)** | --- | **Rs. 23,25,00,000/-** |
| 13. | **Expected Liquidation Value (@ ~35% less)** | --- | **Rs. 20,15,00,000/-** |
| 14. | **Percentage difference between Circle Rate and Fair Market Value** | --- | |
| 15. | **Note** | Value of Building and Plant and Machinery is not considered in the Govt. Guideline Value. | |

**16. Concluding Comments/ Disclosures if any**

a. This is just core Asset Valuation and not an Enterprise Valuation. This report doesn't cover any prospective sale value of the Plant as a whole which is based on the cash flows of the business.
b. 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.
c. We are independent of client/ company and do not have any direct/ indirect interest in the property.
d. This valuation has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.
e. 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.
f. As per the condition stipulated in the sale deed the land can be used only for the purpose of setting up of a Wind Farm and also can install Suzlon make WTG as per micro siting drawing prepared by the Suzlon Energy Ltd (SEL). The owner can further sale the land but with the conditions stipulated in the original sale deed. The road will be constructed by the seller ie M/s. Sajan Realities Pvt. Ltd. but it will be for common use of all the owners of the area.
g. 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.

h. 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.

i. Realizable and Liquidation values are considered based on the market negotiation discounting practice. It is not based on any scientific calculation. The actual market price achieved may be higher or lower than our estimate of value (or range of value) depending upon the circumstances of the transaction (for example the competitive bidding environment), the nature of the business (for example the purchaser's perception of potential synergies). The knowledge, negotiating ability and motivation of the buyers and sellers and the applicability of a discount or premium for control will also affect actual market price achieved. Accordingly, our valuation conclusion will not necessarily be the price at which actual transaction will take place.

j. 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.

k. 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.

l. 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.

m. 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.

## 17. 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.*

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

| | |
|---|---|
| | ***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.*<br>*Using the term "Market Value" without "Fair" omits the elements of proper marketing, acting knowledgeably & prudently.*<br>*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.*<br>*The **Cost** of an asset represents the actual amount spend in the construction/ actual creation of the asset.*<br>*The **Price** is the amount paid for the procurement of the same asset.*<br>*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.*<br>*Therefore, in actual for the same asset/ property, cost, price & value remain different since these terms have different usage & meaning.* |
| **18.** | ***Enclosures with the Report:***<br>• *Enclosure: I- Google Map*<br>• *Enclosure: II- References on price trend of the similar related properties available on public domain, if available*<br>• *Enclosure: III- Photographs of the property*<br>• *Enclosure: IV- Copy of Circle Rate*<br>• *Enclosure: V- Important property documents exhibit*<br>• *Enclosure: VI- Annexure: VI - Declaration-Cum-Undertaking*<br>• *Enclosure: VII- Annexure: VII - Model Code of Conduct for Valuers*<br>• *Enclosure: VIII- Part E: Valuer's Important Remarks* |

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

## 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 | PM REVIEWER | L1/ L2 REVIEWER |
|---|---|---|---|
| Dhawal Vanjari & Anit Bhanji | Yash Bhatnagar | Abhinav Chaturvedi | Anil Kumar |
| | | | |

RK Associates Valuers & Techno Engineering Consultants (P) Ltd.

## ENCLOSURE: I – GOOGLE MAP LOCATION

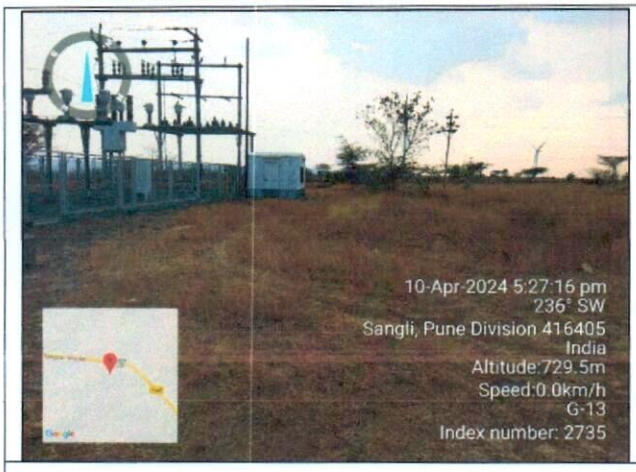
Valuers & Techno Engineering Consultants Pvt. Ltd. ★ RK Associates

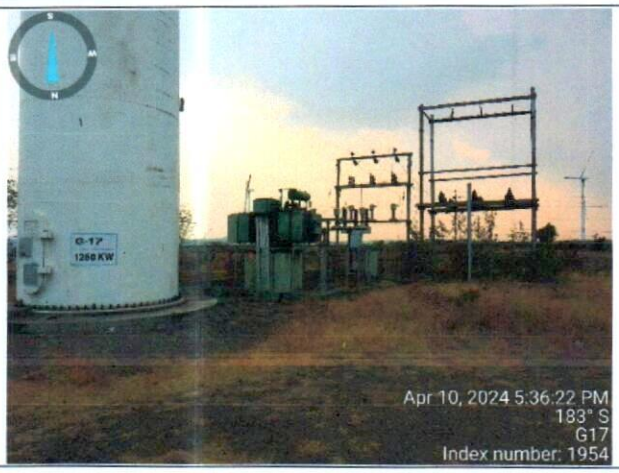
## ENCLOSURE: II - REFERENCES ON PRICE TREND OF THE SIMILAR RELATED PROPERTIES AVAILABLE ON PUBLIC DOMAIN

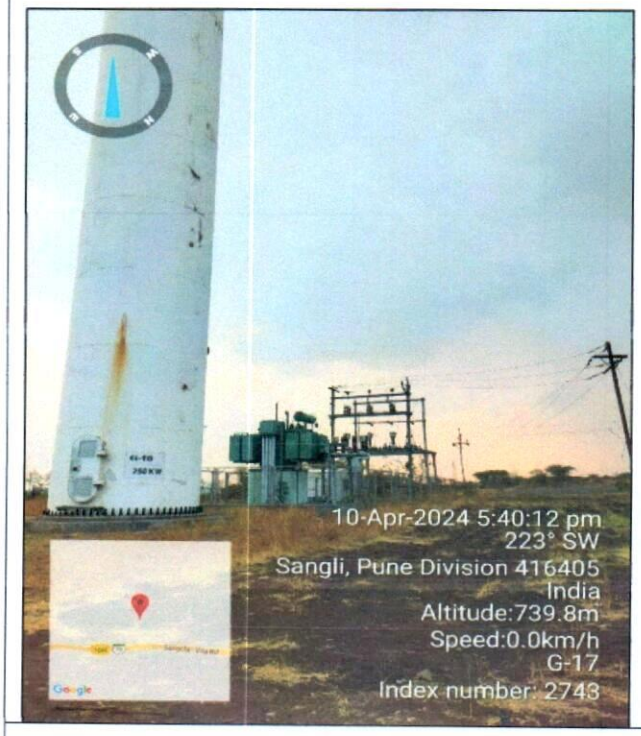
***No specific references related to subject locality are available on public domain***

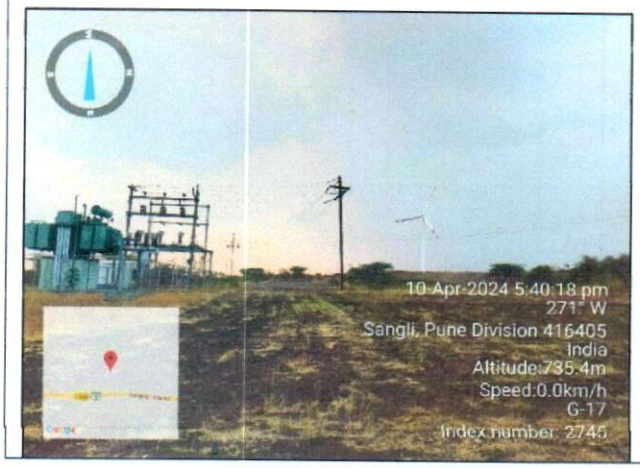
## ENCLOSURE: III – PHOTOGRAPHS OF THE PROPERTY

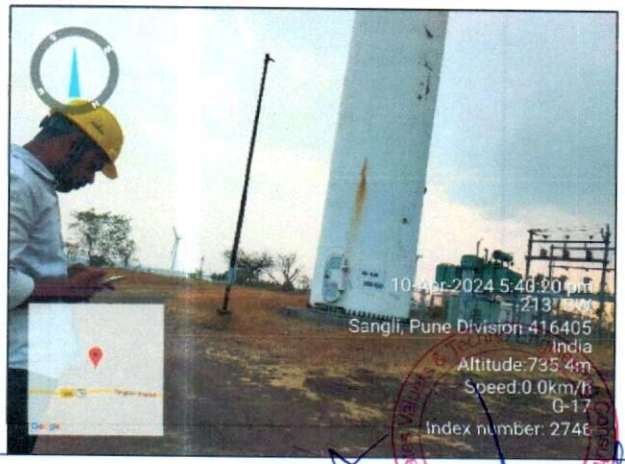
[redacted]

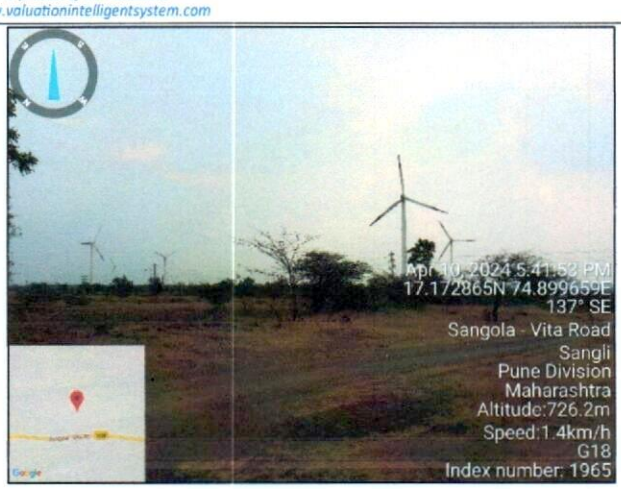


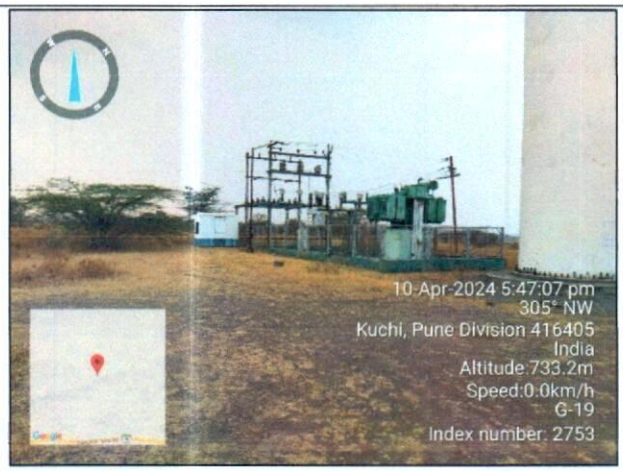



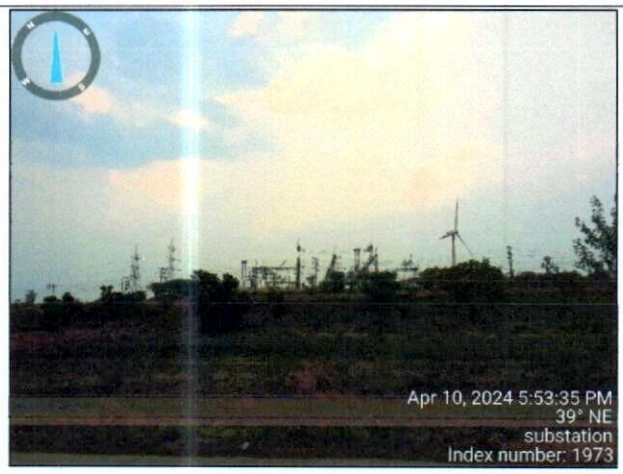



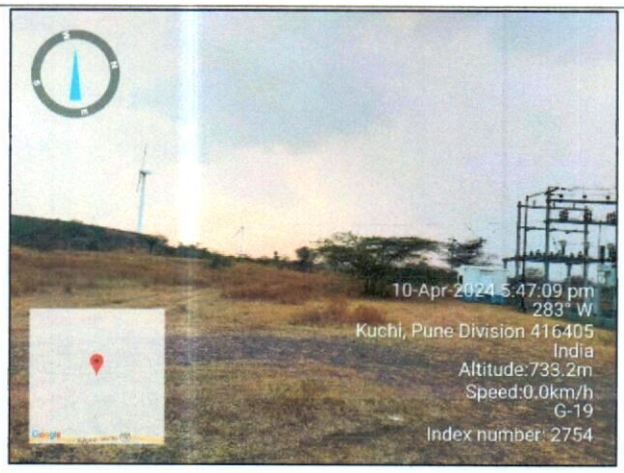









R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

## ENCLOSURE: IV – COPY OF CIRCLE RATE

Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

**Annual Statement of Rates Ver. 2.0**
**( बाजारमूल्य दर पत्रक आवृत्ती 2.0 )**

Home | Valuation Guidelines | User Manual

Year 2024-2025 | Language English

Selected District: Sangli

Select Taluka: Kavathe Mahankal

Select Village: Ghatanandre

Vibhag Number 1

| Assesment Type | Assesment Range | Rate Rs/- | Unit |
|---|---|---|---|
| ऊस शेती | 0-7.50 | 1043500 | हेक्टर |
| ऊस शेती | 7.51-च्या पुढे | 1307000 | हेक्टर |
| गावठाणातील मिळकती | 0-0.00 | 880 | चौरस मीटर |
| हापवेवरील जमिनी | 0-0 | 810 | चौरस मीटर |
| बिनशेती जमीनी भूखंड | 0-0 | 820 | चौरस मीटर |
| औद्योगिक बिनशेती जमिनी | 0-0.00 | 810 | चौरस मीटर |

12

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

## ENCLOSURE V: IMPORTANT PROPERTY DOCUMENTS EXHIBIT

### Sale Deed

TO AND IN FAVOUR OF

**M/S.ARYAN COAL BENEFICATIONS PVT LTD.**, a Company duly incorporated under Companies Act, 1956 having its registered Office at- C-102, NewMultan Nagar, Rohatak Road, New Delhi-110 056 and represented by its Authorised Signatory **Shri.Abhijeet Ashok Pandharpure** aged-29 years,residing at- Plot no.22, Abhiman Park, Kooper Colony, Sadar Bazar, Satara. Hereinafter called the **PURCHASER**( which term shall mean and include all its legal representatives, administrators, successors and assigns).

i.**WHEREAS** the **VENDORS** are absolutely seized and possess of or otherwise well and sufficiently entitled to the lands situated , more particularly described in the schedule 'A' hereunder written.

**AND WHEREAS** the **VENDORS** confirms and assures the Purchaser that the VENDORS is lawfully and absolutely entitled to sell and transfer the lands described in the Schedule hereunder written without any prior permission or approval from any Government or Semi Government Authority and/or are not restricted or prevented in any manner to sell this lands under the prevalent agricultural laws or any other law concerning this lands. **AND WHEREAS** the Power of Attorney executed by the VENDORS in favour of **M/s SARJAN REALITIES LTD.** is in full force and effect and is not withdrawn or cancelled as on the date of execution of this Sale Deed.

II. **AND WHEREAS** the **CONSENTING PARTY** has entered in to an agreement for sale with the **VENDORS** for the afore mentioned lands with a specific purpose and object of utilizing these lands and/or causing the said lands utilized for wind farm project purposes, by installing **SUZLON** make WTGs only as per micro-siting drawings prepared by **SUZLON ENERGY LTD (SEL)** to achieve the best possible power generation.

I. **AND WHEREAS** the **CONSENTING PARTY** and the **VENDORS** has decided to utilize the aforesaid lands for Wind Farm purposes by installing Wind Mills

manufactured and supplied by (**SEL**) and/or to sell or cause it to be sold the said lands or any part or parts thereof, only to that/those purchase the said lands or any part or parts thereof for similar object and purpose with the understanding and condition that it shall be utilized by such purchaser only for Wind Farm purposes and for no other purposes. Which may prejudice and/or adversely affect in any manner power generation in any part or portion of the entire said lands and/or in any adjoining lands, and by installation of wind mills manufactured, and supplied by **SEL** only and or no/other Brand or make and as per the micro-siting drawing prepared by **SEL** only to achieve the best possible power generation.

IV. **AND WHEREAS** the **CONSENTING PARTY** is to develop, developed and constructed and is to further develop and construct a road as and when necessary from time to time at site to be used in common with all other entitled to the use thereof. The Purchaser would be entitled to use this road in common with others and shall not be entitled to restrict or obstruct use of such portion of road passing through the strip of lands purchased by it by others.

V. **AND WHEREAS** the **VENDORS** hereto has agreed to sell and the **PURCHASER** has agreed to purchase from the **VENDORS** the part of lands, more particularly described in the schedule 'A' hereunder written, hereinafter referred to as "the said Properties" at or for a lump sum price or consideration as mentioned hereinafter in para 1 of this sale-deed on the terms, covenants and stipulations, contained herein (the plan is annexed hereto with thick Black Color Boundary lines).

VI. **AND WHEREAS** the **VENDORS** further clarifies that the said lands are either /or barren, partly jirayat and dry lands, which are not suitable for any agricultural purpose, and as such, the said lands/Properties in its present status and can be freely sold by the **VENDORS** and can freely purchased by the **PURCHASER** in lawful manner.

VII. **AND WHEREAS** the **PURCHASER** has called upon the **VENDORS** to execute this Deed of conveyance in favour of the **PURCHASER** in respect of the said Properties for the agreed price as mentioned in para 1 of this sale-deed, which the **VENDORS** agreed to do in the manner hereafter appearing.

**NOW THIS DEED WITNESSETH AS FOLLOWS:**

In pursuance of the agreement arrived at between both the parties hereto and

## SCHEDULE 'A'

ALL THAT PART AND PARCEL of Barren, partly Jirayat and Sada-Pad Lands are situated at- Village-Ghatnandre, Taluka-Kavathe Mahankal, District-Sangali.

| Gut.no./ Survey no. | Total Area as per 7/12 ext Hector / R | Class of lands | Area by Agreement to Sell Hector / R | Safe-Deed Area Hector / R | Area in Acres |
|---|---|---|---|---|---|
| 1017 | 10.66 | Class-I | 10.66 | 0.81 | 2.00 |
| 1018 | 14.46 | Class-I | 12.04 | 1.62 | 4.00 |
| 1010 | 14.89 | Class-I | 4.00 | 0.81 | 2.00 |
| 1028 | 2.02 | Class-I | 0.80 | 0.80 | 1.98 |
| 1035 | 13.53 | Class-I | 3.38 | 0.81 | 2.00 |
| 1053 | 14.43 | Class-I | 1.60 | 0.81 | 2.00 |
| 1054 | 7.50 | Class-I | 2.50 | 0.81 | 2.00 |
| 927 | 10.95 | Class-I | 3.35 | 0.81 | 2.00 |
| 971 | 4.22 | Class-I | 4.22 | 0.81 | 2.00 |
| 998 | 0.73 | Class-I | 0.36.5 | 0.36 | 0.89 |
| 999 | 0.87 | Class-I | 0.87 | 0.45 | 1.11 |
| 1045 | 7.63 | Class-I | 3.00 | 0.81 | 2.00 |
| Total Area | | | | 9.71 | 23.98 |

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

# PPA

सत्यमेव जयते

**INDIA NON JUDICIAL**

**Government of National Capital Territory of Delhi**

**e-Stamp**

| | | |
|---|---|---|
| Certificate No. | : | IN-DL09125979890276U |
| Certificate Issued Date | : | 01-Nov-2022 05:12 PM |
| Account Reference | : | IMPACC (IV)/ dl777203/ DELHI/ DL-DLH |
| Unique Doc. Reference | : | SUBIN-DLDL7772039522698028938 3U |
| Purchased by | : | ACB INDIA LIMITED |
| Description of Document | : | Article Others |
| Property Description | : | Not Applicable |
| Consideration Price (Rs.) | : | 0 (Zero) |
| First Party | : | ACB INDIA LIMITED |
| Second Party | : | Not Applicable |
| Stamp Duty Paid By | : | ACB INDIA LIMITED |
| Stamp Duty Amount(Rs.) | : | 100 (One Hundred only) |

Please write or type below this line

**ADDENDUM TO AGREEMENT OF POWER SALE**

With reference to the Power Purchase Agreement (**"Agreement"**) signed between M/s TATA Motors Limited and M/s ACB (India) Limited on date 15th September 2022, this Addendum to Agreement is executed by and between the Parties (hereinafter referred to as "**Addendum**").

This Addendum is executed on the 28th day of February of the year 2023 by and between **M/s. ACB (India) Limited** (SELLER/Generator) and **M/s. TATA Motors Limited** (BUYER), with respect to the privious Power Purchase Agreement with an ending date of 31/03/2023.

ACB (INDIA) LTD. GURUGRAM

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

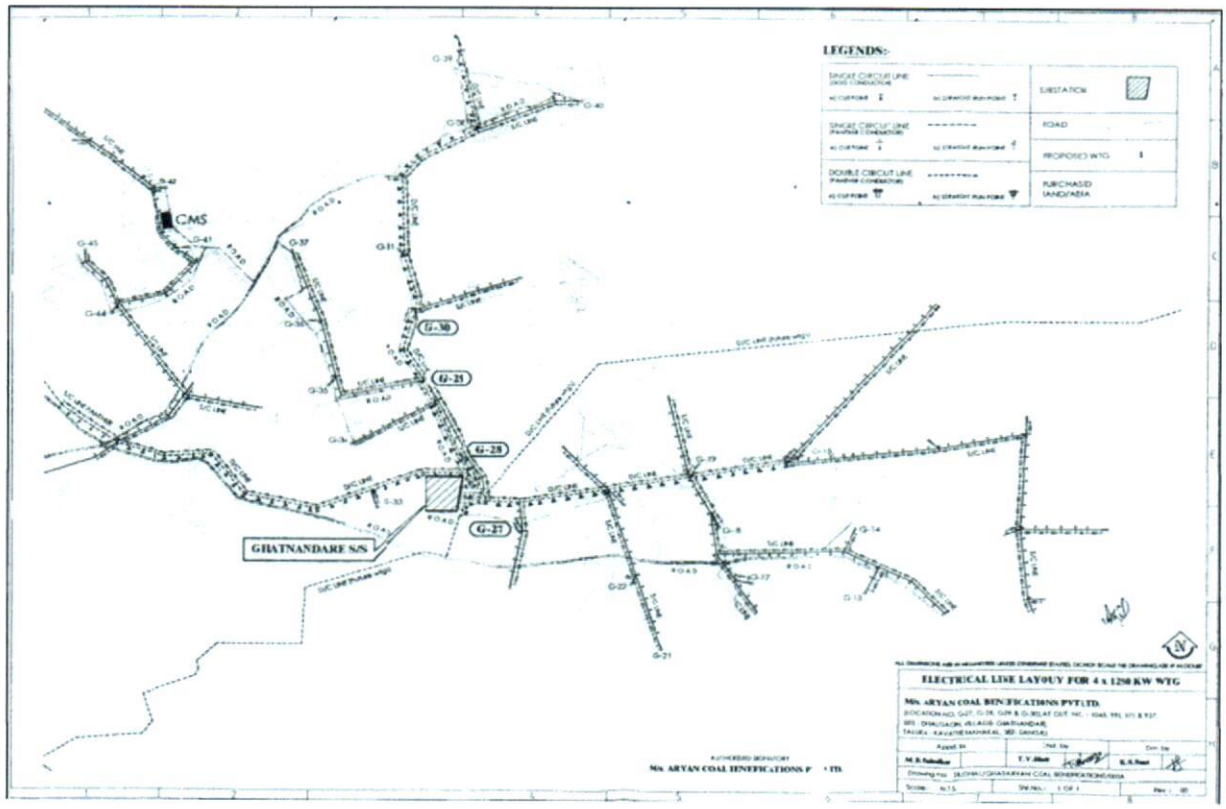
Now therefore, in consideration of all the mutual covenants that are contained herein and other good and valuable consideration, the SELLER and BUYER do hereby agree to the following:

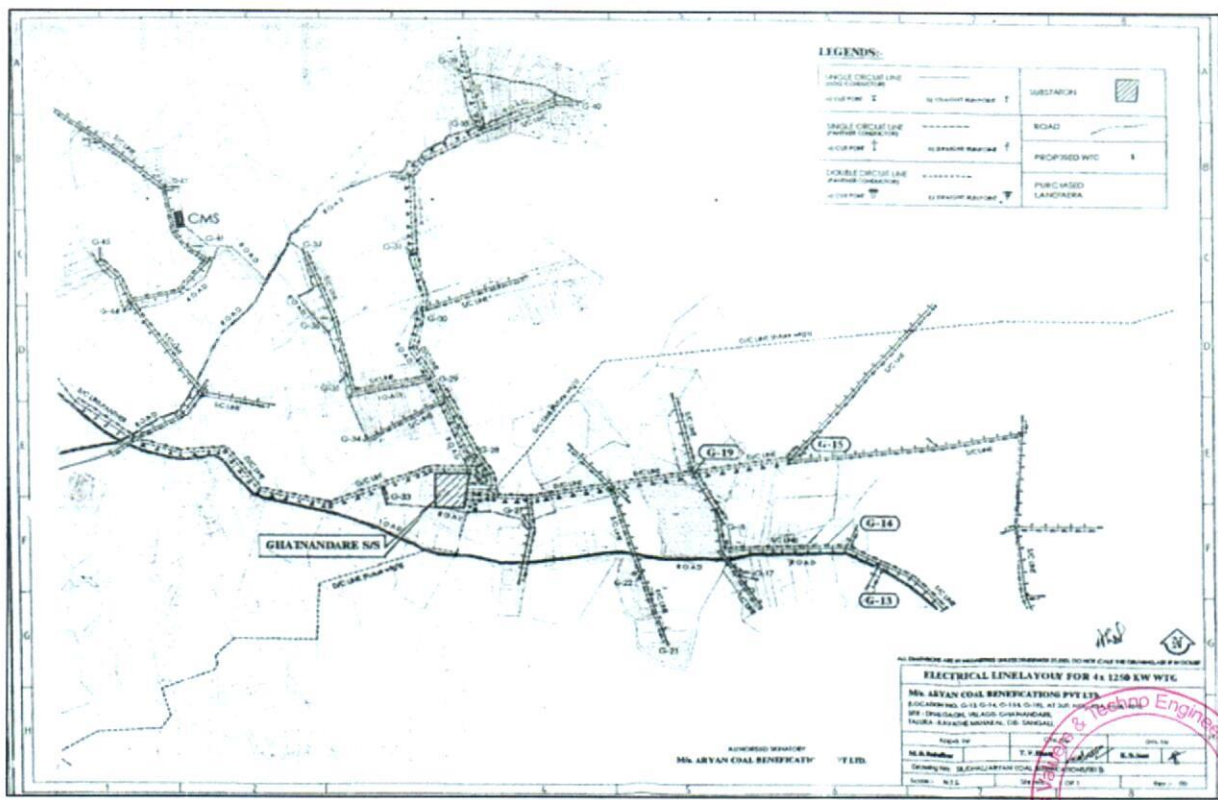
- SELLER and BUYER acknowledge and agree that this Addendum is incorporated into and made a part of the previous Agreement.
- The validity of Agreement is extended for the period from 01/04/2023 to 31/03/2026 and the clause 4 "Terms of the Agreement" stands suitably amended.
- In the event of any conflict or inconsistency between the provisions of the Agreement and Addendum, the provisions of Agreement shall prevail if the said provisions or its amendment is not specifically mentioned in this Addendum.
- Both the parties have executed this Addendum for Sale & Purchase of Wind Power, which shall be governed by the prevailing MERC Distribution Open Access Regulations.
- Either Party can terminate the Agreement and Addendum by giving 30 (Thirty) days advance written Notice.
- All other terms and conditions of the Agreement except those stated in this Addendum will remain same for the extended validity period of the Agreement.
- For the power generated during the contract period, the seller will apply for REC and subsequent to registration of REC shall avail the green attributes of REC.

IN WITNESS HERE OF and intending to be bound by the terms and conditions hereof, each of the parties has caused this Addendum to be executed by its duly authorized representative.

| SELLER | BUYER |
|---|---|
| (Gyanprakash Gupta- Head-Commercial) | Sunil Kumar Tiwari<br>(~~Alok Kumar Singh~~ – Plant Head CVBUPune) SKT |
| **FOR M/s ACB (India) Limited** | **FOR M/s. TATA Motors Limited** |
| | Sunil Kumar Tiwari<br>Plant Head - TMCV Pune |
| Witness | |
| Mr. Lalit Rathee | Mr. Hemanta Das – Head (CCE CVBU Pune) |

## Site Plan




RK Associates Valuers & Techno Engineering Consultants Pvt. Ltd.

## ENCLOSURE VI: ANNEXURE: DECLARATION-CUM-UNDERTAKING

a Persons worked on this report are citizen of India.

b No employee or member of R.K Associates has any direct/ indirect interest in the property or become so interested at any time during a period of three years prior to our appointment as valuer or three years after the valuation of assets was conducted by us.

c The information furnished in our valuation report dated 27/5/2024 is true and correct to the best of our knowledge and belief and we have made an impartial and true valuation of the property.

d Our authorized Engineer/ surveyor Dhawal Vanjari & Anit Bhanji have personally inspected the property on 10/4/2024 the work is not subcontracted to any other valuation firm and is carried out by us.

e We have not been depanelled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, we will inform you within 3 days of such depanelment.

f We have not been removed/ dismissed from service/employment earlier.

g We have not been convicted of any offence and sentenced to a term of imprisonment.

h Company is not found guilty of misconduct in professional capacity.

i Persons worked on this report are not declared to be unsound mind.

j Company is not undischarged bankrupt or has not applied to be adjudicated as a bankrupt.

k Company is not an undischarged insolvent.

l No penalty is levied under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty.

m Company is not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and

n Our PAN Card number/ GST number as applicable is **AAHCR0845G/ 09AAHCR0845G1ZP.**

o We undertake to keep you informed of any events or happenings which would make us ineligible for empanelment as a valuer.

p We have not concealed or suppressed any material information, facts and records and we have made a complete and full disclosure.

q We have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2009 of the IBA and has tried to apply the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of our ability as much as practically possible in the limited time available.

r We have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class and has tried to apply the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable to the best of our ability as much as practically possible in the limited time available.

s Procedures and standards adopted in carrying out the valuation and is mentioned in Part-D of the report which may have certain departures to the said IBA and IVS standards in order to provide better, just & fair valuation.

t We abide by the Model Code of Conduct for empanelment of valuer in the Bank.

u The authorized Engineers of the company who has worked on the assignment has signed this valuation report.

v The work is taken on the instructions of the Bank.

w Further, we hereby provide the following information.

| S.No. | Particulars | Valuer comment |
|---|---|---|
| 1. | Background information of the asset being valued | This is a 15 MW Wind Power Plant located at aforesaid address having the total land area is 9.71 hect. / 23.98 Acre is considered for valuation as found on as-is-where basis which owner/ owner representative/ client/ bank has shown/ identified to us on the site physically 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. |

| | | | |
|---|---|---|---|
| 2. | Purpose of valuation and appointing authority | Please refer to Part-D of the Report. | |
| 3. | Identity of the experts involved in the valuation | **Survey Analyst:** Er. Dhawal Vanjari & Er. Anit Bhanji<br>**Valuation Engineer:** Er. Yash Bhatnagar<br>**PM Reviewer:** Er. Abhinav Chaturvedi<br>**L1/ L2 Reviewer:** Er. Anil Kumar | |
| 4. | Disclosure of valuer interest or conflict, if any | No relationship with the borrower and no conflict of interest. | |
| 5. | Date of appointment, valuation date and date of report | **Date of Appointment:** | **17/2/2024** |
| | | **Date of Survey:** | **10/4/2024** |
| | | **Valuation Date:** | **27/5/2024** |
| | | **Date of Report:** | **27/5/2024** |
| 6. | Inspections and/ or investigations undertaken | Yes, by our authorized Survey Engineer Mr. Dhawal Vanjari & Mr. Anit Bhanji on 10/4/2024. Property was shown and identified by **Mr. Vivek (+91-9011374329)** | |
| 7. | Nature and sources of the information used or relied upon | Please refer to Part-D of the Report. Level 3 Input (Tertiary) has been relied upon. | |
| 8. | Procedures adopted in carrying out the valuation and valuation standards followed | Please refer to Part-D of the Report. | |
| 9. | Restrictions on use of the report, if any | Value varies with the Purpose/ Date/ Market & Asset Condition & Situation prevailing in the market. We recommend not to refer the indicative & estimated prospective Value of the asset given in this report if any of these points are different from the one mentioned aforesaid in the Report.<br>This report has been prepared for the purposes stated in the report and should not be relied upon for any other purpose. Our client is the only authorized user of this report and is restricted for the purpose indicated in this report. I/we do not take any responsibility for the unauthorized use of this report.<br>During the course of the assignment, we have relied upon various information, data, documents in good faith provided by Bank/ client both verbally and in writing. If at any point of time in future it comes to knowledge that the information given to us is untrue, fabricated, misrepresented then the use of this report at very moment will become null & void.<br>This report only contains general assessment & opinion on the indicative, estimated Market Value of the property for which Bank has asked to conduct the Valuation for the asset as 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 which has been relied upon in good faith. 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.<br>This report is not a certification of ownership or survey number/ property number/ Khasra number which are merely referred from the copy of the documents provided to us. | |
| 10. | Major factors that were taken into account during the valuation | Please refer to Part A, B & C of the Report. | |
| 11. | Major factors that were not taken into account during the valuation | Please refer to Part A, B & C of the Report. | |

| | | |
|---|---|---|
| 12. | Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report. | Please refer to Part E of the Report and Valuer's Important Remarks enclosed herewith. |

**Date: 27/5/2024**
**Place:** Noida

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

**Signature**

**(Authorized Person of R.K Associates Valuers & Techno Engg. Consultants (P) Ltd.)**

## ENCLOSURE VII: ANNEXURE: MODEL CODE OF CONDUCT FOR VALUERS

### Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavor to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

### Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client in so far as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

### Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching or offering" convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

### Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

**Information Management**

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organization with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organization with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

**Gifts and hospitality.**

25. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.
    Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself.

**Remuneration and Costs.**

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

**Occupation, employability and restrictions.**

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

**Miscellaneous**

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time

Signature of the Authorized Person: _____

Name of the Valuation company: R.K Associates Valuers & Techno Engg. Consultants (P) Ltd.

Address of the Valuer: D-39, Sector-2, Noida-201301

Date: 27/5/2024

## PART E — ENCLOSURE: VIII - 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 up to 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 at least 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. |