

REPORT FORMAT: V-L14 (Bank - Composite Plant – Large)

Version: 10.2.2022

CASE NO. VIS (2024-25)-PL264-227-298

DATED: 08/08/2024

# VALUATION REPORT

OF

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

SITUATED AT

VILLAGE KHAIRI KHURD, TEHSIL HINGNA, NAGPUR, MAHARASHTRA  
DG SET – MIHAN SEZ, VILLAGE DAHEGAON, NAGPUR, MAHARASHTRA

■ Corporate Valuers

■ Business/ Enterprise/ Equity Valuations

■ Lender's Independent Engineers (LIE)

■ Techno Economic Viability Consultants (TEV)

■ Agency for Specialized Account Monitoring (ASM)

■ Project Techno-Financial Advisors

■ Chartered Engineers

■ Industry/ Trade Rehabilitation Consultants

■ NPA Management

■ Panel Valuer & Techno Economic Consultants for PSU Banks

REPORT PREPARED FOR

SREI INFRASTRUCTURE FINANCE LIMITED, SUPREME BUSINESS PARK, A WING,

9TH FLOOR, 901, POWAI, MUMBAI – 400076

**\*\*Important - In case of any query/ issue/ concern or escalation you may please contact Incident Manager @**

**valuers@rkassociates.org. We will appreciate your feedback in order to improve our services.**

**NOTES:** As per IBA Guidelines please provide your feedback on the report within 15 days of its submission after which

report will be considered to be accepted & correct.

Valuation Terms of Services & Valuer's Important Remarks are available at [www.rkassociates.org](http://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](http://www.rkassociates.org)




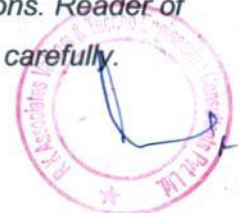
### **IMPORTANT NOTICE**

**COPYRIGHT FORMAT:** This report is prepared on the copyright format of R. K. Associates Valuers & Techno Engineering Consultants (P) Ltd. (R. K. Associates) to serve our clients with the best possible information and analysis to facilitate them to take rational business decisions. Legally no one can copy or distribute this format without prior approval from R.K Associates. It is meant only for the advisory/ reference purpose for the organization/s as mentioned on the cover page of this report. Distribution or use of this format by any organization or individual other than R.K Associates will be seen as an unlawful act and necessary legal action can be taken against the defaulters.

This report is intended for the sole use of the intended recipient/s and contains material that is **STRICTLY CONFIDENTIAL AND PRIVATE**.

**DEFECT LIABILITY PERIOD:** In case of any query/ issue or escalation you may please contact Incident Manager at [valuers@rkassociates.org](mailto:valuers@rkassociates.org). 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 up to their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner.

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

**LIST OF ABBREVIATIONS**

FAR	Fixed Asset Register
EPC	Engineering, Procurement & Construction
COD	Commercial Operation Date
PPA	Power-Purchase Agreement
FSA	Fuel Supply Agreement
TPP	Thermal Power Plant
AMNEPL	Abhijeet MADC Nagpur Energy Pvt. Ltd.
CERC	Central Electricity Regulatory Commission
GCV	Gross Calorific Value
RCC	Reinforced Cement Concrete
HVAC	Heating, Ventilation & Air-conditioning
WPI	Wholesale Price Index
PAF	Plant Available Factor
PLF	Plant Load Factor
TG	Turbine-Generator
BTG	Boiler, Turbine & Generator
ESP	Electro-Static Precipitator
FA	Fly Ash
GT	Generator Transformer
DDCMIS	Distributed Digital Control Monitoring & Information System
DCS	Distributed Control System
SG	Steam Generator
STG	Steam Turbine Generator
BFP	Boiler Feed Pump
HP	High Pressure
LP	Low Pressure





**TABLE OF CONTENTS**

SECTIONS	PARTICULARS	PAGE NO.
<b>Part A</b>	<b>SNAPSHOT OF THE ASSET/ PROPERTY UNDER VALUATION</b>	<b>05</b>
<b>Part B</b>	<b>SUMMARY OF THE VALUATION REPORT</b>	<b>06</b>
<b>Part C</b>	<b>INTRODUCTION</b>	<b>08</b>
	1. Name of the Project	<b>08</b>
	2. Purpose of the Report	<b>08</b>
	3. Brief Description of the Project	<b>08</b>
	4. Type of Report	<b>15</b>
	5. Scope of the Report	<b>15</b>
	6. Documents/Data Referred	<b>15</b>
<b>Part D</b>	<b>RKA FORMAT ON OPINION REPORT ON VALUATION</b>	<b>16</b>
<b>Part E</b>	<b>AREA &amp; SPECIFICATION DESCRIPTION OF THE PROJECT TANGIBLE ASSET</b>	<b>23</b>
	1. Land Area	<b>24</b>
	2. Building & Structures Area	<b>24</b>
<b>Part F</b>	<b>PROJECT NOCS &amp; STATUTORY APPROVAL DETAILS</b>	<b>29</b>
<b>Part G</b>	<b>PROCEDURE OF VALUATION ASSESSMENT</b>	<b>30</b>
	1. Land Valuation Assessment	<b>30</b>
	2. Building Valuation Assessment	<b>39</b>
<b>Part H</b>	<b>CHARACTERISTICS DESCRIPTION OF PLANT/ MACHINERY</b>	<b>42</b>
<b>Part I</b>	<b>PROCEDURE OF VALUATION ASSESSMENT – PLANT &amp; MACHINERY</b>	<b>53</b>
<b>Part J</b>	<b>CONSOLIDATED VALUATION ASSESSMENT OF THE PLANT</b>	<b>58</b>
<b>Part K</b>	<b>VALUER'S IMPORTANT REMARKS</b>	<b>72</b>

*Handwritten signature and stamp*



**PART A**

**SNAPSHOT OF THE ASSET/ PROPERTY UNDER VALUATION**

**4 x 61.5 MW (246 MW) TPP**



**25 MW DG Set Plant**



*Handwritten signature and a circular stamp of R.K. Associates are visible in this area.*



**PART B**

**SUMMARY OF THE VALUATION REPORT**

S.NO.	CONTENTS		DESCRIPTION
1.	GENERAL DETAILS		
a.	Report prepared for	SREI Infrastructure Finance Limited, Supreme Business Park, A WING, 9th Floor, 901, Powai, Mumbai - 400076	
b.	Name of Borrower unit	M/s Abhijeet MADC Nagpur Energy Pvt. Ltd. (AMNEPL)	
c.	Name of Property Owner	M/s Abhijeet MADC Nagpur Energy Pvt. Ltd. (AMNEPL)	
d.	Address & Phone Number of the owner	TPP- Village Khairi Khurd, Tehsil Hingna, Nagpur, Maharashtra DG Set – Mihan Sez, Village Dahegaon, Nagpur, Maharashtra	
e.	Type of the Property	Thermal Power Plant (Land, Building and Plant & Machinery)	
f.	Type of Valuation Report	Industrial Land & Building and Plant & Machinery Valuation	
g.	Report Type	Detailed Asset Valuation	
h.	Date of Inspection of the Property	2 August 2024	
i.	Date of Valuation Assessment	8 August 2024	
j.	Date of Valuation Report	8 August 2024	
k.	Surveyed in presence of	Owner's representative	Ms. Sneha Kasera (Banker) ☎ - +91 9830492326
l.	Purpose of the Valuation	For Value assessment of the asset for creating collateral mortgage for Bank Loan purpose	
m.	Scope of the Report	Non Binding Opinion on General Prospective Valuation Assessment of the Property identified by Property owner or through its representative	
n.	Out-of-Scope of Report	a) Verification of authenticity of documents from originals or cross checking from any Govt. deptt. is not done at our end. b) Legal aspects of the property are out-of-scope of this report. c) Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. d) Getting Cizra map or coordination with revenue officers for site identification is not done at our end. e) Measurement is only limited up to sample random measurement. f) Measurement of the property as a whole is not done at our end. g) Drawing Map & design of the property is out of scope of the work.	
o.	Documents provided for perusal	Documents Requested	Documents Provided
		Total 06 Documents requested.	Total 05 documents provided.
		Property Title document	Sale Deed , Lease Deed
		Copy of balance sheet	NA
		Copy fo FAR	Copy fo FAR(Old)
		Copy of land area statement	Copy of land area statement
		Building area sheet	Building area sheet
		Copy of approvals	All validity expired



p.	Identification of the property	✓	Done from the name plate displayed on the property
		✓	Identified by the Bank representative

2.	VALUATION SUMMARY		
i.	Total Prospective Fair Market Value	Rs. 363,00,00,000/-	
ii.	Total Expected Realizable/ Fetch Value	Rs. 290,40,00,000/-	
iii.	Total Expected Distress/ Forced Sale Value	Rs. 235,95,00,000/-	
iv.	Total Expected Liquidation Value	Rs. 205,00,00,000/-	

Location	Fair Market Value (in Rs. Crore)	Realizable Value (in Rs. Crore)	Distress Value (in Rs. Crore)	Liquidation Value (in Rs. Crore)
246 MW TPP	317.3	253.84	206.24	181
25 MW DG Set	45.3	36.24	29.44	24
<b>TOTAL</b>	<b>363</b>	<b>290.4</b>	<b>235.95</b>	<b>205</b>

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





**PART C**

**INTRODUCTION**

- 1. NAME OF THE PROJECT:** Detailed Fixed Asset Valuation of (4 X 61.5) MW Coal Fired Sub-Critical Thermal Power Plant & 25 MW Diesel Generator Plant set by M/s Abhijeet MADC Nagpur Energy Pvt. Ltd. at Nagpur District of Maharashtra.
- 2. PURPOSE OF REPORT:** R.K Associates has been appointed by SREI Infrastructure Finance Limited, Powai, Mumbai for carrying out the fixed asset valuation (i.e. valuation of land, building and Plant & Machinery) of the subject property on as-is-where-is basis as mentioned in appointment letter.
- 3. BRIEF DESCRIPTION OF THE PROJECT:** M/s. Abhijeet MADC Nagpur Energy Pvt. Ltd., a Joint Venture of M/s. Abhijeet Group and Maharashtra Airport Development Company Limited (MADC) had set up a 246 MW (4 x 61.5) coal fired Super Critical Thermal Power Plant in Village Khairi Khurd of Hingna Tehsil in Nagpur and a 25 MW Diesel Generator Set in MIHAN SEZ, Village Dahegaon, Nagpur, Maharashtra.

This is a Project Fixed Asset Valuation report comprises of Land & Building, Plant & Machinery and other miscellaneous assets of the 246 MW Sub Critical Thermal Power plant and 25 MW Diesel Generator Set located in Nagpur, Maharashtra. Details of Land & Building and Plant & Machinery are enumerated in different section of this report.

This is a Sub-Critical coal fired Power Plant. The Plant comprises of 4 Units of 61.5 MW each. This Power Project achieved the Commercial Operation Date in 2011. Unit-wise COD achieved of the Project is given in the table below:

**Table: 1**

Project Schedule	Unit – 1	Unit - 2	Unit - 3	Unit - 4
COD Achieved	05 Jan 2011	07 May 2011	20 April 2011	01 August 2011

Other auxiliary facilities like 25 MW Diesel Generator Sets, 220 KV Switchyard, 220 KV Double circuit Transmission Line, 33 kV Switch gear and other equipment's and machineries are situated at MIHAN SEZ, Nagpur have been successfully installed and commissioned on 29<sup>th</sup> August 2012 as per the Project Completion Certificate issued by Powertech Engineering Pvt. Ltd.



### **Project Background:**

Maharashtra Government had conceptualized in 2002 for setting up the prestigious project of MIHAN (Multimodal International Hub Airport at Nagpur) near Nagpur in Maharashtra. MIHAN consists of SEZ and Non-SEZ area. Maharashtra Airport Development Co. Ltd (MADC) a State Govt. undertaking was appointed as Special Planning Authority (SPA) for planning and developing the complete MIHAN Project.

With a view to have a dedicated power supply for the MIHAN Project, MADC has planned to have a separate Coal based Power Plant in the MIHAN SEZ area. The Power Plant was conceived as a Captive Plant (CPP) for which Request for Proposal (RFP) was first issued on 12<sup>th</sup> June 2006.

Consequently, through the International Competitive Bidding (ICB), MADC awarded the contract to M/s. Abhijeet Infrastructure Ltd. (AIL) on BOT basis for setting up the Power Plant of 4 x 50 MW capacity. Plant capacity was later enhanced to 4x 61.5 MW as per the order of MADC vide letter no. MADC/MIHA/044-13A dated 03<sup>rd</sup> December 2009.

The Joint Venture (SPV) of MADC and Abhijeet Group i.e. Abhijeet MADC Nagpur Energy Pvt. Ltd. (AMNEPL) was formed wherein MADC holds 26% equity & Abhijeet group holds 74%. A Concession Agreement between the two parties was signed on 7<sup>th</sup> November 2007 for the period of 33 years.

### **Land Requirement**

For the purpose of setting up the Project, AMNEPL has acquired total 111.35 hectares (275.16 acres) of the land for the Project, out of which 41.29 hectares is given on lease by MADC, 11.59 hectares is the Govt. land and 58.47 hectares is purchased directly from the local farmers. Most of the land was acquired in the period between 2008-09. The total Govt. land measuring 11.59 hectares, same is never transferred to AMNEPL.

### **Water Requirement**

The Water Requirement for the Plant was under the scope of MADC. The total water requirement for 4 x 61.5 MW power project is 22.6 mld which is to be provided by MADC to this project under some conditions vide Letter No. MADC/MIHA/044-13A/ which was accepted by AMNEPL vide letter no. AMNEPL/MADC/BBY/09-10 dated 21.09.2009 & AMNEPL/MADC/BBY/09-10/164 dated 19.11.2009.



### BTG and BOP Package

Project Company had executed the project under multiple package contract scheme viz. BTG package contract and BOP packages contract. Details of contractors of BTG and BOP in given the Plant & Machinery section of the report.

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

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

Main sections of the Thermal Power Plant include Boiler House, ESP Building, ESP Control Room, Turbine Building, Coal bunker, Switchyard Control room, Control Room, Cable Vault, Fly Ash Silos, Chimney among other buildings & sections. The total built-up area of various Buildings, structures & sheds measures approximately 3,64,906 sq. fts.

Civil Works of the Diesel Generator Set includes Admin Building, DG Shed, Canteen, Resistor Panel Room, 33 KV Switch gear building, Store Room, Pump House, boundary wall, etc. The total built-up area measures approximately 67,557 sq. fts.

### Coal Linkage or Fuel Supply Agreement

Abhijeet MADC Nagpur Energy Pvt. Ltd. (AMNEPL) has signed a Coal Supply Agreement with Western Coalfields Limited for the thermal power plant. They issued the Letter of Assurance (LOA) in 2011 for supply of coal to the power plant, thus ensuring Coal Linkage to the power Project.

### Power Purchase Agreement

As per the concessional agreement signed between AMNEPL (Abhijeet MADC Nagpur Energy Pvt. Ltd.) and MADC (Maharashtra Airport Development Company Ltd.), the consumers in MIHAN area are to be supplied electricity @ Rs.2.97 per unit (Discovered through Competitive bidding) with provision for supplementary Tariff as per Change in Law,



for the first contract year. The tariff would get revised as per the WPI linked formula during the subsequent years as agreed in the concessional agreement.

However, AMNEPL had cancelled the Concessional Agreement on 26<sup>th</sup> July 2014 which in turns reflect that currently AMNEPL has no PPA at present.

**Salient Features of Concessional Agreement signed between MADC and Abhijeet Group:**

As per the Concessional agreement, MADC grants an exclusive license to the Project Company to do the following:

- (i) Develop, design, finance, construct, operate and maintain the Facility on a Build, Operate & Transfer (BOT) basis for the Terms;
- (ii) Operate and maintain the Transmission and Distribution Network in the MIHAN Area as set up and handed over by MADC to the Project Company for the Term;
- (iii) Supply electricity to the Consumers in the MIHAN SEZ Area on a priority basis;
- (iv) Sell electricity, over and above the requirement of MIHAN SEZ Area, at any point of time during the Term;
- (v) Charge to the Consumers in the MIHAN Area (both SEZ as well as outside SEZ area) a Tariff for purchase of electricity as per the terms and conditions mentioned in this Agreement;
- (vi) Sell any excess electricity over and above the requirements of MIHAN Area (both SEZ as well as outside SEZ area) to third parties at mutually agreeable terms. For avoidance of doubt, it may be noted that the order of priority of electricity supply by Project Company to customers will be MIHAN SEZ Area followed by MIHAN non SEZ area followed by any third party as per the Laws of India;
- (vii) Unless the Term is extended as per the provisions of Article 5, at the end of initial Term, transfer the Facility to MADC.

As per the concessional agreement, AMNEPL was required to construct the power plant along with associated transmission system and operate and maintain the same for concession period of 33 years. In addition, AMNEPL was also required to carry out O&M of the distribution network setup by MADC in the MIHAN-SEZ Area. The Power Plant is meant for supplying electricity to consumers in MIHAN on priority basis and any excess energy is permitted to be sold to third parties by getting connected to the Grid. The Power Plant is situated at about 10 KM distance from SEZ and the two areas are connected through 220 KV transmission line.



The power plant was initially planned to be situated within MIHAN SEZ area. However, the said location was later on shifted outside the MIHAN SEZ, near village Khairi Khurd, Tehsil – Hingna, District- Nagpur of Maharashtra.

The MIHAN area consists of two parts viz SEZ and Non SEZ. The Distribution Network within MIHAN –SEZ area has been developed by MADC at their own cost and the same was subsequently handed over to AMNEPL in December 2010 for the O&M purpose. As per the Concession Agreement, AMNEPL shall act as Distribution Franchisee of MADC for rendering the services to various consumers within MIHAN SEZ Area. The consumers in Non SEZ Area shall be connected on MSEDCL network and get their electricity from AMNEPL through open access.

Presently due to rejection of MADC application by Maharashtra Electricity Regulatory Commission (MERC) for Approval of Capital Cost and determination of Tariff since Concessional Agreement executed between MADC and AMNEPL for supply of power to consumers in the MIHAN SEZ can't be construed or termed as Power Purchase Agreement and thereafter for various disputes between MADC and AMNEPL for claims & counter claims Power generation and supply is halted since Nov., 2013.

#### **Disputes between MADC & AMNEPL:**

As per the Electricity Act-2003, an entity supplying power to a certain area is required to obtain Distribution License from the respective Electricity Regulatory Commission. MADC was accordingly required to seek such Distribution License from Maharashtra Electricity Regulatory Commission (MERC). MADC however submitted petition to MERC for obtaining the said License only in Feb. 2011 i.e. even after COD of Unit-1 of the Power Plant. MERC issued the said Distribution License to MADC in Aug. 2012.

Subsequently, as per the provisions of the Electricity Act, MADC was necessarily required to get the Tariff for supply of electricity approved from MERC. From here on issues & conflicts started in the project and since Dec., 2013 when MERC rejected MADC application because of the following reasons and called the Concessional Agreement as Ultra Vires (*Beyond the Powers*) this Project is stalled and not in operation. Sequence of event occurred since then is annexed with the report.

#### **Valuation Approach:**




As per the material facts on record provided to us in the form of Sequence of Events, Opinion of the then Attorney General of India, Sh.Mukul Rohtagi, discussion/ conversations and email exchanges between MADC & AMNEPL it appears that the future & existence of this Project is in amicably resolving & settling the issues. In case issues can't be resolved between MADC and AMNEPL then Lender's may exercise their rights in recovering the dues as per the provisions set out in SARFAESI Act and Insolvency & Bankruptcy Code.

The present situation in which Project is standing is a Force Majeure. Also, for the event of any Dispute between the parties, various remedies like dispute resolution mechanism, mediation by an expert and Arbitration is clearly spelled out in the Concessional Agreement and Lease Deed. In the event of Termination due to Force Majeure, default by either of the party or failure of lenders to cure the default, compensation to either party is clearly spelled out in the Concession Agreement.

Now based on the material facts available in front of us future & existence of this Project is in amicably resolving & settling the issues which appears to be on positive side as per the last development came into our knowledge.

Majority Land is lease hold land as per lease agreement dated: 26.09.2008 & 16.06.2010 and concessional agreement dated: 07.09.2007 between MADC and AMNEPL.

As per clause 2.2 of lease deed, it is co terminus with concessional agreement. Presently concessional agreement stands terminated. However, on this land, security charge of creditors exists along with other assets of the Project. Hence as per clause 36 (3) (a) to (i) of the Insolvency and Bankruptcy code 2016 and more specifically sub clauses (a) and (g), during liquidation process this act will take precedence over any other act prevalent for the time being. Hence, we are of the view that secured creditors can exercise their right to sell/ transfer the Project as a whole inspite of the fact that lease deed is co terminus with concessional agreement which stands terminated for now.

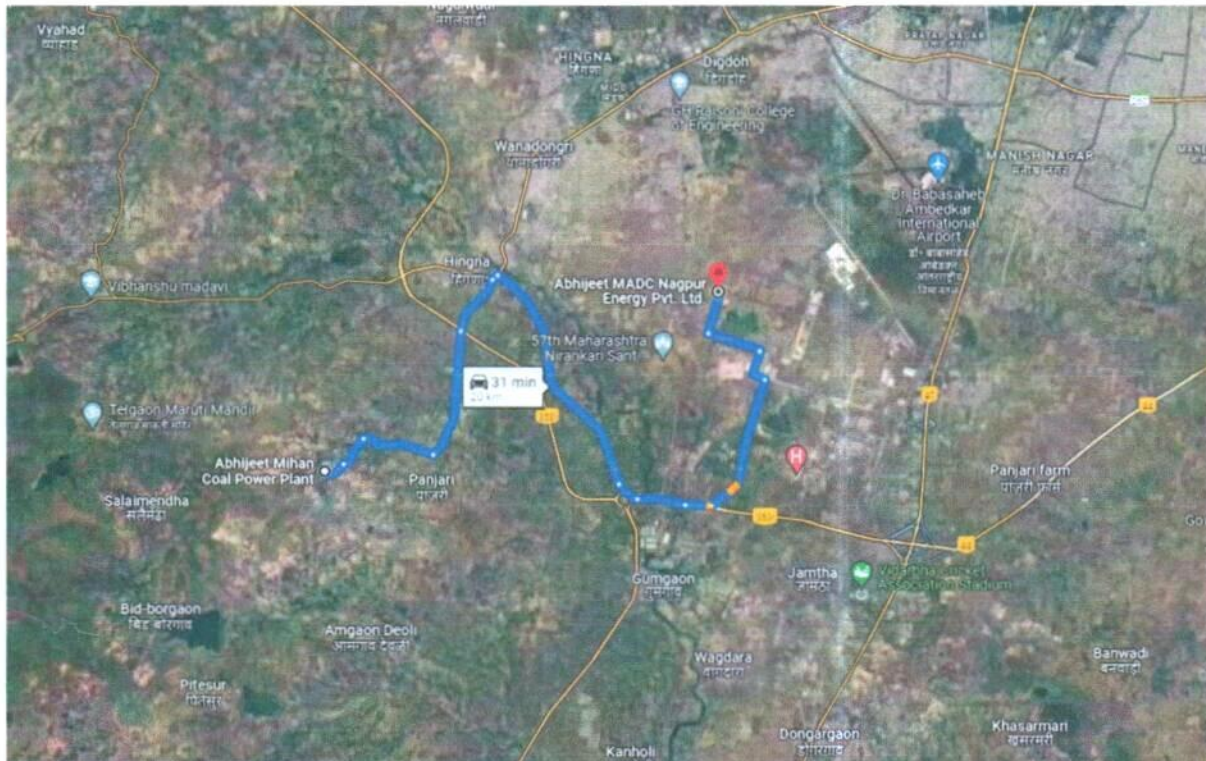
***The overall approach for this assessment has been that any prospective buyer of this Industry would like to assess that the Current depreciated Replacement Value of such asset in its current condition and how much discount the buyer can avail for various conditions, factors, status and risk factors involved in this Project, additionally factoring in discount for the time, effort and money new promoter has to pump-in in order to revive the Project and concession advantage new promoter can take for a forced sale.***



Hence based on this approach each asset item is first calculated on piecemeal basis to arrive at the Current Depreciated Market Value and then cumulatively the arrived value is discounted appropriately for its various factors and conditions.

### 3.1 Location

**246 MW Thermal Power Plant:** The Project site is located at Khairi Khurd village, Tehsil Hingna of Nagpur district, Maharashtra and is at a distance of 7 km from Mumbai - Kolkata Highway or Nagpur Outer Ring Road. The nearest major railway station is Nagpur, at a distance of 25 km from the Project site. The nearest airport is Nagpur which is about 20 km from the Project site. The condition of the roads is good, which gives good connectivity to the Project Site.



**25 MW DG Set Plant:** The Project site is located in MIHAN SEZ at a distance of 6 km from Mumbai - Kolkata Highway or Nagpur Outer Ring Road. The nearest Metro Station is Khapri, at a distance of 7 km from the Project site. The nearest airport is Nagpur which is about 12 km from the Project site. The site is at a distance of 20 km from 246 MW TPP.

### 3.2 Land

For the purpose of setting up the Project, AMNEPL has acquired total 111.36 hectares (275.05 acres) of the land for the Project, out of which 41.29 hectares is given on lease by MADC,



11.59 hectares is the Govt. land and 58.47 hectares is purchased directly from the local farmers. Most of the land was acquired in the period between 2008-09.

Detailed description of land which was under possession of AMNEPL is given in below table:

**Table: 2**

LAND AREA DETAILS- ABHIJEET MADC NAGPUR ENERGY PVT. LTD.									
Sr. No.	Location	Nature of Land						Total Area	
		Lease Hold Land		Freehold land		Govt. land			
		Area (hect.)	Area (Acres)	Area (hect.)	Area (Acres)	Area (hect.)	Area (Acres)	Area (hect.)	Area (Acres)
1	Main Thermal Power Plant	35.03	86.52	6.98	17.24	9.13	22.55	51.14	126.37
2	MIHAN SEZ	6.265	15.48	0.00	0.00	0	0.00	6.265	15.48
3	Ash Dyke	0.00	0.00	51.49	127.18	0	0.00	51.49	127.23
4	Pipelines between TPP and Ash Dyke	0.00	0.00	0.00	0.00	2.46	6.08	2.46	6.08
5	Total	41.295	102	58.47	144.42	11.59	28.63	111.36	275.05
Notes:									
1. Land area details is as per the information provided by AMNEPL and Sale Deeds provided.									
2. Copy of Sale Deeds & Lease Deeds is annexed with this report.									
3. The 41.2954 Hectare Leasehold land and 11.59 Hectare is not considered for valuation purpose because AMNEPL has no right on the land.									

### 3.3 Buildings

Several buildings and structures are erected as per the norms & requirement of a Thermal Power Plant. Building plans have been approved by competent authority of Maharashtra Govt. Civil Works of the Thermal Power Plant includes construction of external roads, CCR Building, Switchyard Control Building, townships, site grading, boundary wall, non-plant buildings, sewerage and drainage, ash dyke, river water pump house etc.

The BTG order has been placed with M/s DF Power Systems. The Balance of Plant (BOP) packages have been awarded to various contractors.

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

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



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

### 3.4 Water Requirement

The Water Requirement for the Plant was under the scope of MADC. The total water requirement for 4 x 61.5 MW power project is 22.6 MLD which is to be provided by MADC to this project under some conditions vide Letter No. MADC/MIHA/044-13A/ which was accepted by AMNEPL vide letter no. AMNEPL/MADC/BBY/09-10 dated 21.09.2009 & AMNEPL/MADC/BBY/09-10/164 dated 19.11.2009.

### 3.5 Power Purchase Agreement

As per the concessional agreement signed between AMNEPL (Abhijeet MADC Nagpur Energy Pvt. Ltd.) and MADC (Maharashtra Airport Development Company Ltd.), the consumers in MIHAN area are to be supplied electricity @ Rs.2.97 per unit (Discovered through Competitive bidding) with provision for supplementary Tariff as per Change in Law, for the first contract year. The tariff would get revised as per the WPI linked formula during the subsequent years as agreed in the concessional agreement.

However, AMNEPL has cancelled the Concessional Agreement on 26<sup>th</sup> July 2014 which in turns reflect that currently AMNEPL has no PPA at present.

### 3.6 Fuel

Abhijeet MADC Nagpur Energy Pvt. Ltd. (AMNEPL) has signed a Coal Supply Agreement with Western Coalfields Limited for the thermal power plant. They issued the Letter of Assurance (LOA) in 2011 for supply of coal to the power plant, thus ensuring Coal Linkage to the power Project.

### 3.7 Power Evacuation Arrangement

The Power Plant is situated at about 10 KM distance from MIHAN SEZ and the two areas are connected through 220 KV transmission line.

### 3.8 Status of Plant during Site Survey

Our engineering team has visited the power plant project site on 2<sup>nd</sup> August 2024. During the site visit, the plant was found to be non-operational and all the machinery and equipment were in average condition. Hence require maintenance work done before resumption.



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

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

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

**6. DOCUMENTS/DATA REFFERED:**

**LAND**

- Copy of Sale Deeds and Lease Deeds and land area summary sheet.


**BUILDING**

- Copy of Building area sheet.
- Copy of Building approval letter

**Plant & Machinery**

- Copy of Fixed Assets Register (*Old*)
- Copy of Power Purchase Agreement (*expired*)
- Copy of Power Generation Sheet (*till Nov,2013*).
- Copies of Approvals and NOC's from various Govt. departments (*validity expired of all*)

ns





PART D

RKA FORMAT ON OPINION REPORT ON VALUATION

Name & Address of the Branch	SREI Infrastructure Finance Limited, Supreme Business Park, A WING, 9th Floor, 901, Powai, Mumbai - 400076
Name & Designation of concerned officer	Ms. Sneha Kasera
Name of the Borrower Unit	M/s Abhijeet MADC Nagpur Energy Pvt. Ltd.

S.NO.	CONTENTS	DESCRIPTION		
I.	GENERAL			
1.	Purpose of Valuation	General Value Assessment		
2.	a. Date of Inspection of the Property	2 August 2024		
	b. Date of Valuation Assessment	8 August 2024		
	c. Date of Valuation Report	8 August 2024		
3.	List of documents produced for perusal (Documents has been referred only for reference purpose)	Documents Requested	Documents Provided	Documents Reference No.
		Total 06 Documents requested.	Total 05 documents provided.	Total 05
		Property Title document	Sale Deed Lease Deed	Sale Deed Lease Deed
		Copy of balance sheet	None	None
		Copy fo FAR	Copy fo FAR	Copy fo FAR(old)
		Copy of land area statement	Copy of land area statement	Copy of land area statement
		Building area sheet	Building area sheet	Building area sheet
		Copy of approvals	Copy of approvals	Copy of approvals (validity expired)
4.	Name of the owner(s)	M/s Abhijeet MADC Nagpur Energy Pvt. Ltd.		
	Address/ Phone no.	TPP- Village Khairi Khurd, Tehsil Hingna, Nagpur, Maharashtra DG Set – Mihan Sez, Village Dahegaon, Nagpur, Maharashtra ---		





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

This opinion on valuation is prepared for the property situated at the aforesaid address. M/s. Abhijeet MADC Nagpur Energy Pvt. Ltd., a Joint Venture of M/s. Abhijeet Group and Maharashtra Airport Development Company Limited (MADC), has set up a 246 MW (4 X 61.5) coal fired Super Critical Thermal Power Plant in Village Khairi Khurd of Hingna Tehsil in Nagpur and a 25 MW Diesel Generator Set in MIHAN SEZ, Nagpur.

This is a coal fired Thermal Power Plant. This Plant was established with 4 Units of 61.5 MW each. Unit #1 has been commissioned & successfully achieved COD on 05 Jan 2011. Unit #2 has achieved the COD on 07 May 2011. Unit #3 has been fully commissioned on 20 April 2011 and subsequently Unit #4 achieved COD on 01 August 2011.

With respect to the 25 MW Diesel Generator Sets, 220 KV Switchyard, 220 KV Double circuit Transmission Line, 33 kV Switch gear and other equipment's and machineries situated at MIHAN SEZ, Nagpur have been successfully installed and commissioned on August 29, 2012 as per the Project Completion Certificate issued by Powertech Engineering Pvt. Ltd.

Other Project details are already described in 'Brief description of the Project' under Part-C Introduction section on page no. 08.

This report only contains general assessment & opinion on the Guideline Value and the indicative, estimated Market Value of the property of which Bank/ customer asked us to conduct the Valuation for the property found on as-is-where basis as shown on the site by the Bank/ customer of which photographs is also attached with the report. No legal aspects in terms of ownership or any other legal aspect is taken into consideration. Even if any such information is mentioned in the report it is only referred from the information provided for which we do not assume any responsibility. Due care has been given while doing valuation assessment but it doesn't contain any due-diligence or audit or verification of any kind other than the valuation computation of the property shown to us on site. Information/ data/ documents given to us by Bank/ client have been relied upon in good faith. This report doesn't contain any other recommendations of any sort.

**6. Location of the property**

6.1 Plot No. / Survey No.	Multiple
6.2 Door No.	---
6.3 T. S. No. / Village	TPP- Village Khairi Khurd DG Set – Mihan Sez, Village Dahegaon
6.4 Ward / Taluka	Hingna
6.5 Mandal / District	Nagpur
6.6 Postal address of the property	TPP- Village Khairi Khurd, Tehsil Hingna, Nagpur, Maharashtra DG Set – Mihan Sez, Village Dahegaon, Nagpur, Maharashtra
6.7 Latitude, Longitude & Coordinates of the site	TPP – 21°02'14.5"N 78°55'59.7"E DG Set – 21°04'11.8"N 79°00'39.9"E
6.8 Nearby Landmark	Itself is a landmark

**7. City Categorization**

Village Rural

**Type of Area**

Rural area and most of the nearby land is lying barron

**8. Classification of the area**

Lower Middle Class (Average) Rural

Within unnotified Industrial area

**9. Local Government Body Category**

Rural Village Panchayat (Gram)



	(Corporation limit / Village Panchayat / Municipality) - Type & Name		Panchayat)				
10.	Whether covered under any prohibited/ restricted/ reserved area/ zone through State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area/ heritage area/ coastal area		No		NA		
11.	In case it is an agricultural land, any conversion of land use done		Not Applicable				
12.	Boundary schedule of the Property		Project land is spread across large area purchased via multiple sale deeds. Therefore practically it is not possible to match the boundaries from each such deed and land parcel.				
	Are Boundaries matched						
	<b>Directions</b>		<b>As per Documents</b>		<b>Actually found at Site</b>		
	North		NA		Agriculture Land		
	South		NA		Agriculture Land		
	East		NA		Approach road /Agriculture Land		
	West		NA		Entrance of Plant		
13.	Dimensions of the site						
	<b>Directions</b>		<b>As per Documents (A)</b>		<b>Actually found at Site (B)</b>		
	North		Not available in documents.		Shape uneven, not measurable from sides.		
	South		Not available in documents.				
	East		Not available in documents.				
	West		Not available in documents.				
14.	Extent of the site		111.36 hectares		~58.47 hectares		
15.	Extent of the site considered for valuation (least of 14A & 14B)		4,32,463 sq. fts. <b>(Built-up Area)</b> 58.47 hectares <b>(Land Area)</b>				
16.	Property presently occupied/ possessed by		Owner				
	If occupied by tenant, since how long?		NA				
	Rent received per month		NA				
<b>II.</b>	<b>CHARACTERISTICS OF THE SITE</b>						
1.	Classification of the locality		Already described at S.No. I (Point 08).				
2.	Development of surrounding areas		Rural area				
3.	Possibility of frequent flooding / submerging		No				
4.	Proximity to the Civic amenities & social infrastructure like school, hospital, bus stop, market, etc.						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	8 km	8 km	10 km.	5 km.	18 km.	20 km	25 km.
5.	Level of land with topographical conditions		on road level/ Plain Land				
6.	Shape of land		Irregular				



7.	Type of use to which it can be put	Appropriate for industrial use	
8.	Any usage restriction	No not as such since area is out of zoning limits	
9.	Is plot in town planning approved layout? / Zoning regulation	TPP- No zonal planning. DG Sets – MIHAN SEZ	--- SEZ Land
10.	Corner plot or intermittent plot?	It is not a corner plot	
11.	Road facilities		
	(a) Main Road Name & Width	Mumbai-Kolkata Highway	60 ft.
	(b) Front Road Name & width	TPP - Panjari Road DG Set – SEZ Internal Road	TPP - 25 ft. DG Set – 20 ft.
	(c) Type of Approach Road	Bituminous Road	
	(d) Distance from the Main Road	TPP: 5 km & DG Set Plant: 2 km.	
12.	Type of road available at present	Bituminous Road	
13.	Width of road – is it below 20 ft. or more than	More than 20 ft.	
14.	Is it a land – locked land?	No	
15.	Water potentiality	Yes, through dedicated pipelines	
16.	Underground sewerage system	Yes	
17.	Is power supply available at the site?	Yes	
18.	Advantages of the site	---	
19.	Special remarks, if any, like:		
	a. Notification of land acquisition if any in the area	No such information came in front of us and could be found on public domain	
	b. Notification of road widening if any in the area	No	
	c. Applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	---	
	d. Any other	None	
<b>III.</b>	<b>VALUATION OF LAND</b>		
1.	Size of plot North & South East & West	Please refer to Part B – Area description of the Property.	
2.	Total extent of the plot		
3.	Prevailing market rate (Along with details/reference of at least two latest deals/ transactions with respect to adjacent properties in the areas)	Please refer to Part G - Procedure of Valuation Assessment section.	
4.	Guideline rate obtained from the Registrar's Office (evidence thereof to be enclosed)		
5.	Assessed / adopted rate of valuation		
6.	Estimated Value of Land		
<b>IV.</b>	<b>VALUATION OF BUILDING</b>		
1.	<b>Technical details of the building</b>		
	a. Type of Building (Residential /	INDUSTRIAL / INDUSTRIAL PROJECT	



	Commercial/ Industrial)		
	b. Type of construction (Load bearing / RCC/ Steel Framed)	Structure	Slab
		Mixture of RCC, Load Bearing and Steel Frame Structure	Mixture of RCC, GI Shed and Asbestos Cement (AC) Sheet
	c. Architecture design & finishing	Interior	Exterior
		Ordinary regular architecture / Simple/ Average finishing	Ordinary regular architecture / Simple/ Average finishing
	d. Class of construction	Class C construction (Simple/ Average)	
	e. Year of construction/ Age of construction	246 MW TPP – 2010 25 MW DG SET Plant - 2011	Please refer Building Sheet in Part-G
	f. Number of floors and height of each floor including basement, if any	Please refer Building Sheet in Part-G	
	g. Plinth area floor-wise	Please refer Building Sheet in Part-G	
	h. Condition of the building	Interior	Exterior
		Average	Ordinary/ Normal
	i. Maintenance issues	Yes there are some maintenance issues in the building structure which needs to be rectified	
	j. Visible damage in the building if any	Some damages are seen in the structure	
	k. Type of flooring	PCC, Ceramic Tiles	
	a. Class of electrical fittings	Mixed (Internal & External)/ Normal quality fittings used	
b. Class of plumbing, sanitary & water supply fittings	Mixed (Internal & External)/ Normal quality fittings used		
2.	Map approval details		
	a. Status of Building Plans/ Maps and Date of issue and validity of layout of approved map / plan	Approved by competent authority dated 01-06-2010	
	b. Approved map / plan issuing authority	Nagpur Region Electrical Inspection Circle Industries, Energy & Labour Department, Nagpur	
	c. Whether genuineness or authenticity of approved map / plan is verified	Not in scope	
	d. Any other comments on authenticity of approved plan	Verification of authenticity of documents with the respective authority can be done by a legal/ liasoning person and same is not done at our end.	
	e. Is Building as per copy of approved Map provided to Valuer?	No.	
	f. Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the approved plan	<input type="checkbox"/> Permissible alterations	NA
		<input type="checkbox"/> Non permissible alterations	NA



	g. Is this being regularized	Not Applicable
<b>V.</b>	<b>SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF</b>	
1.	Foundation	This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. These points are covered in totality in lump sum basis under Technical details of the building under "Class of construction, architecture design & finishing" point.
2.	Basement	
3.	Superstructure	
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	
5.	RCC works	
6.	Plastering	
7.	Flooring, Skirting, dadoing	
8.	Special finish as marble, granite, wooden paneling, grills, etc	
9.	Roofing including weather proof course	
10.	Drainage	
11.	Compound wall	Yes
	Height	8-10 ft.
	Length	246 MW Thermal Powerplant – 3400 mtr. (approx.) 25 MW DG Set Plant, Mihan SEZ – 1000 mtr. (approx.)
	Type of construction	Brick Wall
12.	Electrical installation	Please refer to "Class of electrical fittings" under Technical details of the building above in totality and lump sum basis. This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis.
	Type of wiring	
	Class of fittings (superior / ordinary / poor)	
	Number of light points	
	Fan points	
	Spare plug points	
	Any other item	
13.	Plumbing installation	Please refer to "Class of plumbing, sanitary & water supply fittings" under Technical details of the building above in totality and lump sum basis. This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis.
	No. of water closets and their type	
	No. of wash basins	
	No. of urinals	
	No. of bath tubs	
	No. of water closets and their type	
	Water meter, taps, etc.	
	Any other fixtures	

*(Handwritten signature)*

*(Handwritten initials)*





**\*NOTE:**

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





**PART E**

**AREA & SPECIFICATION DESCRIPTION OF THE PROJECT  
 TANGIBLE ASSET**

**TPP**



**DG SET**





## 1. LAND DESCRIPTION:

For the purpose of setting up the Project, AMNEPL has acquired total 111.36 hectares (275.05 acres) of the land for the Project, out of which 41.29 hectares is given on lease by MADC, 11.59 hectares is the Govt. land and 58.47 hectares is purchased directly from the local farmers. Most of the land was acquired in the period between 2008-09.

Detailed description of land which was under possession of AMNEPL is given in below table:

LAND AREA DETAILS- ABHIJEET MADC NAGPUR ENERGY PVT. LTD.									
Sr. No.	Location	Nature of Land						Total Area	
		Lease Hold Land		Freehold land		Govt. land			
		Area (hect.)	Area (Acres)	Area (hect.)	Area (Acres)	Area (hect.)	Area (Acres)	Area (hect.)	Area (Acres)
1	Main Thermal Power Plant	35.03	86.52	6.98	17.24	9.13	22.55	51.14	126.32
2	MIHAN SEZ	6.265	15.48	0.00	0.00	0	0.00	6.265	15.48
3	Ash Dyke	0.00	0.00	51.49	127.18	0	0.00	51.49	127.18
4	Pipelines between TPP and Ash Dyke	0.00	0.00	0.00	0.00	2.46	6.08	2.46	6.08
5	Total	41.2954	102	58.47	144.42	11.59	28.63	111.36	275.05
Notes:									
1. Land area details is as per the information provided by Sale Deeds provided.									
2. Copy of Sale Deeds & Lease Deeds is annexed with this report.									
3. The 41.295 Hectare Leasehold land and 11.59 Hectare is not considered for valuation purpose because AMNEPL has no right on the land.									

The 41.295 Hectare Leasehold land and 11.59 Hectare is not considered for valuation purpose because Lease deed already terminated and Govt. Land was never leased out or transferred to AMNEPL. Thus, area admeasuring 58.47 Hectare is considered for valuation.

## 2. BUILDING & STRUCTURE AREA:

Several buildings and structures are erected as per the norms & requirement of a Sub-Critical Thermal Power Plant. Civil Works of the Plant includes construction of external roads, boundary wall, sewerage and drainage, Store Room, STG Building Coal Storage Building, Office, Guest House, ash dyke, etc. Detailed description of building structures are mentioned in building sheet below:

*Handwritten signature and stamp of R.K. Associates.*



**246 MW TPP SET- ABHIJEET MADC NAGPUR ENERGY PVT. LTD.**

S. No.	Block Name	Height (ft.)	YoC	Type of construction	Area (in sq.mtr.)
1	Service Building	11	2010	RCC framed pillar beam column structure on RCC slab	1455
2	STG Building	50	2010	GI shed roof mounted on iron pillars, trusses frame structure resting on brick wall	18657
3	Cooling Tower (Civil Work)	39	2010	RCC framed pillar beam column structure on RCC slab	4414
4	Low Voltage Sub-Station Room	11	2010		395
5	Quality Control Lab	10	2010	GI shed roof mounted on iron pillars, trusses frame structure resting on brick wall	360
6	Lab Store Room	10	2010		177
7	Ash Silos (5 Nos.)	39	2010	RCC framed pillar beam column structure on RCC slab	600
8	Coal Handling System (Part-I)	49	2010	GI shed roof mounted on iron pillars, trusses frame structure	482
9	Coal Handling System (Part-II)	49	2010		465
10	Coal Handling System (Part-III)	49	2010		223
11	Coal Handling System (Part-IV)	49	2010		754
12	Coal Handling System (Part-V)	49	2010		481
13	Coal Storage Open yard	33	2010		1320
14	Store Room-I	10	2010	GI shed roof mounted on iron pillars, trusses frame structure resting on brick wall	370
15	Store Room-II	10	2010		370
16	WTP Area/MCC & PLC Room	10	2010	RCC load bearing structure on beam column and 9" brick walls	623
17	Pump House	30	2010	RCC framed pillar beam column structure on RCC slab	371
18	Site Office/Admin Building	10	2010		551
19	Security Cabin	10	2010		49
20	Chimney (RCC)- 4 Nos.	70	2010	RCC	---
21	ESP Control Room or Compressor Room	15	2010	RCC framed pillar beam column structure on RCC slab	694
22	Sub-Station Room- Abhijeet	15	2010		168
23	Sub-Station Room- MSETCL	15	2010		168
24	Kiosk Rooms 11 Nos.	11	2010		199
25	RO & DM Plant	25	2010	GI shed roof mounted on iron pillars, trusses frame structure resting on brick wall	393
26	Chemical Lab	10	2010	RCC framed pillar beam column structure on RCC slab	163

**25 MW DIESEL GENERATOR SET- ABHIJEET MADC NAGPUR ENERGY PVT. LTD.**

S.No.	Block Name	Height (ft.)	YoC	Type of construction	Area (in sq.mtr.)
1	Admin Building/33 KV Switch gear building	12	2011	RCC framed pillar beam column structure on RCC slab	3792
2	Resistor Panel Room	11	2011		89
3	Panel room above 11 KV Switch gear Room	8	2011		325



4	D.G. Set Building	28	2011	GI shed roof mounted on iron pillars, trusses frame structure resting on brick wall	1405
5	Canteen	12	2011	RCC framed pillar beam column structure on RCC slab	232
6	Store Room	20	2011	GI shed roof mounted on iron pillars, trusses frame structure resting on brick wall	240
7	Pump House	15	2011		116
8	Security Cabin	10	2011	RCC framed pillar beam column structure on RCC slab	30
9	Time Office	10	2011		47

**Note:**

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



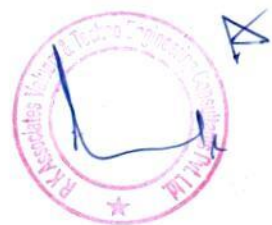


**PART F**

**PROJECT STATUTORY APPROVAL & NOCS DETAILS**

S. No.	REQUIRED APPROVALS	APPROVING AUTHORITY	REFERENCE NO./ DATE	STATUS (Approved/ Expired)
1.	Environmental clearance NOC	Govt. Of Maharashtra	Letter No. EC (MADC)-2009/96/CR.21/09/TC.1 Dated : 20.03.2010	Expired
2.	NOC for chimney height	Airport Authority of India	Letter No. NP/AERO/NOC/2009/7790/93 Dated : 21.05.2009	Approved
3.	Consent to Operate (D.G. Sets MIHAN)	Maharashtra Pollution Control Board	Consent No : BO/RO (P&P) /EIC No. NG-4132-10/O/CC-21 Dated : 27.01.2011	Expired
4.	Factory License (D.G. Sets MIHAN)	Directorate of Industrial Safety and Health	No. : 164500224471	Expired
5.	Factory License (246MW TPP)	Directorate of Industrial Safety and Health	No. : 164500227478	Expired
6.	Consent to Operate (246MW TPP)	Maharashtra Pollution Control Board	No. : MPC/SRN-II/5026 Dated : 15.11.2010	Expired
7.	NOC	Petroleum & Explosives Safety Organization	No. P/WC/MH/14/6306(P245876) Dated : 27.12.2011	Expired
8.	Renewal of Consent to Operate	Maharashtra Pollution Control Board	No : BO/EIC No. NG-11388-14/CAC-CELL/CAC-7762 Dated : 13.07.2015	Expired
9.	Boiler Registration	Directorate of Steam Boilers, Maharashtra	No. SB-6/2012/DKL/3601 SB-6/2012/DKL/3435 SB-6/2012/DKL/3920 Dated 09-08-2012, 27-07-2012, 24-08-2012 & 01-11-2012	Expired

**OBSERVATIONS:** The necessary compliance statutory approvals validity expired, required to be renewed before commencement of plant.





**PART G**

**PROCEDURE OF VALUATION ASSESSMENT - LAND & BUILDING AND  
AESTHETIC WORKS**

1. GENERAL INFORMATION				
i.	Important Dates	Date of Inspection of the Property	Date of Valuation Assessment	Date of Valuation Report
		2 August 2024	8 August 2024	8 August 2024
ii.	Client	SREI Infrastructure Finance Limited, Powai, Mumbai - 400076		
iii.	Intended User	SREI Infrastructure Finance Limited, Powai, Mumbai - 400076		
iv.	Intended Use	To know the general idea on the market valuation trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, considerations of any organization as per their own need, use & purpose.		
v.	Purpose of Valuation	General Value Assessment		
vi.	Scope of the Assessment	Non binding opinion on the assessment of Plain Physical Asset Valuation of the property identified to us by the owner or through his representative.		
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other then as specified above.		
viii.	Manner in which the property is identified	✓	Done from the name plate displayed on the property	
		✓	Identified by the owner's representative	
ix.	Is property number/ survey number displayed on the property for proper identification?	No, since several survey numbers are involved through multiple transactions. Locating each survey number is not possible at our end. For this appropriate Govt. department needs to be contacted.		
x.	Type of Survey conducted	Full survey (inside-out with approximate sample random measurements verification & photographs).		
2. ASSESSMENT FACTORS				
i.	Valuation Standards considered	Mix of standards such as IVS and others issued by Indian authorities & institutions and improvised by the RKA internal research team as and where it is felt necessary to derive at a reasonable, logical & scientific approach. In this regard proper basis, approach, working, definitions considered is defined below which may have certain departures to IVS.		
ii.	Nature of the Valuation	Fixed Assets Valuation		
iii.	Nature/ Category/ Type/ Classification of Asset under Valuation	Nature	Category	Type
		LAND & BUILDING, PLANT & MACHINERY & OTHER MISCELLANEOUS FIXED ASSET	INDUSTRIAL	INDUSTRIAL POWER PLANT
		Classification	Income/ Revenue Generating Asset	
iv.	Type of Valuation (Basis of Valuation as per IVS)	Primary Basis	Fair Market Value	
		Secondary Basis	On-going concern basis	
v.	Present market state of the Asset assumed	Under Normal Marketable State		
		Reason: Asset under free market transaction state		



	(Premise of Value as per IVS)				
vi.	Property Use factor	Current/ Existing Use	Highest & Best Use (in consonance to surrounding use, zoning and statutory norms)		Considered for Valuation purpose
		Industrial	Industrial		Industrial
vii.	Legality Aspect Factor	Legal aspects of the property of any nature are out-of-scope of the Valuation Services. In terms of the legality, we have only gone by the documents provided to us in good faith. Verification of authenticity of documents from originals or cross checking from any Govt. dept. have to be taken care by Legal expert/ Advocate.			
viii.	Class/ Category of the locality	Lower Class (Poor)			
ix.	Property Physical Factors	Shape	Size	Layout	
		Irregular	Very Large	Normal Layout	
x.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics	Floor Level
		Village	Ordinary	Road Facing	Refer Building sheet
		Rural	Normal	Near to Highway	
			Within good village area	Ordinary location within the locality	
		Property Facing			
		West Facing			
xi.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		Yes	Underground	Yes	Easily available
		Availability of other public utilities nearby		Availability of communication facilities	
		Transport, Market, Hospital etc. are available in close vicinity		Major Telecommunication Service Provider & ISP connections are available	
xii.	Social structure of the area (in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, etc.)	Rural Area			
xiii.	Neighbourhood amenities	Average			
xiv.	Any New Development in surrounding area	Yes	No		



xv.	Any specific advantage/ drawback in the property	MIHAN SEZ DG Set Plant is near to the Airport and Metro Station		
xvi.	Property overall usability/ utility Factor	Restricted to a particular use ash dyke land cannot be used for agriculture purpose.		
xvii.	Do property has any alternate use?	No		
xviii.	Is property clearly demarcated by permanent/ temporary boundary on site	Partly demarcated only		
xix.	Is the property merged or colluded with any other property	No, it is an independent singly bounded property Comments: Multiple land merged to form a single property also it is a combination of leasehold and freehold land.		
xx.	Is independent access available to the property	Access is available through other adjoining property		
xxi.	Is property clearly possessable upon sale	No, because freehold land of TPP does not have independent access.		
xxii.	Best Sale procedure to realize maximum Value (in respect to Present market state or premise of the Asset as per point (iv) above)	Fair Market Value  Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.		
xxiii.	Hypothetical Sale transaction method assumed for the computation of valuation	Fair Market Value  Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.		
xxiv.	Approach & Method of Valuation Used	Land & Building	Approach of Valuation Mixture of Market & Cost Approach	Method of Valuation Market Comparable Sales Method – For Land Depreciated Replacement Cost Method – For Building
xxv.	Type of Source of Information	Level 3 Input (Tertiary)		
xxvi.	<b>Market Comparable</b>			
	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: Contact No.: Nature of reference: Size of the Property: Location: Rates/ Price informed: Any other details/ Discussion:	Mr. Arun Hiranwar +91 8446214475 Habitant of subject location 10 acres Front the plant Around Rs.48 lacs to 50 lacs per acre. As per information received during discussion with local villagers, the land rate for land parcels near the Abhijeet MADC Power Plant are in



			range of Rs. 45 lacs to 50 Lakhs per acre.
2	Name:	Orange City Properties	
	Contact No.:	+91 7847139555	
	Nature of reference:	Property Consultant	
	Size of the Property:	Not specified	
	Location:	at 1 km from plant near Main Road	
	Rates/ Price informed:	Rs. 50 lacs to 55 Lakhs per acre.	
	Any other details/ Discussion:	As per information received during discussion with local property dealer, the land rate is in range of Rs. 40 lacs to 50 Lakhs per acre near the Power Plant.	

### Considered Rates Justification

In the procedure of assessment following points have been taken into consideration:

1. The current ongoing Circle Rates is Rs.27,77,500/- per hectare.
2. Historical land transaction information for this land is also referred. AMNEPL has capitalized the Land for Industrial purpose for a total of Rs. 55 Lacs per hectare.
3. Current average ongoing transaction rates are around Rs. 40 lacs to 50 Lakhs per acre near the power plant for the villages in which land exists as per the references above.
4. The Project site lies near Mumbai – Kolkata Highway. Hence, provides a good connectivity via roads.

Therefore, considering all the factors like size demand, present economic condition of power industry and prevailing market rate in the vicinity of the plant, we are of the opinion that market rate as **Rs.45.00 Lacs. per acre** will be ideal for the project land adjusting the factor of size and time and effort required for the procurement of such a vast land parcel, since, land is not available at a cheaper rate in this area.

**NOTE:** We have taken due care to take the information from reliable sources. The given information above can be independently verified from the provided numbers to know its authenticity. However, due to the nature of the information most of the market information came to knowledge is only through verbal discussion with market participants which we have to rely upon where generally there is no written record.

Related postings for similar properties on sale are also annexed with the Report wherever available.

xxvii.	<b>Other Market Factors</b>		
	Current Market condition	Normal	
		Remarks: None	
		Adjustments (-/+): 0%	
	Comment on Property		



	Salability Outlook	<b>Adjustments (-/+): 0%</b>	
	Comment on Demand & Supply in the Market	<b>Demand</b>	<b>Supply</b>
		Low	Adequately available
		<b>Remarks:</b> Demand is related to the current use of the property only and only limited to the selected type of buyers	
		<b>Adjustments (-/+): -10%</b>	
xxviii.	Any other special consideration	<b>Reason:</b> The freehold land in TPP has no independent access. And the Ash Dyke land has no other use	
		<b>Adjustments (-/+): -10%</b>	
xxix.	Any other aspect which has relevance on the value or marketability of the property	<p>Marketability of this property is directly proportional to industry outlook of the sector.</p> <p>Valuation of the same asset/property can fetch different values under different circumstances &amp; 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 financier 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.</p> <p>This Valuation report is prepared based on the facts of the property &amp; market situation on the date of the survey. It is a well-known fact that the market value of any asset varies with time &amp; 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.</p>	
		<b>Adjustments (-/+): 0%</b>	
xxx.	Final adjusted & weighted Rates considered for the subject property	Rs. 36.00 Lakhs per acre	
xxxi.	<b>Basis of computation &amp; working</b>		
	<p><b>LAND:</b></p> <ul style="list-style-type: none"><li>In this Valuation assessment, Land value is considered for the Freehold land only because lease deed already terminated and 11.59 Hectare of area is Govt. Land which is used as coal storage is never transferred or leased to AMNEPL. So, the same is not considered for valuation purpose.</li><li>For acquiring such a vast land parcel for Industrial use, one will go to the Govt. or purchase the land privately. In present day scenario purchasing such a vast land parcel has become a highly tedious task. If the Govt. would be already having this much of land parcel acquired previously then it will allot through its Industrial Authority or in case such a vast land parcel is not available on the desired location then it will acquire it through land acquisition policy. In land acquisition policy, the rates will vary based on the circle rates or the comparable market rates presently going on in that area.</li></ul>		



- Moreover, since the land is already acquired and is currently a one piece of land used for a Power Plant, therefore adopting comparable market land rates is better way to estimate the valuation of land.
- In any case whether from Land acquisition or private one has to buy multiple small land parcels and amalgamate them into one to form such a huge continuous land parcel. This will have time and effort to consolidate the land doing negotiation from each party.
- Therefore because of above factors direct land comparable method is adopted.

#### **BUILDING:**

- For the assessment of building valuation, building sheet along with building names and area is provided by the company which has been relied upon in good faith.
- For the purpose of valuation computation, we have referred the building are sheet shared by the company which was verified on sample basis during the site survey.
- We have also checked the building head in FAR. However, matching the building name as mentioned in above maps from that of FAR was not possible due different nomenclature used in both source of information.
- Based on above data, Building & Civil works Valuation is done based on Depreciated Replacement Market Value of the buildings based on cost approach.

#### **GENERAL:**

- Valuation of the asset is done as found on as-is-where basis on the site as identified to us by client/ owner/ owner representative during site inspection by our engineer/s unless otherwise mentioned in the report.
- Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.
- For knowing comparable market rates, significant discreet local enquiries have been made from our side based on the hypothetical/ virtual representation of ourselves as both buyer and seller for the similar type of properties in the subject location and thereafter based on this information and various factors of the property, rate has been judiciously taken considering the factors of the subject property, market scenario and weighted adjusted comparison with the comparable properties unless otherwise stated.
- References regarding the prevailing market rates and comparable are based on the verbal/ informal/ secondary/ tertiary information which are collected by our team from the local people/ property consultants/ recent deals/ demand-supply/ internet postings are relied upon as may be available or can be fetched within the limited time & resources of the assignment during market survey in the subject location. No written record is generally available for such market information and analysis has to be derived mostly based on the verbal information which has to be relied upon.
- Market Rates are rationally adopted based on the facts of the property which came to our knowledge during the course of the assessment considering many factors like nature of the property, size, location, approach, market situation and trends and comparative analysis with the similar assets. During comparative analysis, valuation metrics is prepared and necessary adjustments are made on the subject asset.
- The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market research and is not split into formal & informal payment arrangements. Most of the deals takes place which includes both formal & informal payment components. Deals which takes place in complete formal payment component may realize relatively less actual transaction value due to inherent added tax, stamp registration liabilities on the buyer.



- Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Commission, Bank interest, Selling cost, Marketing cost, etc. pertaining to the sale/ purchase of this property are not considered while assessing the indicative estimated Market Value.
- This report includes both, Govt. Guideline Value and Indicative Estimated Prospective Market Value as described above. As per the current market practice, in most of the cases, formal transaction takes place for an amount less than the actual transaction amount and rest of the payment is normally done informally.
- Area measurements considered in the Valuation Report pertaining to asset/ property is adopted from relevant approved documents or sample site measurement whichever is less unless otherwise mentioned. All area measurements are on approximate basis only.
- Verification of the area measurement of the property is done based on sample random checking only.
- Area of the large land parcels of more than 2500 sq.mtr or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
- Drawing, Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.
- Construction rates are adopted based on the present market replacement cost of construction and calculating applicable depreciation & deterioration factor as per its age, existing condition & specifications based on visual observation only of the structure. No structural, physical tests have been carried out in respect of it. No responsibility is assumed for latent defects of any nature whatsoever, which may affect value, or for any expertise required to disclose such conditions.
- Construction rates are adopted based on the plinth area rates prevailing in the market for the structure as a whole and not based on item wise estimation or Bills of Quantity method unless otherwise stated.
- The condition assessment and the estimation of the residual economic life of the structure are only based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity & strength.
- Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset or on its owners has not been factored in the Valuation.
- This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. Analysis done is a general assessment and is neither investigative in nature nor an audit activity.
- Valuation is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown to us on site of which some reference has been taken from the information/ data given in the copy of documents provided to us which have been relied upon in good faith and we have assumed that it to be true and correct.

xxxii. **ASSUMPTIONS**

- 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.
- Local verbal enquiries during micro market research came to our knowledge are assumed to be taken on record as true & factual.
- 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.
- It is assumed that the concerned Lender/ Financial Institution has asked for the valuation of that



property after satisfying the authenticity of the documents given to us and for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Valuation report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.

- e. Payment condition during transaction in the Valuation has been considered on all cash bases which includes both formal & informal payment components as per market trend.
- f. Sale transaction method of the asset is assumed as Free market transaction without any compulsion unless otherwise mentioned while assessing Indicative & Estimated Fair Prospective Market Value of the asset unless otherwise stated.

**xxxiii. SPECIAL ASSUMPTIONS**

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

**xxxiv. LIMITATIONS**

- In this Valuation assessment, Land value is considered based on the Project Land as a whole irrespective of its constitution as lease hold or free hold since the transaction of this land will always remain closely associated with the Project only and separation of it from the Project will be virtually impossible at least up to the complete economic life of this Plant.
- Value of building & civil work arrived considering that the lease shall be renewed & plant becomes operational under new promotor. If not, the values shall be revised.

3. VALUATION OF LAND			
	Particulars	Circle Value	Indicative & Estimated Prospective Fair Market Value
a.	Prevailing Rate range	Rs.27,77,500/- per hectares	Rs.40,00,000/- to Rs.50,00,000/- per acre
b.	Rate adopted considering all characteristics of the property	Rs.27,77,500/- per hectares	Rs.36,00,000/- per acre
c.	Total Land Area considered (documents vs site survey whichever is less)	58.47 hectares /144.48 acres	58.47 hectares /144.48 acres
d.	Total Value of land (A)	Rs. 16,24,00,425 /-	144.48 x Rs.36,00,000/- per acre <b>Rs. 52,01,36,257 /-</b>
Since, the direct comparable are available in the subject vicinity, we have applied the 'Direct sale comparable method' under market approach and not the land acquisition under the land acquisition policy by the government. The market rate for the land parcels in the subject vicinity are higher because of the development caused by the plant.			





**4. VALUATION COMPUTATION OF BUILDING STRUCTURE**

246 MW TPP SET- ABHIJEET MADC NAGPUR ENERGY PVT. LTD.							
S. No.	Block Name	YoC	Type of construction	Area (sq. fts.)	Plinth Area Rate (INR per sq feet)	Gross Replacement value (INR)	Fair Market Value (INR)
1	Service Building	2010	RCC framed pillar beam column structure on RCC slab	15662	1500	2,34,92,867	2,06,97,215
2	STG Building	2010	GI shed roof mounted on iron pillars, trusses frame structure resting on brick wall	200828	1500	30,12,41,519	26,25,31,984
3	Cooling Tower (Civil Work)	2010	RCC framed pillar beam column structure on RCC slab	47513	800	3,80,10,543	3,34,87,288
4	Low Voltage Sub-Station Room	2010		4252	1400	59,52,603	52,44,243
5	Quality Control Lab	2010	GI shed roof mounted on iron pillars, trusses frame structure resting on brick wall	3875	800	31,00,090	27,01,728
6	Lab Store Room	2010	GI shed roof mounted on iron pillars, trusses frame structure resting on brick wall	1901	800	15,20,766	13,25,348
7	Ash Silos (5 Nos.)	2010	RCC framed pillar beam column structure on RCC slab	6459	800	51,66,816	45,51,965
8	Coal Handling System (Part-I)	2010	GI shed roof mounted on iron pillars, trusses frame structure	5188	1500	77,82,517	67,82,463
9	Coal Handling System (Part-II)	2010		5005	1500	75,08,030	65,43,248
10	Coal Handling System (Part-III)	2010		2400	1500	36,00,625	31,37,945
11	Coal Handling System (Part-IV)	2010		8116	1500	1,21,74,310	1,06,09,911
12	Coal Handling System (Part-V)	2010		5178	1500	77,66,370	67,68,392
13	Coal Storage Open yard	2010		14209	1300	1,84,71,367	1,60,97,797
14	Store Room-I	2010	GI shed roof mounted on iron pillars, trusses frame structure resting on brick wall	3980	800	31,83,706	27,74,600
15	Store Room-II	2010		3980	800	31,83,706	27,74,600
16	WTP Area/MCC & PLC Room	2010	RCC load bearing structure on beam column and 9" brick walls	6709	1400	93,92,453	82,74,751
17	Pump House	2010	RCC framed pillar beam column structure on RCC slab	3990	1800	71,81,164	63,26,605
18	Site Office/Admin Building	2010	RCC framed pillar beam column structure on RCC slab	5926	1500	88,89,345	78,31,513
19	Security Cabin	2010	RCC framed pillar beam column structure on RCC slab	524	1400	7,33,903	6,46,569

**CASE NO.: VIS (2024-25)-PL264-227-298**

Page 38 of 72



20	Chimney (RCC)- 4 Nos.	2010	RCC	---	---	50,00,000	44,05,000
21	ESP Control Room or Compressor Room	2010	RCC framed pillar beam column structure on RCC slab	7466	1500	1,11,98,589	98,65,957
22	Sub-Station Room- Abhijeet	2010	RCC framed pillar beam column structure on RCC slab	1811	1500	27,15,969	23,92,769
23	Sub-Station Room- MSETCL	2010	RCC framed pillar beam column structure on RCC slab	1811	1500	27,15,969	23,92,769
24	Kiosk Rooms 11 Nos.	2010	RCC framed pillar beam column structure on RCC slab	2144	1400	30,01,167	26,44,028
25	RO & DM Plant	2010	GI shed roof mounted on iron pillars, trusses frame structure resting on brick wall	4229	1200	50,75,234	44,23,067
26	Chemical Lab	2010	RCC framed pillar beam column structure on RCC slab	1752	1000	17,51,551	15,43,116
<b>Subtotal I -</b>				<b>3,64,906</b>		<b>39,37,75,749</b>	<b>34,38,65,482</b>

**25 MW DIESEL GENERATOR SET- ABHIJEET MADC NAGPUR ENERGY PVT. LTD.**

1	Admin Building/33 KV Switch gear building	2011	RCC framed pillar beam column structure on RCC slab	40818	1500	6,12,26,770	5,39,40,784
2	Resistor Panel Room	2011	RCC framed pillar beam column structure on RCC slab	958	1500	14,37,021	12,66,015
3	Panel room above 11 KV Switch gear Room	2011	RCC framed pillar beam column structure on RCC slab	3498	1500	52,47,548	46,23,089
4	D.G. Set Building	2011	GI shed roof mounted on iron pillars, trusses frame structure resting on brick wall	15124	1100	1,66,36,071	1,44,98,336
5	Canteen	2011	RCC framed pillar beam column structure on RCC slab	2497	1500	37,45,942	33,00,175
6	Store Room	2011	GI shed roof mounted on iron pillars, trusses frame structure resting on brick wall	2581	900	23,23,179	20,24,650
7	Pump House	2011	GI shed roof mounted on iron pillars, trusses frame structure resting on brick wall	1249	800	9,98,918	8,70,557
8	Security Cabin	2011	RCC framed pillar beam column structure on RCC slab	323	1400	4,52,096	3,98,297
9	Time Office	2011	RCC framed pillar beam column structure on RCC slab	509	1400	7,12,369	6,27,597
<b>Subtotal II -</b>				<b>67557</b>		<b>9,27,79,913</b>	<b>8,15,49,500</b>
<b>Grand Total (I+II) -</b>				<b>4,32,463</b>		<b>48,65,55,662</b>	<b>42,54,14,983</b>

**Remarks:**

- All the details pertaining to the building area statement such as area, floor, etc. has been taken from the documents provided to us.
- The maintenance of the building was poor as per site survey observation as the plant is not operational since 2013. So, 10% deterioration is considered.
- Age of construction taken from the information as per documents provided to us.
- The Valuation is done by considering the depreciated replacement cost and while calculating DRC 5% salvage value is considered.



5. The buildings are constructed on leasehold and freehold land and lease deed already terminated. And it is not possible to separate the structures. Thus, it is assumed that the lease shall be renewed if the plant becomes operational.
6. Value of Chimney is taken on lumpsum basis as it is not given in FAR and also boundary wall is present but its value is not considered because it is on leasehold land.
7. The economic life of building/structure has been taken as per The Companies Act, 2013.

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.	<b>Depreciated Replacement Value (B)</b>	----	----
f.	<b>Note:</b> <ul style="list-style-type: none"> <li>Value for Additional Building &amp; 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.</li> </ul>		



*Handwritten signature/initials*



**PART H**

**CHARACTERISTICS DESCRIPTION OF PLANT/ MACHINERY**

S.NO.	CONTENTS	DESCRIPTION
<b>1.</b>	<b>TECHNICAL DESCRIPTION OF THE PLANT/ MACHINERY</b>	
a.	Nature of Plant & Machinery	Power, Sub-critical Thermal Power Plant
b.	Size of the Plant	Medium scale Plant
c.	Type of the Plant	Fully Automatic
d.	Year of Installation/ Commissioning/ COD (Commercial Operation Date)	Unit-1: 5 <sup>th</sup> January 2011 Unit-2: 7 <sup>th</sup> May 2011 Unit-3: 20 <sup>th</sup> April 2011 Unit-4: 1 <sup>st</sup> August 2011
e.	Production Capacity	<b>246 MW</b>
f.	Capacity at which Plant was running at the time of Survey	Non-operational since 2013
g.	Number of Production Lines	4 x 61.5 MW
h.	Condition of Machines	Non operational.
i.	Status of the Plant	Unoperational
j.	Products Manufactured in this Plant	Power/ Electricity
k.	Recent maintenance carried out on	None
l.	Recent upgradation, improvements if done any	None
m.	Total Gross Block & Net Block of Assets	<b>Gross Block (In Rs.)</b>
		<b>Net Block (In Rs.)</b>
		As provided
n.	Any other Details if any	---
<b>2.</b>	<b>MANUFACTURING PROCESS</b>	

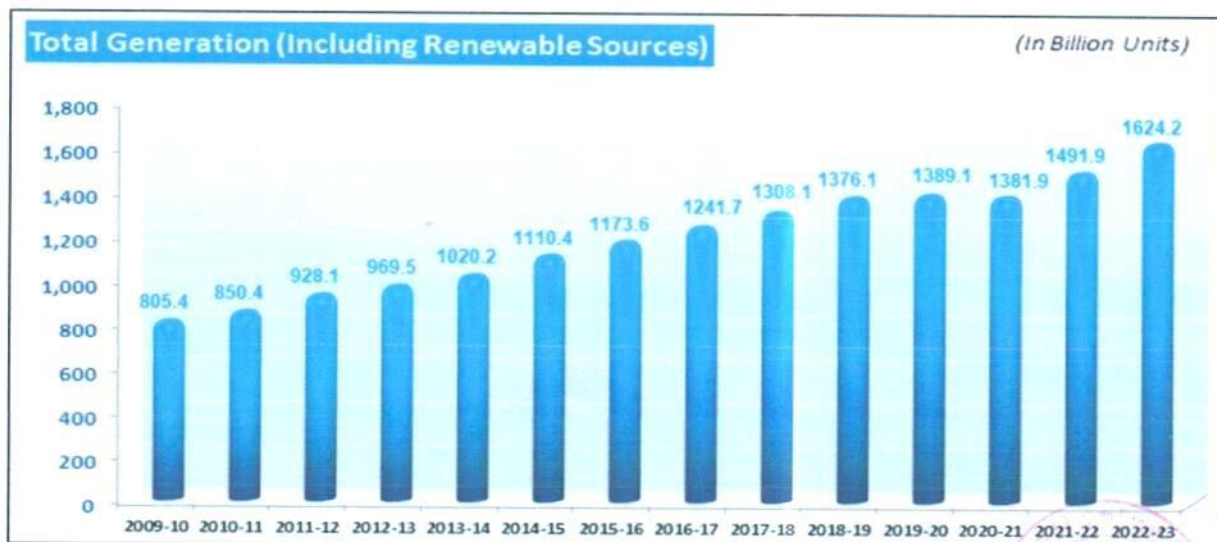


- First, the pulverized coal is burnt into the furnace of the steam boiler.
- High pressure steam is produced in the boiler.
- This Steam is then passed through the super heater, where it is further heated up.
- This heated steam is then entered into a turbine at high speed.
- In the turbine, this steam at high pressure rotates the turbine blades i.e., the potential energy of the high-pressured steam is converted into mechanical energy.
- After rotating the turbine blades, the Steam loses its high pressure, passes out of turbine blades and enters into a condenser.
- In the condenser the cold water is circulated with the help of a pump which condenses the low-pressure wet steam.
- This condensed water is then further supplied to low pressure steam increases the temperature of this feed water, it is then again heated in a high-pressure heater where the high pressure of steam is used for heating.
- The turbine in a thermal power station acts as a prime mover of the alternator.

### 3. INDIAN POWER SECTOR

#### a. Economic and Sector Outlook

Indian power sector is undergoing a significant change that has redefined the industry outlook. Sustained economic growth continues to drive electricity demand in India. In last 10 years India has continuously maintained GDP growth rate in the range of 5.5% to 8%. The Overall generation (Including generation from grid connected renewable sources) in the country has been increased from 1,110.458 BU during 2014-15 to 1,173.603 BU during the year 2015-16, 1,241.689 BU during 2016-17, 1,308.146 BU during 2017-18, 1,376.095 BU during 2018-19, 1,389.121 BU during 2019-20, 1,381.855 BU during 2020-21, 1,491.859 BU during 2021-22 & 1624.2 BU in 2022-2023 and the Target for 2023-24 is 1750 BU. The same has been depicted below:



Source: Central Electricity Authority (CEA)



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

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

Indian power sector is undergoing a significant change that has redefined the industry outlook. Sustained economic growth continues to drive electricity demand in India. The Government of India's focus on attaining 'Power for all' has accelerated capacity addition in the country. At the same time, the competitive intensity is increasing at both the market and supply sides (fuel, logistics, finances, and manpower).

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

- In January 2024, REC Limited signs MoU with Rail Vikas Nigam Limited, to Finance Multi-Modal Infrastructure Projects up to INR 35,000 Cr over next 5 Years.
- In Nov 2023, BHEL signs Memorandum of Cooperation with French state-owned company a nuclear operator, Electricité de France S.A., to explore the opportunity to maximize the local content of the Jaitapur Nuclear Power Plant Project (6×1650 MWe) to be established by NPCIL in India.



- In June 2023, The World Bank has approved that he will provide USD 200 million (about Rs 1,600 crore loan) to finance the Himachal Power Sector Development Program to bring improvements in renewable energy integration in the state.
- In Feb 2023, Greenko to invest \$ 6 bn into power and green ammonia project.
- In January 2023, NTPC Group capacity crosses 71 GW with successful completion of the trial operation of first unit of 660 MW North Karanpura Super Thermal Power Project, Jharkhand (3x660 MW) with an investment of Rs 7526 crore.

**b. Growth in power generation:**



Source: Central Electricity Authority (CEA)

**c. India Power Supply & Demand Review**

In the fiscal year 2023-24, India's power sector continued to evolve significantly. Here are some key highlights:

- **Energy Requirement and Supply:** The energy requirement increased by 8.6% to 11,02,887 million units (MU), while the energy availability rose by 8.9% to 10,99,907 MU.
- **Peak Demand:** The peak demand surged by 12.7% to 2,43,271 MW, with the peak shortage reducing to 1.4% (3,340 MW) compared to 4.0% (8,657 MW) in the previous year.
- **Generation Capacity:** The total installed capacity reached approximately 4,26,132 MW, with significant contributions from both fossil and non-fossil fuel sources.
- **Renewable Energy:** There was a substantial addition of renewable energy capacity, including 5,531 MW of solar, 1,931 MW of wind, and other sources.

These developments reflect India's ongoing efforts to meet its growing energy demands while



transitioning towards more sustainable energy sources.

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

#### d. Sector Challenges

The Indian power sector is under considerable stress. The projected All India peak electricity demand and electrical energy requirement is 277.2 GW and 1907.8 BU for the year 2026-27 and 366.4 GW and 2473.8 BU for the year 2031-32 as per 20th Electric Power Survey (EPS) Demand projections. The respective state DISCOMS have generally shied away from signing long term PPAs for thermal power plants thereby severely impacting the visibility of cash flows of plants with significant untied capacity. Some of the major challenges area as follows: -

- Underutilized manufacturing capacity.
- Implementation of the new environmental norms leading to retirements of units.
- Large scale disposal of energy storage devices like batteries.
- Low PLF and flexible operation of the Thermal Plants.

#### 4. TECHNOLOGY TYPE/ GENERATION USED AND TECHNOLOGICAL COLLABORATIONS IF ANY

a.	Technology Type/ Generation Used in this Plant	It is based on sub-critical technology
b.	Technological Collaborations If Any	---
c.	Current Technology used for this Industry in Market	At present the new power plants are set-up on ultra-supercritical technology, however, many power plants in India still runs on the sub-critical technology.

#### 5. RAW MATERIALS REQUIRED & AVAILABILITY

Type of Raw Material	Coal and Water
Availability	Yes

#### 6. AVAILABILITY & STATUS OF UTILITIES

Power/ Electricity	Auxiliary
Water	Available
Road/ Transport	Available

#### COMMENT ON AVAILABILITY OF LABOUR

Availability	Yes
Number of Labours working in the Factory	Non operational

#### 8. SALES TRANSACTIONAL PROSPECTS OF SUCH PLANTS/ MACHINERY

Strategic Sale as part of the ongoing concern company.  
**Reason:** This is a Large Scale Plant and can only be sold only as an Integrated Industry to preserve its value since complete process line & machines are special purpose machines and can't be used in any other Industry. So, for fetching maximum value is through strategic sale to the players who are already into same or similar Industry who have plans for expansion or any large conglomerate who plans to enter into



	this new Industry is through strategic sale to the players who are already into same or similar Industry who have plans for expansion or any large conglomerate who plans to enter into this new Industry
<b>9.</b>	<b>DEMAND OF SUCH PLANT &amp; MACHINERY IN THE MARKET</b>
	Appears to be moderate as per general information available in public domain. Power demand is increasing in India and therefore Power sector has good growth outlook in future. Presently India is dependent on Coal based Thermal Power Plant for meeting its peak demand.
<b>10.</b>	<b>SURVEY DETAILS</b>
a.	Plant has been surveyed by our Engineering Team on 2 August 2024.
b.	Site inspection was done by our Engineers Dhawal Vanjari and Anit Bhanji.
c.	Our team examined & verified the machines and utilities from the FAR provided by the Company. Only major machinery, process line & equipment has been verified.
d.	Photographs have also been taken of all the Machines and its accessories installed there.
e.	Plant was found non-operational at the time of survey.
f.	Details have been cross checked as per the documents provided to us by the company 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 average condition.

*[Handwritten signature]*

*[Handwritten initials]*





**PART I**

**PROCEDURE OF VALUATION ASSESMENT – PLANT & MACHINERY**

1. GENERAL INFORMATION				
i.	Important Dates	Date of Inspection of the Property	Date of Valuation Assessment	Date of Valuation Report
		2 August 2024	8 August 2024	8 August 2024
ii.	Client	SREI Infrastructure Finance Limited, Powai, Mumbai - 400076		
iii.	Intended User	SREI Infrastructure Finance Limited, Powai, Mumbai - 400076		
iv.	Intended Use	To know the general idea on the market valuation trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, and considerations of any organization as per their own need, use & purpose.		
v.	Purpose of Valuation	General Value Assessment		
vi.	Scope of the Assessment	Non binding opinion on the assessment of Plain Physical Asset Valuation of the property identified to us by the owner or through his representative.		
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other then as specified above.		
viii.	Identification of the Assets	✓	Cross checked from the name of the machines mentioned in the FAR/ Inventory list name plate displayed on the machine	
		✓	Identified by the Bank representative	
		✓	Due to large number of machines/ inventories, only major production lines & machines have been checked	
ix.	Is property number/ survey number displayed on the property for proper identification?	No.		
x.	Type of Survey conducted	Full survey (inside-out with approximate sample random measurements verification & photographs).		
2. ASSESSMENT FACTORS				
i.	Valuation Standards considered	Mix of standards such as IVS and others issued by Indian authorities & institutions and improvised by the RKA internal research team as and where it is felt necessary to derive at a reasonable, logical & scientific approach. In this regard proper basis, approach, working, definitions considered is defined below which may have certain departures to IVS.		
ii.	Nature of the Valuation	Fixed Assets Valuation		
iii.	Nature/ Category/ Type/ Classification of Asset under Valuation	Nature	Category	Type
		PLANT & MACHINERY	INDUSTRIAL	INDUSTRIAL PLANT & MACHINERY
		Classification	Only business use asset	
iv.	Type of Valuation (Basis of Valuation as per IVS)	Primary Basis	Fair Market Value	
		Secondary Basis	On-going concern basis	
v.	Present market state of the Asset assumed (Premise of Value as per	Under Normal Marketable State		
		Reason: Asset under free market transaction state		



	IVS)				
vi.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		Yes	Underground	Yes	Easily available
		Availability of other public utilities nearby		Availability of communication facilities	
		Transport, Market, Hospital etc. are available in close vicinity		Major Telecommunication Service Provider & ISP connections are available	
vii.	Neighbourhood amenities	246 MW TPP – Poor			MIHAN SEZ - Good
viii.	Any New Development in surrounding area	None	---		
ix.	Any specific advantage/ drawback in the plant and machines	---			
x.	Machines overall usability/ utility Factor	Plant is Non operational			
xi.	Best Sale procedure to realize maximum Value (in respect to Present market state or premise of the Asset as per point (iv) above)	Fair Market Value			
		Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.			
xii.	Hypothetical Sale transaction method assumed for the computation of valuation	Fair Market Value			
		Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.			
xiii.	Approach & Method of Valuation Used	Approach of Valuation		Method of Valuation	
		Cost Approach & Market Approach		Depreciated Reproduction Cost Method	
xiv.	Type of Source of Information	Level 3 Input (Tertiary)			
xv.	Any other aspect which has relevance on the value or marketability of the machines	The marketability for the machines depends upon the industry outlook, make, market condition, raw material, maintenance, raw material, usability, capacity.  This Valuation report is prepared based on the facts of the assets & market situation on the date of the survey. It is a well-known fact that the market value of any asset varies with time & socio-economic conditions prevailing in the region/ country. In future assets market may go down, asset conditions may change or may go worse, plant vicinity conditions may go down or become worse, plant market may change due to impact of Govt. policies or effect of domestic/ world economy, usability prospects of the Plant may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk while financing.			



xvi. **Basis of computation & working**

xvii. **Main Basis:**

- a. **Basic Methodology:** For arriving at fair market value of P&M & other fixed assets our engineering team has rationally applied the mixture of **'sales comparison approach (market approach)'** and the **'cost approach (depreciated replacement cost)'**. The fair market value of Plant & Machinery on the date of valuation is its cost of reproduction & commissioning on that date less the depreciation & other deterioration deductions (Technological, Economic, Functional obsolescence) or additions for good maintenance from the date of commissioning of the machinery to the date of its valuation.
- b. Core P&M Asset Valuation is done keeping in mind various factors like technology used, machines availability, its condition, average age, maintenance & service and parts replacement availability of the machines and more importantly demand in the market.
- c. Main Machinery of this Plant are specific purpose machines used for the Power generation plant with auxiliary equipment's are Boiler, Turbine, Generator, C&I, Coal Handling Plant, Switchyard & BOP, Transmission line, Water conveyor system among other auxiliary machinery for running the plant which limits its realizable value to specific purpose.
- d. The main data point for the Valuation of Plant & Machinery is the Fixed Asset Register maintained by the company. Plant & Machinery FAR has been provided by the company which has been relied upon in good faith. Provided FAR included assets in different heads like Land, Building, Plant & Machinery, Electrical equipment's, Furniture & fittings, Office equipment, etc. Assets under different heads are segregated and are evaluated separately. From the Fixed Asset Register List two key inputs, Date of Capitalization and Cost of capitalization are taken which play vital role in evaluating used Plant & Machinery valuation.
- e. Provided Capitalization cost include soft cost incurred during the Project establishment like Pre-operative, IDC & Finance cost expenses also. On our request we have not got break-up of hard & soft cost separately hence we have to go by the given figure.
- f. For calculating Replacement Cost of the machines as on date, Cost Inflation Index is taken into consideration.
- g. For evaluating depreciation, Central Electricity Regulatory Commission Guidelines & Chart of Companies Act-2013 for ascertaining useful life of different types of machines are followed. Useful life of Primary machines of the Plant like Boiler, Turbine, Generator, Coal Handling System etc. is taken as 25 years. For other auxiliary machinery & equipment average life varies from 5 – 25 years.
- h. Market & Industry scenario is also explored for demand of such Plants. The subject project appears to be attractive to potential suitors since Plant PPA is tied up with TANGEDCO rest is being sold in open market.
- i. On the Depreciated Replacement Cost (DRC) deduction for obsolescence/ deterioration or addition for good maintenance has been taken to arrive at the estimated Prospective Fair Market Value of the machines.
- j. Valuation of the asset is done as found on as-is-where basis on the site as identified to us by client/ owner/ owner representative during site inspection by our engineer/s unless otherwise mentioned in the report.
- k. The valuation of the Plant/ Machinery has been done considering the plant as a whole. The individual cost for machines shown is for illustration purpose, and may vary from market rates since the valuation is done using cost approach method and finally cross verified from market approach as a whole plant and not individual machine.
- l. Consolidated valuation sheet of Plant & Machinery and other asset items are mentioned below with depreciated current market value as per different category of the machines/assets cumulated together. Our engineering team has separated the Cost of Equipment's in the different sections of the plant. The cost of equipment considered from P&M List includes Pre-operative, Finance, and IDC Charges etc. The



capitalized/ purchase cost of machinery considered from P&M List consists of final commissioning of machines which includes freight, taxes, insurance, etc.

**Other Basis:**

- m. Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.
- n. The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market research and is not split into formal & informal payment arrangements. Most of the deals takes place which includes both formal & informal payment components. Deals which takes place in complete formal payment component may realize relatively less actual transaction value due to inherent added tax, stamp registration liabilities on the buyer.
- o. Secondary/ Tertiary costs related to asset transaction like Installation, maintenance and Logistics costs pertaining to the sale/ purchase of the assets are not considered separately while assessing the indicative estimated Market Value and is assumed to be included in the Cost of capitalization provided by the client.
- p. The condition assessment and the estimation of the residual economic life of the machinery and assets are only based on the visual observations and appearance found during the site survey. We have not carried out any physical tests to assess the working and efficiency of the machines and assets.
- q. Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset or on its owners has not been factored in the Valuation.
- r. Valuation is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown to us on site of which some reference has been taken from the information/ data given in the copy of documents provided to us which have been relied upon in good faith and we have assumed that it to be true and correct.

xviii. **ASSUMPTIONS**

- a. Documents/ Information/ Data provided by the client/ property owner or his representative both written & verbally is true and correct without any fabrication and has been relied upon in good faith.
- b. The assets and interests therein have been valued free and clear of any liens or encumbrances unless stated otherwise. No hidden or apparent conditions regarding the subject assets or their ownership are assumed to exist. No opinion of title is rendered in this report and a good title is assumed unless stated otherwise.
- c. It is assumed that the concerned Lender/ Financial Institution has asked for the valuation of that property after satisfying the authenticity of the documents given to us and for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Valuation report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.
- d. Payment condition during transaction in the Valuation has been considered on all cash basis which includes both formal & informal payment components as per market trend.
- e. Sale transaction method of the asset is assumed as Free market transaction without any compulsion unless otherwise mentioned while assessing Indicative & Estimated Fair Prospective Market Value of the asset unless otherwise stated.

xix. **SPECIAL ASSUMPTIONS**

It is assumed that the lease of the leasehold land shall be renewed. If not, then valuation shall be revised.

xx. **LIMITATIONS**

This is just Fixed Asset Valuation and not an Enterprise Valuation. This report doesn't cover any prospective sale value of the Power Plant as a whole which is based on the cash flows of the business.



6.

**VALUATION COMPUTATION OF PLANT & MACHINERY**

**VALUATION SUMMARY OF PLANT & MACHINERY AND OTHER FIXED ASSETS OF  
246 MW THERMAL POWER PLANT OF M/S. ABHIJEET MADC NAGPUR ENERGY PVT. LTD.**

Sr. No.	Items	Cost of Capitalization (INR)	Gross Current Replacement Cost (INR)	Current Depreciated Market Value (INR)
1	Main Plant & Machinery	1151,65,93,223	1311,07,69,672	6,59,50,02,831
2	Tools & Equipments	81,98,97,734	115,74,38,231	47,26,90,112
3	Computers	1,02,07,489	96,69,525	1,44,605
4	Vehicles	23,43,245	25,48,860	2,36,269
5	Air conditioners	5,33,118	6,78,308	33,915
6	Electrical Installations	4,07,971	5,38,846	95,449
	<b>Total-A</b>	<b>1234,99,82,780</b>	<b>1428,16,43,443</b>	<b>7,06,82,03,181</b>

**VALUATION SUMMARY OF PLANT & MACHINERY AND OTHER FIXED ASSETS OF  
25 MW THERMAL POWER PLANT OF M/S. ABHIJEET MADC NAGPUR ENERGY PVT. LTD.**

Sr. No.	Items	Cost of Capitalization (INR)	Gross Current Replacement Cost (INR)	Current Depreciated Market Value (INR)
1	Main Plant & Machinery	200,73,02,344	258,31,86,161	1,04,98,17,534
2	Tools & Equipments	1,19,95,167	1,50,51,876	4,64,717
	<b>Total-B</b>	<b>201,92,97,511</b>	<b>259,82,38,037</b>	<b>1,05,02,82,251</b>
	<b>Grand Total (A+B)</b>	<b>1436,92,80,291</b>	<b>1687,98,81,480</b>	<b>8,11,84,85,432</b>

**Notes:**

- Asset items pertaining to 246 MW Thermal Power Plant and 25 MW DG Set Plant is only considered in this report.
- Asset items of different classes are grouped together and summarized separately. Detailed valuation sheet with calculation can be referred in attached annexures.
- For evaluating useful life for calculation of depreciation, Central Electricity Commission Guidelines, Chart of Companies Act-2013 and finally general practical trend of Power Plants are referred.
- Replacement Cost of the machines is calculated as per the Wholesale price Index.
- Useful life of Primary machines of the Plant like Boiler, Turbine, Generator, Coal Handling System etc. is taken as 25 years. For other auxiliary machinery & equipment average life varies from 10 – 20 years.
- Salvage value is considered as 10% to Nil based upon type of assets.
- Further a technological obsolescence discount of 20% is considered on Depreciated value as turbine size is small & plant is sub-critical boiler having less efficiency than compared to large size of power plant.





**PART J**

**CONSOLIDATED VALUATION ASSESSMENT OF THE PLANT**

S. No.	Particulars	Gross Block	Indicative & Estimated Prospective Depreciated Value as on 08-08-2024
1.	Land Value (A)	Not Provided	Rs. 52,01,36,257/-
2.	Building Value (B)	Not Provided	Rs. 42,54,14,983/-
3.	Additional Aesthetic Works Value (C)		
4.	Plant & Machinery Value (D)	Rs. 1436,92,80,291/-	Rs. 8,11,84,85,432 /-
5.	<b>Total Add (A+B+C+D)</b>	<b>Rs. 1436,92,80,291/-</b>	<b>Rs. 9,06,40,36,671 /-</b>
6.	Additional Premium if any	---	---
	Details/ Justification	---	---
7.	<b>Deductions Charged If Any</b>		---
	Justification	<p>We have taken 60% discount for physical and technical obsolescence since this is non-operational since 2013 and any buyer will buy it exploiting its economic potential.</p> <ul style="list-style-type: none"> <li>The subject plant is sub-critical thermal plant. However, currently large-scale power plants are being set-up on ultra-supercritical technology having higher efficiency of at least 10-12% more.</li> <li>Plant has no power purchase agreement.</li> </ul> <p>Therefore, discount percentage is averagely taken based on the best-case scenario for the maximum revenue potential this Plant can exploit in the long run assessed through economic projections in which above factors have been taken into account, provided operative company has enough working capital to run the plant.</p>	
8.	<b>Total Indicative &amp; Estimated Prospective Fair Market Value</b>	---	<b>Rs. 362,56,14,669/-</b>
9.	<b>Rounded Off</b>	---	<b>Rs. 363,00,00,000/-</b>
10.	<b>Indicative &amp; Estimated Prospective Fair Market Value in words</b>	---	<b>Rupees Three Hundred and Sixty-Three Crore Only</b>
11.	<b>Expected Realizable Value (@ ~20% less)</b>	---	<b>Rs. 290,40,00,000/-</b>
12.	<b>Expected Distress Sale Value (@ ~35% less)</b>	---	<b>Rs. 235,95,00,000/-</b>
13.	<b>Expected Liquidation Value</b>	---	<b>Rs. 205,00,00,000/-</b>
14.	<b>Concluding Comments/ Disclosures if any</b>		
	<p>a. This valuation is based on the cost approach and basically shows the current depreciated replacement value of the asset. However, market players may weigh it differently keeping in mind the various macro &amp; micro economic factors and demand &amp; supply of power at the time of actual transaction.</p> <p>b. The power plant is setup on a land admeasuring 111.36 Hectare which consists of Free hold land, lease hold land and Govt land. Free hold land admeasuring 58.47 hectare is with M/s Abhijeet MADC Nagpur</p>		



Energy Pvt. Ltd. and value of free hold land have only been considered in the report. But lease of the lease hold land is already terminated and govt land was never transferred or leased. Hence no value is given of this land in the report. But since part of the power plant is situated on this land i.e. 52.89 hectare, any prospective buyer will have to get the lease of the 52.89 hectare land in his name to run the plant and will have to pay the premium of the land as per current rate.

- c. Total Fair depreciated replacement value of the asset is arrived at **Rs. 744.03 Cr.** However, Fair Market Value is given at **Rs. 363.00 Cr.** deducting the Physical & Technological obsolescence.
- d. Realizable Value (RV) & Distress Value (DV) has been considered 80% & 65% respectively of Fair Market value. Because for the subject plant there is no PPA.
- e. Further, the present market & economic scenario is uncertain and no one can predict it for a longer period of time due to various geo political and fast changing global and local markets.
- f. Therefore, it appears that market sentiments towards this Plant should be positive because of high power demand.
- g. As per the market research, there are a few prominent market players which might be interested in the subject power plant.
- h. Therefore, for this reason we have not tried to match the previous market comparable to this Plant value and kept it only as computed from cost approach.
- i. This is just core Asset Valuation and not an Enterprise Valuation. This report doesn't cover any prospective sale value of the Power Plant as a whole which is based on the cash flows of the business.
- j. 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.
- k. This valuation exercise has been performed to reach the prospective fair market value using the replacement cost for setting up such Greenfield integrated plants in current scenario. This should not be treated as the transactional value of these assets.
- l. Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Bank interest etc. pertaining to the sale/ purchase of this property are not considered while assessing the Market Value.
- m. Fragmented/ Individual component wise may fetch different values, however this Valuation is prepared based on the ongoing concern and the Values has been applied in totality/ group of assets.
- n. This valuation exercise has been performed to reach the prospective fair market value using the replacement cost for setting up such Greenfield integrated plants in current scenario. This should not be treated as the transactional value of these assets.
- o. Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Bank interest etc. pertaining to the sale/ purchase of this property are not considered while assessing the Market Value.
- p. We are independent of client/ company and do not have any direct/ indirect interest in the property.
- q. This valuation has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.
- r. 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.
- s. 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.



- t. Legal aspects for e.g. 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.
- u. 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.
- v. 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.
- w. 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.
- x. 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.

y. **IMPORTANT KEY DEFINITIONS**

**Fair Value** suggested by the competent Valuer is that prospective estimated amount in his expert & prudent opinion of the subject asset/ property without any prejudice after he has carefully & exhaustively evaluated the facts & information came in front of him or which he could reasonably collect during the course of the assessment related to the subject asset on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities which is just & equitable at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction in an open & unrestricted market, in an orderly transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently without any compulsion on the date of the Valuation.

Fair Value without using the term "Market" in it describes that the value suggested by the Valuer may not mandatorily follow or may not be in complete consonance to the established Market in his expert opinion. It may or may not follow market dynamics. But if the suggested value by the valuer is not within the prevailing Market range or is assessed for an asset is located in an un-established Market then the valuer will give reasonable justification & reasoning that for what reasons the value suggested by him doesn't follow the prevailing market dynamics.

**Fair Market Value** suggested by the competent Valuer is that prospective estimated amount in his expert & prudent opinion of the subject asset/ property without any prejudice in consonance to the Market dynamics after he has carefully & exhaustively evaluated the facts & information came in front of him or which he could reasonably collect during the course of assessment related to the subject asset on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities which is just & equitable at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction in an open & unrestricted market, in an orderly transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently without any compulsion on the date of the Valuation.

Here the words "in consonance to the established Market" means that the Valuer will give opinion within the realms & dynamics of the prevailing market rates after exhaustively doing the micro market research. However due to the element of "Fair" in it, valuer will always look for the factors if the value should be better than the market realms which is just & equitable backed by strong justification and reasoning.

**Market Value** suggested by the competent Valuer is that prospective estimated amount which is average price of the similar comparable assets prevailing in an open & established market during the near period of the date of valuation at which the subject asset/ property should be exchanged between a willing buyer and willing seller on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities at an arm's length transaction in an open, established &



unrestricted market, in an orderly transaction, wherein the parties, each acted without any compulsion on the date of the Valuation.

Using the term "Market Value" without "Fair" omits the elements of proper marketing, acting knowledgeably & prudently.

Market and market participants can be sentimental, inclined towards the transaction without the element of complete knowledge & prudence about facts or due diligence of the asset therefore "each acted knowledgeably, prudently" has been removed from the market Value definition.

**Realizable Value** is that minimum prospective estimated value of the asset/ property which it may be able to fetch at the time of actual property transaction factoring in the element of discount due to the prospects of deep negotiations between the buyer & seller when the parties in-principally find Fair Market Value reasonable and sits together to close the deal and the transaction across the table. Discount percentage on the Fair Market Value due to negotiation will depend on the nature, size, various salability prospects of the subject asset, the needs of the buyer & the seller and kind of payment terms. In some of the cases Realizable and Fair Market Value may also be equal.

**Distress Sale Value\*** is that value when the property is attached with any process such as mortgaged financing, financial or operational dues which is under any stress condition or situation and the stakeholders are under process of finding resolution towards it to save the property from being attached to a formal recovery process. In this type of sale, minimum fetch value assessed will always be less than the estimated Fair Market Value where the discount of percentage will depend upon various circumstances and factors such as nature, size, salability prospects of the property and kind of encumbrance on the property. In this type of sale, negotiation power of the buyer is always more than the seller and eagerness & pressure of selling the property will be more on the seller than the buyer.

**Liquidation Value** is the amount that would be realized when an asset or group of assets are sold due to any compulsion or constraints such as in a recovery process guided by statute, law or legal process, clearance sale or any such condition or situation thereof where the pressure of selling the asset/ property is very high to realize whatever maximum amount can be from the sale of the assets in a limited time for clearance of dues or due to closure of business. In other words, this kind of value is also called as forced sale value.

**Difference between Cost, Price & Value:** Generally, these words are used and understood synonymously. However, in reality each of these has a completely different meaning, premise and also having different definitions in professional & legal terms. Therefore, it is our professional responsibility to describe the definitions of these words to avoid ambiguity & confusion in the minds of the user of this report.

The **Cost** of an asset represents the actual amount spend in the construction/ actual creation of the asset.

The **Price** is the amount paid for the procurement of the same asset.

The **Value** is defined as the present worth of future rights in the property/ asset and is a hypothetical or notional price that buyers and sellers are most likely to conclude for a good or service. Value is not a fact, but an estimate of the likely price to be paid for a good or service at a given time in accordance with a particular definition of value.

Therefore, in actual for the same asset/ property, cost, price & value remain different since these terms have different usage & meaning.



### **IMPORTANT NOTES**

**DEFECT LIABILITY PERIOD** - In case of any query/ issue or escalation you may please contact Incident Manager by writing at [valuers@rkassociates.org](mailto: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](mailto: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](http://www.rkassociates.org) for reference.

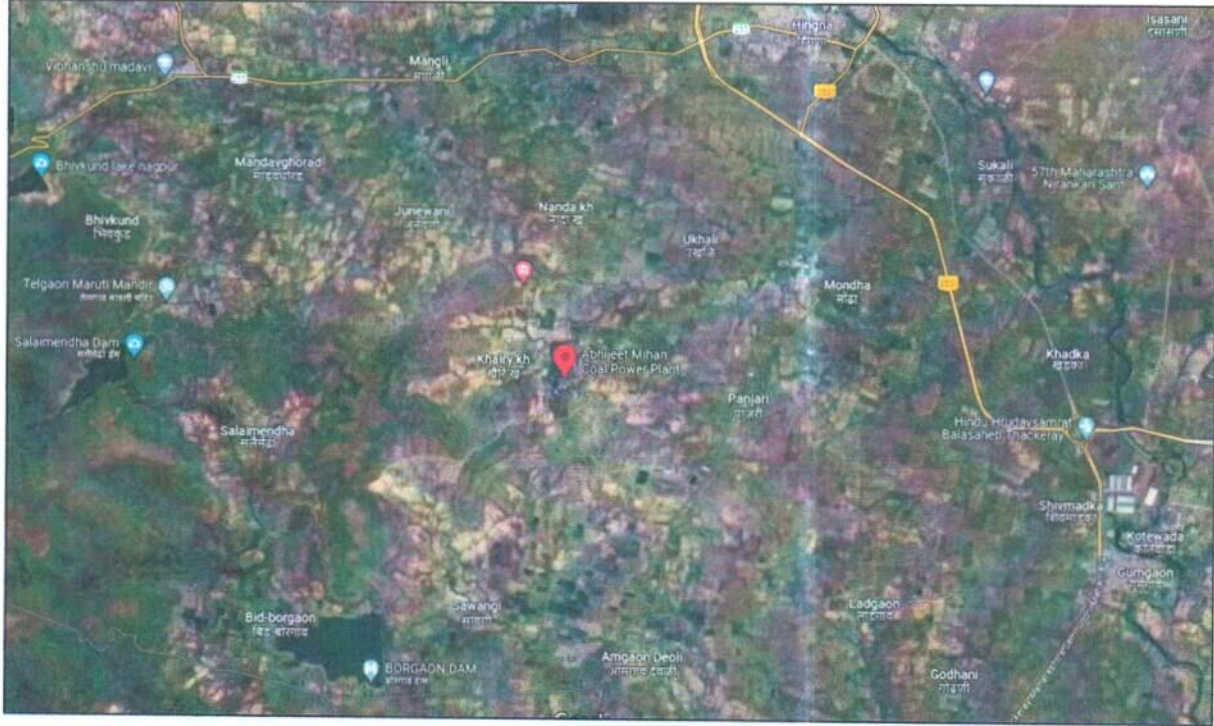
SURVEY ANALYST	VALUATION ENGINEER	L1/ L2 REVIEWER
Er. Anit Bhanji Er. Dhawal Vanjari	Er. Man Mohan	Er. Anil Kumar (L&B) Er. Abhinav Chaturvedi (P&M)
		 



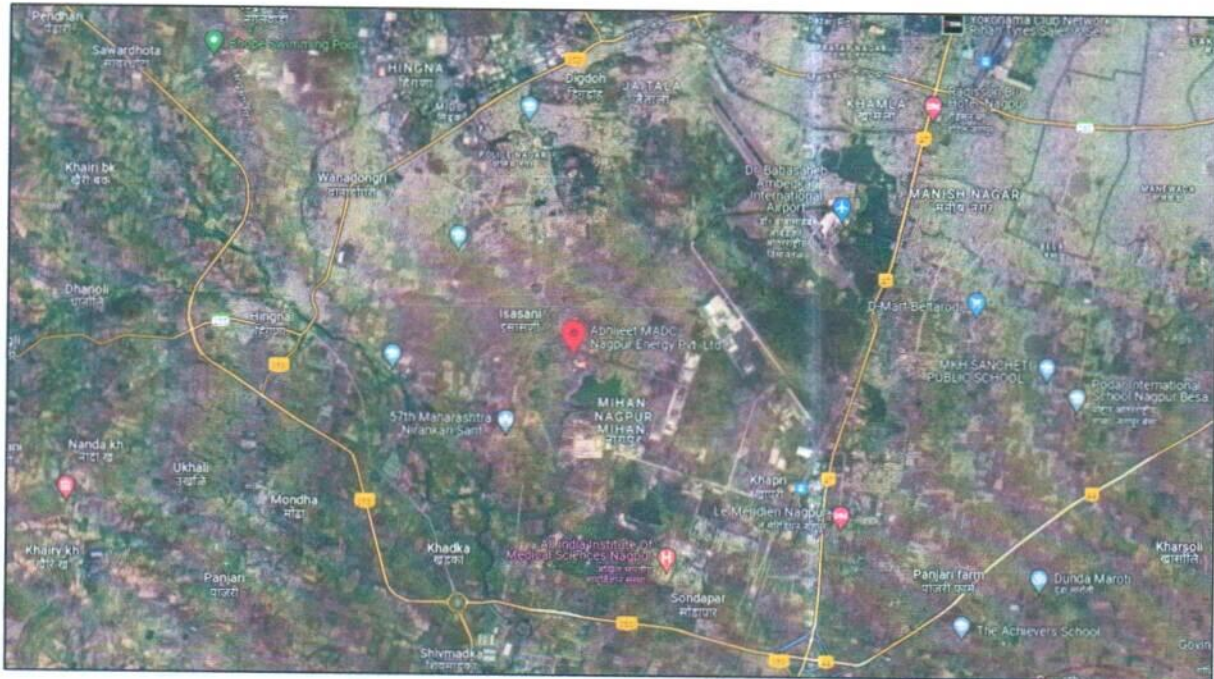


## ENCLOSURE: I – GOOGLE MAP LOCATION

### 246 MW POWERPLANT



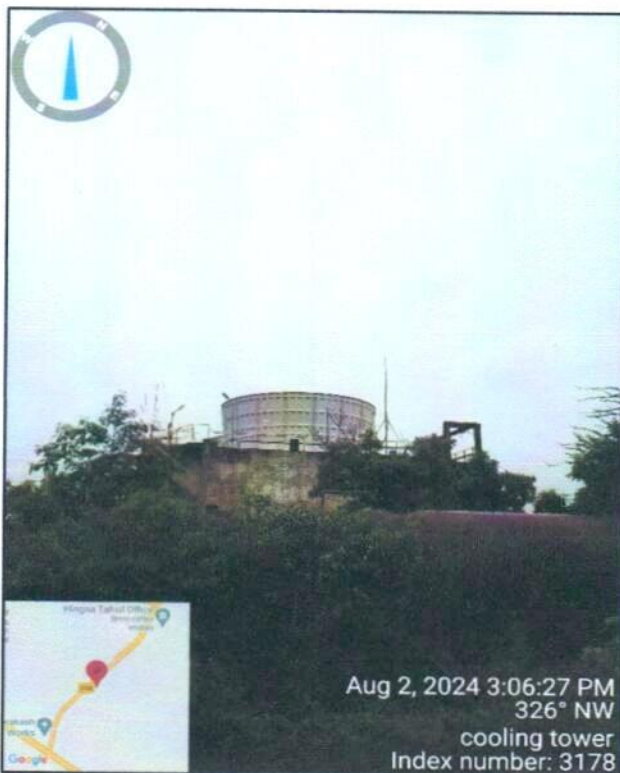
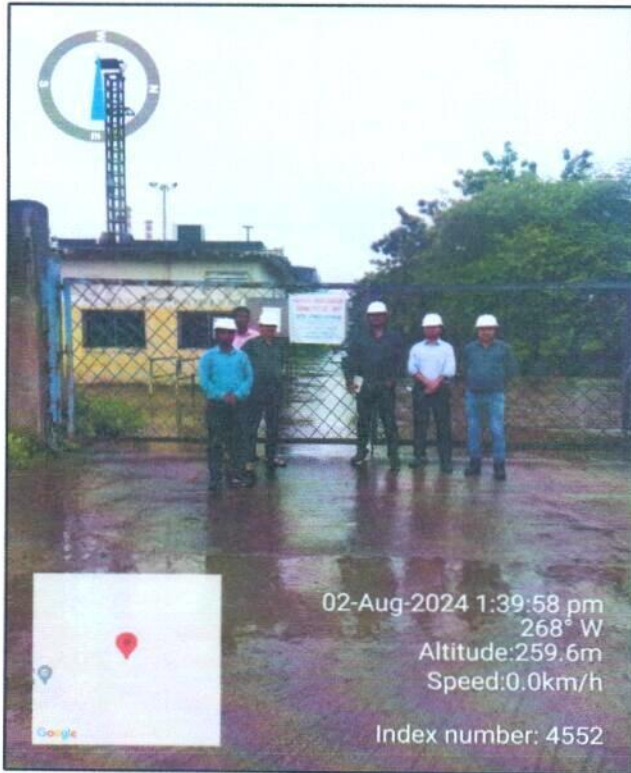
### MIHAN SEZ – 25MW DG SET PLANT



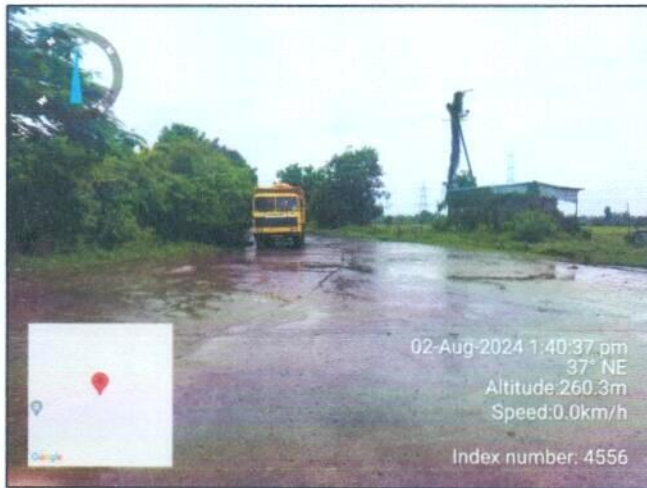


**ENCLOSURE: II – ASSET'S PHOTOGRAPHS**

**246 MW TPP**



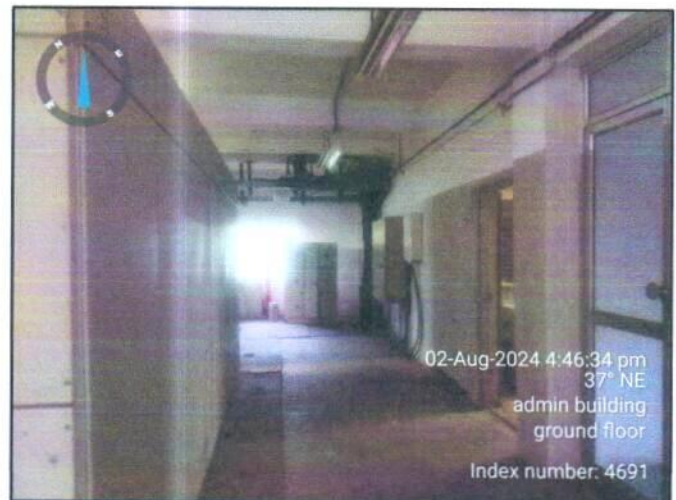




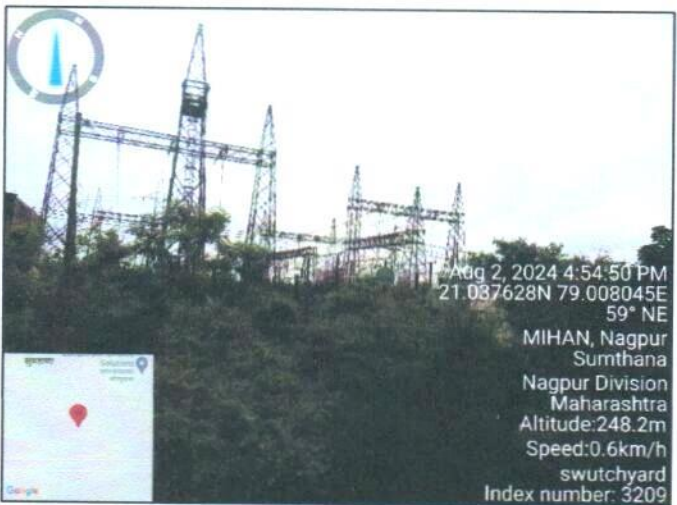
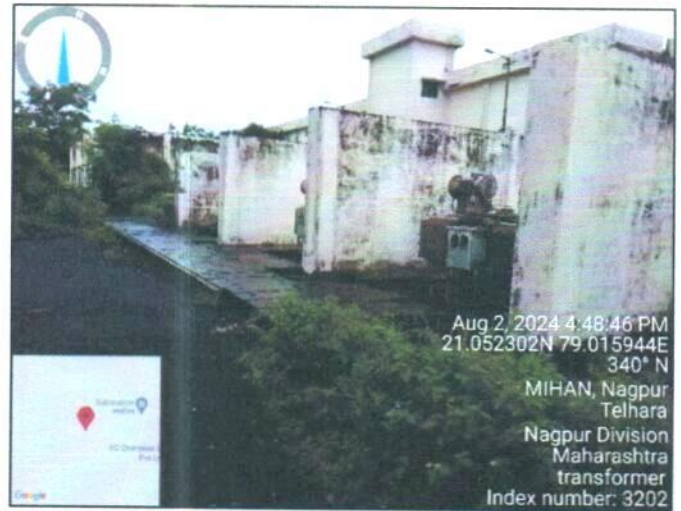




**25 MW DG SET, MIHAN SEZ**











**ENCLOSURE: III – 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: Nagpur

Select Taluka: Hingna

Select Village: Khairi (Khurd) 91

Vibhag Number: 5

Assesment Type	Assesment Range	Rate Rs/-	Unit
जिरायत शेत जमीन	0-1.25	1732500	हेक्टर
जिरायत शेत जमीन	1.26-2.50	1848000	हेक्टर
जिरायत शेत जमीन	2.51-5.00	1980000	हेक्टर
जिरायत शेत जमीन	5.01-7.50	2145000	हेक्टर
जिरायत शेत जमीन	7.51-10.00	2310000	हेक्टर
जिरायत शेत जमीन	10.01-12.50	2585000	हेक्टर
जिरायत शेत जमीन	12.51-च्या पुढे	2777500	हेक्टर
गावठाणातील मिळकती	0-0.00	1920	चौरस मीटर





**ENCLOSURE IV: IMPORTANT PROPERTY DOCUMENTS EXHIBIT**

सन् २०११ मुसार येणारे  
मुल्यांकन \_\_\_\_\_ /  
दिनांक \_\_\_\_\_  
एव मुद्रांक विवरक  
दिवस

कोटिवाड रोड साखु विमानतळावरून  
बी.डी./ये आदर्श रु. १५५४/-  
मिळते. २०११/११ बंदी नोंदणी कर  
रु. ३७,०९८/- तथाशीधला  
अधीन सेवा जमा येलेला आहे.

## SALE DEED

[Survey No.95, 96, 97, 98 & 99, total  
admeasuring 6.98 HR, Patwari Halka  
No.50 3/ Mouza: Ukhati, Tehsil:  
Hingna, District: Nagpur]

SALE CONSIDERATION - ₹ 3,36,55,000/-  
MARKET VALUE - ₹ 3,83,90,000/-  
STAMP DUTY PAID - ₹ 17,27,600/-  
REGISTRATION CHARGES PAID - ₹ 30,000 /-

THE SALE-DEED is executed on this 21<sup>st</sup> day of  
OCTOBER, 2011 at HINGNA, DISTRICT :NAGPUR.

BETWEEN

SHRI SAMEER S/O SURESH WARGANTIWAR.


aged about 34 years, Occupation: agriculturist/business (Partner of W S INFRATRADE), resident of 20, Sushil Bhawan, Dhantoli, Nagpur Tehsil & District: Nagpur (PAN: AAHPW-0626 P) hereinafter called "the Vendor/Seller", which term shall mean and include wherever the context permits shall include the Vendor/Seller as well as his heirs, legal representatives, nominees, successors in interest, executors, transferees, assignees etc. of the **FIRST PART**

See Alhijest Infrastructure Limited

AND

Authorized Signature \_\_\_\_\_






हान

3008/2090

2/42



**LEASE DEED**



THIS INDENTURE OF LEASE made at Nagpur this 16 day of JUNE, 2010, in the Christian Year Two Thousand and Ten

**BETWEEN**

**MAHARASHTRA AIRPORT DEVELOPMENT COMPANY LTD. (MADC),** a Company registered under the Companies Act, 1956 having its registered office at 8<sup>th</sup> Floor, Centre-1, World Trade Centre, Cuffe Parade, Mumbai - 400 005 hereinafter called the "**LESSOR**" (which expression shall, unless it be repugnant to the context or the meaning thereof, mean and include its successors and assignees) of the **ONE PART.**

**AND**

**ABHIJEET MADC NAGPUR ENERGY PVT. LTD. (AMNEPL),** a Company Registered under the Companies Act, 1956 having its registered office at 39, Ambazari Layout Nagpur - 440 010 hereinafter called the "**LESSEE**" (which expression shall, unless it be repugnant to the context or the meaning thereof mean and include its successors and per assignees) of the **OTHER PART**



H. As per the terms of the tender document, out of the total land of about 62.5 Hectares to be leased for the Power Plant project, about 56.2346 Hectares land would be leased outside the existing MIHAN-SEZ boundary and the balance of about 6.2654 Hectares land would be leased within the MIHAN- SEZ boundary.

1. The LESSOR has leased the abovementioned 6.2654 Hectares of land located within MIHAN-SEZ Area vide Lease Deed dated 26<sup>th</sup> November 2008, for setting up the switchyard, 25 MW Diesel Generating set and other ancillary equipments necessary for supplying electricity to MIHAN Area on build, operate, maintain and transfer basis, the facility at the cost of the LESSEE and to operate and maintain the Transmission and Distribution network provided by MADC in the MIHAN SEZ Area and supply Electricity to the consumers in the MIHAN SEZ Area on a priority basis on the terms and conditions of the Concession Agreement dated 7<sup>th</sup> November, 2007.

It is agreed between the LESSOR and the LESSEE that the said Power Plant Project will not be in the MIHAN- SEZ Area or any other SEZ but outside the said Area and the LESSEE has agreed to set up the said Power Plant Project outside MIHAN- SEZ Area and continue to be bound by all other terms of the said Concession Agreement dated 7<sup>th</sup> November, 2007 inter alia as required to supply electricity to the consumers in the MIHAN-SEZ Area on priority basis and in MIHAN area and charge to the consumers a Tariff for the purchase of electricity as per the terms and conditions of the said Concession Agreement or as may be agreed by the LESSOR.

K. The said Concession Agreement was for setting up Power Plant Project of 100 MW expandable to further 100 MW and the LESSEE is desirous of setting up Power Plant Project of about 246 MW and the LESSOR has consented to the same.

At the request of the LESSEE the LESSOR have agreed to allow and permit the LESSEE to set up the Power Plant Project in the said 6.2654 Hectares of land located within MIHAN-SEZ Area and about 56.2346 Hectares of land outside the existing MIHAN-SEZ Area as hereinafter appearing.

THE LESSOR is desirous of setting up a 246 MW Power Plant and has approached the LESSOR to lease out about 35.03 Hectares of land (more specifically described in First Schedule to this Lease Deed) located at village Khairi Khurd & Ukhali, Taluka, Hingana, District Nagpur, Maharashtra and the LESSOR has agreed to lease to the LESSEE about 35.03 Hectares, out of the total area of 56.2346 Hectares, situated and possessed by the LESSOR at Village "Khairi Khurd" in the Hingana PS jurisdiction and the Post office is Hingana within the taluka, Hingana, District Nagpur and more particularly described in the First Schedule hereunder written (hereinafter referred to as 'the said Land') and on the terms and conditions set out for the purposes of establishing, operating and maintaining 246 MW Power Plant for supplying power to MIHAN SEZ on priority basis and to supply power to MIHAN Non SEZ Area and other consumers.



**SHAREHOLDER AGREEMENT**

**भारतीय गैर न्यायिक**

**एक सौ रुपये** **Rs. 100**

**रु. 100** **ONE HUNDRED RUPEES**

**भारत INDIA**

**INDIA NON JUDICIAL**

- 2 APR 2009  
BU 770261

L.S.V. No. 207  
MAHARASHTRA  
51 APR 2009

भरवानाधारक मुद्रांक विक्रेता  
परवाना क्रमांक नं. 2013

2568

ABHIJEET INFRASTRUCTURE LTD.

BAMBLE

**SHAREHOLDERS' AGREEMENT**

THIS AGREEMENT is made at Mumbai on this 2nd day of April, 2009

AMONGST

(1) MAHARASHTRA AIRPORT DEVELOPMENT COMPANY LTD., a company incorporated under the Companies Act, 1956, and having its registered office at 8<sup>th</sup> Floor, World Trade Centre I, Cuffe Parade, Mumbai 400 005 and a project office at Anand Nagar, Ramgiri Road, Civil Lines, Nagpur - 440001, India ] (hereinafter referred to as "MADC", which expression shall, unless repugnant to the context hereof, include its nominees, successors-in-title and assigns);

AND

(2) ABHIJEET INFRASTRUCTURE LIMITED, a company incorporated under the Companies Act, 1956, having its registered office at F-8, MIDC Industrial Area, Hingna Road, Nagpur - 440 016, along with the associates as permitted by MADC (hereinafter

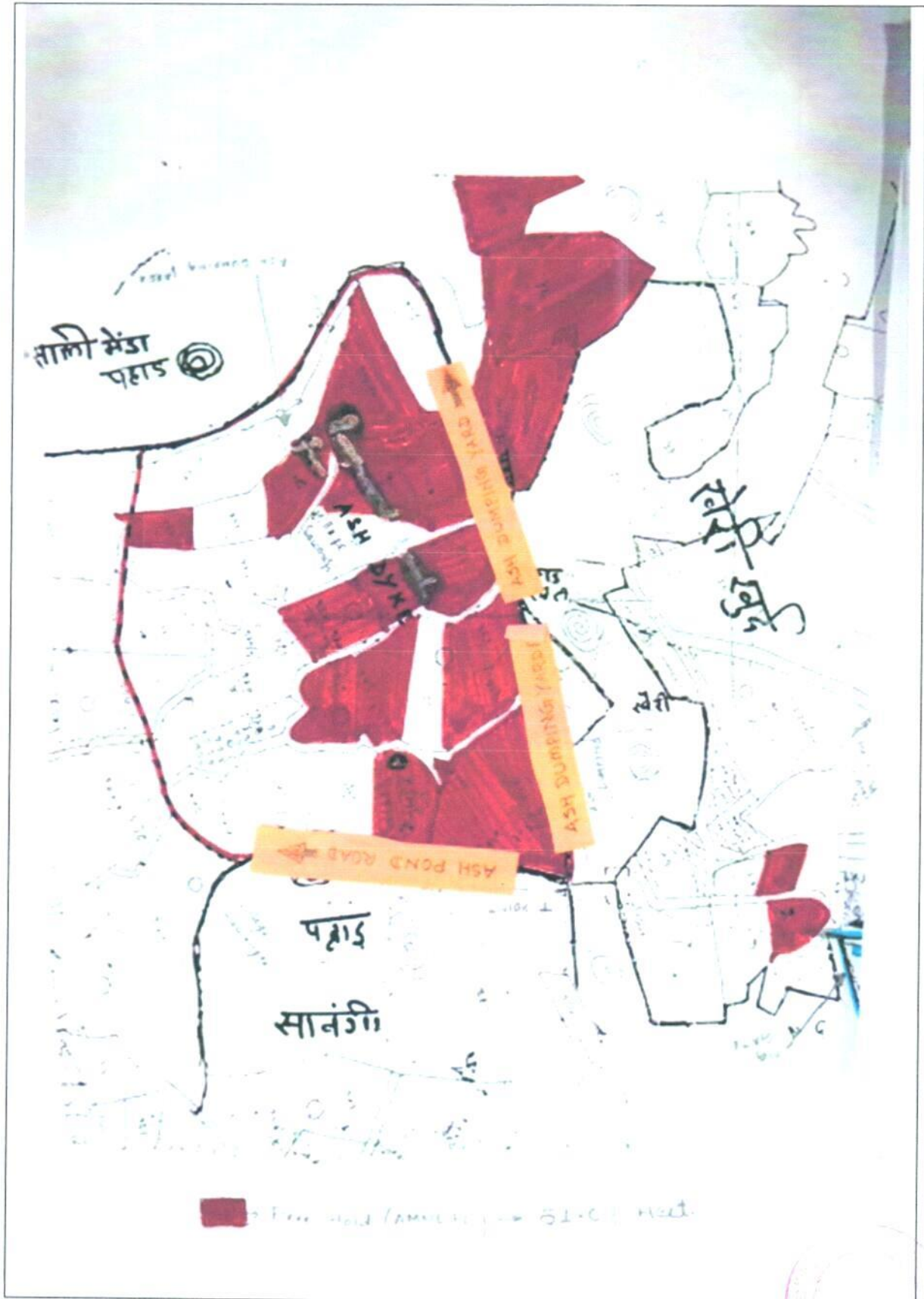
Page 1



**CIZRA MAP**









**PART K**

**VALUER'S IMPORTANT REMARKS**

1.	Valuation is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown/ identified to us on the site unless otherwise mentioned in the report of which some reference has been taken from the information/ data given in the copy of documents provided to us and informed verbally or in writing out of the standard checklist of documents sought from the client & its customer which they could provide within the reasonable expected time out of the standard checklist of documents sought from them and further based on certain assumptions and limiting conditions. The information, facts, documents, data which has become primary basis of the report has been supplied by the client which has been relied upon in good faith and is not generated by the Valuer.
2.	The client/ owner and its management/ representatives warranted to us that the information they have supplied was complete, accurate and true and correct to the best of their knowledge. All such information provided to us either verbally, in writing or through documents has been relied upon in good faith and we have assumed that it is true & correct without any fabrication or misrepresentation. I/We shall not be held liable for any loss, damages, cost or expenses arising from fraudulent acts, misrepresentations, or willful default on part of the owner, company, its directors, employee, representative or agents.
3.	Legal aspects for e.g. 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



	<u>prevailing in the market</u> 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 <u>as free market transaction</u> .
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 is 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 financier 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.	<b>Defect Liability Period is 15 DAYS.</b> 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 <a href="mailto:valuers@rkassociates.org">valuers@rkassociates.org</a> within 15 days of report delivery, if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner. After this period no concern/ complaint/ proceedings in connection with the Valuation Services will be entertained due to possible change in situation and condition of the property.
39.	Though adequate care has been taken while preparing this report as per its scope, but still we can't rule out typing, human errors, over sightedness of any information or any other mistakes. Therefore, the concerned organization is advised to satisfy themselves that the report is complete & satisfactory in all respect. Intimation regarding any discrepancy shall be brought into our notice immediately. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, to rectify these timely, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner.
40.	Our Data retention policy is of <b>ONE YEAR</b> . 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



