**File No.: VIS (2024-25)-PL628-564-798 Dated: 10-01-2025**

**LENDER’S INDEPENDENT ENGINEER’s REPORT**

**OF**

**410.30 (± 7.5%) KWp GRID CONNECTED ROOF-TOP SOLAR POWER PLANT**

**SET-UP AT**

**M/S SAMSON CONTROLS PRIVATE LIMITED IN D-281, RANJANGAON MIDC, TAL, SHIRUR, DISTRICT-PUNE, MAHARASHTRA**

**DEVELOPER:**

**M/S SAMARITAN SOLAR ENERGY PRIVATE LIMITED**

**REPORT PREPARED FOR**

**STATE BANK OF INDIA, SME UDYOG SADAN,**

**PATPARGANJ INDUSTRIAL AREA, NEW DELHI**

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

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| **PART A** | **REPORT SUMMARY** |

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|  | **Name of the Project** | 410.30 (±7.5%) KWp Grid Connected Solar Power Plant |
|  | **Project Location** | M/s Samson Controls Private Limited In D-281, MIDC Ranjangaon, Tal. Shirur, District-Pune, Maharashtra |
|  | **Seller Company** | M/s Samaritan Solar Energy Private Limited |
|  | **Prepared for Organization** | State Bank Of India, SME Udyog Sadan, Patparganj Industrial Area, New Delhi |
|  | **LIE Consultant Firm** | M/s. R.K. Associates Valuers & Techno Engineering Consultants (P) Ltd. |
|  | **Work Oder Details** | Via E-mail dated 24-07-2024 |
|  | **Date of Survey** | 18-12-2024 |
|  | **Date of Report** | 10-01-2025 |
|  | **Details & documents provided by** | Mr. Ankit Malhotra (Sr. Vice President) |
|  | **Report Type** | Lender’sIndependent Engineering Report |
|  | **Purpose of the Report** | To comment upon physical progress of the solar porjects |
|  | **Scope of the Report** | To verify and review the physical progress of the Solar Power Plants set-up/ being set-up by M/s Samaritan Solar Energy Private Limited |
|  | **Documents produced for Perusal** | 1. Copy of Power Purchase Agreements (PPAs) 2. Copy of Plant Layout 3. Copy of PV Syst reports |
|  | **Annexure with the Report** | * Layout Plans * Copy of Invoices |

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| **PART B** | **INTRODUCTION** |

1. **NAME OF THE PROJECT:** 410.30 (± 7.5%) KWp Grid Connected Solar Power Plant in RESCO Model installed at M/s Samson Controls Private Limited located at D-281, MIDC Ranjangaon, Tal. Shirur, District-Pune, Maharashtra by M/s Samaritan Solar Energy Private Limited.
2. **PROJECT OVERVIEW:** M/s Samaritan Solar Energy Private Limited is into Manufacturing, supplying, installing and distribution of electric power generation using solar energy.

**M/s Samson Controls Private Limited** had signed Power Purchase Agreement (PPAs) with **M/s Kirloskar Solar Technologies Private Limited** for Design, Manufacture, Supply, Erection, Testing and Commissioning including Warranty, Operation & Maintenance of roof-top solar power plant having DC capacity of **410.30 (± 7.5%) KWp for 15 years** of plant operation/ PPA tenure.

The agreement was further novated to MPRNP vide Novation and Assignment Agreement dated 27th December 2023.

Further, **M/s MPRNP Energy Udyog Private Limited has transferred its duties, obligation & liabilities to M/s Samaritan Solar Energy Private Limited through** Novation and Assignment Agreement dated **29th March 2024** which was signed between **M/s MPRNP Energy Udyog Private Limited** and **M/s Samson Controls Private Limited** and **M/s Samaritan Solar Energy Private Limited,** in which Samson has unconditionally agreed to release and discharge the MPRNP from MPRNP's obligations, duties, liabilities and assign and transfer MPRNP's rights and benefits as per the Original Agreement in favour of **Samaritan** (except Operation and Maintenance of the Solar Power Plants by Kirloskar Solar Technologies Private Limited for first two years subject to renewal by Samaritan).

M/s Samaritan Solar Energy Private Limited has approached SBI for credit facility to construct these plant who have in turned appointed M/s R.K Associates Valuers & Techno Engineering Consultants Pvt. Ltd. as Lenders Independent Engineer for a specific scope of work.

***Since, technical & financial feasibility report has been shared previously. Thus, this report is only constitute about physical progress of the projects observed during site survey.***

1. **SCOPE OF THE REPORT:** To verify the physical progress of the Solar Power Plants being set-up by M/s Samaritan Solar Energy Private Limited:-

* *Industry/ sector research and demand & supply trend is out of scope of the report.*
* *Financial feasibility study of the Project is out of scope of the report.*
* *Providing any kind of design report or map is out-of-scope of the report.*
* *Scrutiny of contracts, Agreements and arrangement between the parties from legal perspective is out-of-scope of this report.*
* *Any kind of technical & economic feasibility of the Project is out-of-scope of this Report.*

*All the assessment carried out for the Project is done based on the documents and information provided & physical observation made during site survey. Component wise verification is not carried out.*

1. **PURPOSE OF THE REPORT:**  To provide fair detailed physical progress/analysis report to the Bank based on the “in-scope points” mentioned above.

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| **PART C** | **PROJECT DETAILS AND KEY TECHNICAL PARAMETERS** |

1. **SOLAR PLANT PROJECT LOCATION:** As per the information and copy of documents shared by the management of the company, details of the subject solar plant locations has been tabulated below:

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **S.**  **No.** | **Purchaser** | **Capcity (kWp)** | | **Address** |
| **DC Power** | **AC Power** |
| 1 | Samson Constrols Private Limited | 410.30 | 330.00 | Ranjangaon MIDC, Pune  GPS Coordinates– 24°50'35.3"N 74°35'18.1"E |
| **Total** | | **410.30** | **330.00** |  |

1. **KEY TECHNICAL PARAMETERS:** As per the copy of module layout plan, Technical Parameters & Configuration of the projects like Modules, Inverter, tilt angle, capacity, etc. are tabulated below:

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **S. No.** | **Location** | **Proposed capacity (in KWp)** | **No. of PV Module (in nos.)** | **PV Module Capacity (in Wp)** | **PV Module Mounting Orientation** | **Module Mounting Structure Angle** |
| 1 | Samson Constrols Private Limited | 410.30 | 747 | 550 | Not Known | As per building |

1. **LOCATION MAP: -**

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***The solar panels were installed recently, so they are not yet visible in Google Satellite Imagery.***

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| **PART D** | **CURRENT STATUS OF WORK** |

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| --- | --- | --- |
| **S. No.** | **Particulars** | **Remarks/Status** |
|  | Module Structure | Work related to modules structure is Completed. |
|  | Modules | 747 nos. of modules have been installed. (as per information provided) |
|  | Invertors | Installed |
|  | Wiring | Completed |
|  | Metering Panels | Installed |
|  | Operational Status | Operational |

**Notes:**

During the site survey, it was found that the solar plant was operational, with a total of 747 solar modules installed as per the client's information. However, the client did not permit access to the terrace area where the modules were installed.

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| **PART E** | **PROJECT COST & EXPENDITURE** |

1. **PROJECT COST:** As per details shared by the company, the total project cost for installation of 410.30 KW solar project is Rs. 1.94 Cr. including GST. Component-wise cost break-up shared by the company is as follows

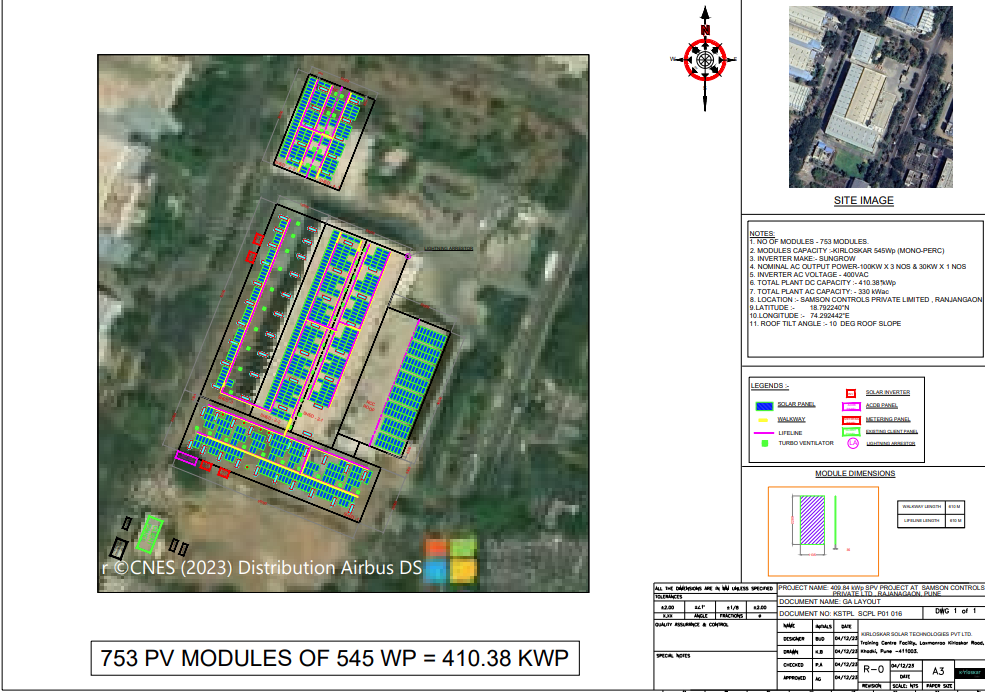
|  |  |  |  |
| --- | --- | --- | --- |
| **S.No.** | **Item** | **Cost/KW**  **(In Rs.)** | **Total EPC Value**  **(In Rs.)** |
| 1 | Solar Panel | 24.50 | 1,00,52,350 |
| 2 | Solar Inverter | 3.37 | 13,82,711 |
| 3 | Structure | 3.00 | 12,30,900 |
| 4 | Cables | 2.00 | 8,20,600 |
| 5 | LT Panel/ACDB | 2.10 | 8,61,630 |
| 6 | BOS / Misc. | 2.50 | 10,25,750 |
|  | I&C | 2.00 | 8,20,600 |
| 8 | Govt Approval & Liasoning | 2.20 | 9,02,660 |
|  |  |  | 1,70,97,201 |
|  |  | \*GST (13.8%) | 23,59,414 |
| **Total Cost of the project (In Rs.)** | |  | **1,94,56,615** |

1. **EXPENDITURE INCURRED:** The break-up of the amount of cost that has been spent in the project as per the data and inovoices provided by the client are as mentioned below:

|  |  |  |  |
| --- | --- | --- | --- |
| **Description** | **Invoice No.** | **Invoice Date** | **Amount in Rs (Including GST)** |
| Solar System Supply & Installation (Cost of material & Installation) | DEL/23-24/093 | 30-03-2024 | 1,29,72,000 |
| Solar System Supply & Installation (Cost of material & Installation) | DEL/24-25/088 | 19-12-2024 | 64,80,000 |
| **TOTAL** | | | **1,94,52,000** |

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| **PART F** | **OTHER DOCUMENTS & REFERENCES** |

**Layout Plan**

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**Copy of Invoices**

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| **PART G** | **DISCLAIMER** |

* + - 1. No employee or member of R.K Associates has any direct/ indirect interest in the Project.
      2. This report is prepared based on the copies of the documents/ information which the Bank/ Company has provided to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct in all respect. Verification or cross checking of the documents provided to us has not been done at our end from the originals. If at any time in future, it is found or came to our knowledge that misrepresentation of facts or incomplete or distorted information has been provided to us then this report shall automatically become null & void.
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