

RK Associates Valuation Advisory Services Pvt Ltd
D-39, 2nd Floor, Sector-2,
Noida, Near Red FM Building
Gautam Buddha Nagar – 201301
Uttar Pradesh.

Dear Sir,

Re: Coastal Energen Pvt Ltd - Valuation of immovable properties Owned and mortgaged by Coastal Gujarat Power Genco Pvt. Ltd.

With reference to your email dated 08/04/2025 (quotation dated 08/04/2025) on the subject, we are pleased to award the work order on you for carrying out the detailed valuation of the immovable assets (owned by Coastal Gujarat Power Genco Private Ltd.), mortgaged with IFCI Limited ("IFCI"), as per the details given at Annexure 1, at an all-inclusive total remuneration of Rs.52,000/- plus GST, payable by IFCI.

2. You are advised to furnish the detailed valuation report, after conducting the site visit and market survey, indicating the Fair Market Value (FMV), Realisable Value (RV), Distress Sale Value (DSV) and Liquidation Value (LV), of immovable assets as detailed under Annexure 1. The detailed Scope of Work to be followed while finalising the valuation report, is provided at the Annexure 2.

3. The complete valuation report in all respects, as per the Scope of Work at the Annexure 2, shall be furnished to us, in duplicate, within five (5) days from the date of this letter. As agreed, the remuneration of Rs.52,000/- plus GST shall be payable for carrying out the said valuation, post the submission of the final valuation report (two physical copies, duly signed and sealed). Please note that no other costs, charges, and expenses are reimbursable. The fee as agreed to between IFCI and Valuer shall be payable on acceptance of the final valuation report by IFCI.

Yours faithfully,

P. Sivakumar

(P Sivakumar)

Assistant General Manager

Encl: Annexure giving details of the property



आई एफ सी आई लिमिटेड

5-9-13, तारामंडल कॉम्प्लेक्स, 8वीं मंजिल, सैफाबाद, हैदराबाद - 500 004
दूरभाष : +91-40-2324 3505, 2324 3506, फैक्स : +91-40-2324 1138
ई-मेल : hyd.rohead@ifcilt.com

पंजीकृत कार्यालय

आई एफ सी आई टॉवर, 61, नेहरु प्लेस, नई दिल्ली - 110 019

दूरभाष : +91-11-4173 2000, 4179 2800

फैक्स : +91-11-2623 0201, 2648 8471

वेबसाइट : www.ifcilt.com

सीआईएन : L74899DL1993GOI053677

IFCI Limited

5-9-13, Taramandal Complex, 8th Floor, Saifabad, Hyderabad - 500 004
Phone : +91-40-2324 3505, 2324 3506, Fax : +91-40-2324 1138
Email : hyd.rohead@ifcilt.com

Regd. Office

IFCI Tower, 61, Nehru Place, New Delhi - 110 019

Phone : +91-11-4173 2000, 4179 2800

Fax : +91-11-2623 0201, 2648 8471

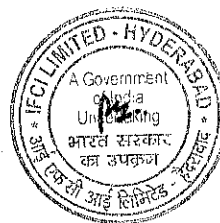
website : www.ifcilt.com

CIN : L74899DL1993GOI053677

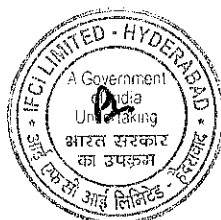


Immovable property

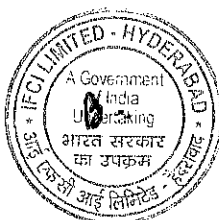
Borrower	Mortgagor	Property Details
M/s Coastal Energen Pvt Ltd	M/s Coastal Gujarat Power Genco Private Ltd.	All that pieces and parcels of lands belonging to the Mortgagor i.e. Coastal Gujarat Power Genco Pvt. Ltd. comprised in and forming part of lands admeasuring 225.60 Acres together with all buildings, structures, erections, etc. constructed and/or to be constructed thereon lying and situated at Taruvaikulam Village: Ottapidaram Taluk, District Tuticorin (Registration District Tuticorin and registration Sub-District) in the state of Tamil Nadu, and every part thereof bearing survey nos. detailed as hereunder:



Sl. No	Survey No	Extent (Acre)		Sl. No	Survey No	Extent (Acre)		Sl. No	Survey No	Extent (Acre)
1	95/1D	0.51		78	56/3D	0.46		155	61/7D	0.21
2	96/9	0.80		79	7/5	2.47		156	61/8	1.07
3	57/1A	0.61		80	82/4A	0.72		157	98/10A	0.22
4	96/2	0.65		81	56/4B	0.40		158	98/7	0.16
5	96/1	0.58		82	84/5B	0.99		159	98/8	0.12
6	92/4	1.64		83	18/4B	0.51		160	98/9	0.19
7	33/5	0.61		84	67/2A	0.74		161	59/3A	0.96
8	58/3	1.00		85	67/9A	0.47		162	80/9	2.25
9	89/2	0.44		86	76/3	0.89		163	81/4	2.12
10	60/3	1.12		87	56/5A	0.63		164	79/1	1.40
11	77/2	0.88		88	84/1A	1.03		165	85/5	0.81
12	78/3B	0.37		89	77/3A	1.77		166	96/4	0.82
13	78/5	1.85		90	76/2	0.96		167	11/3	2.72
14	79/2	0.65		91	62/6A	0.28		168	44/7	0.91
15	8/1	2.77		92	62/7A	0.26		169	3/3A	0.26
16	60/1A	0.62		93	95/2	0.96		170	66/4	0.93
17	81/3C	0.58		94	79/3	0.67		171	74/5	0.42
18	70/7	0.82		95	6/8	1.79		172	79/9	0.58
19	81/3B	0.53		96	71/4	0.80		173	21/3	0.68
20	75/7	0.40		97	71/6	0.20		174	68/7	0.64
21	67/4	0.64		98	65/4	1.05		175	75/10	0.64
22	92/1	1.04		99	85/7	2.38		176	75/12	0.52
23	79/6	0.69		100	64/3B	0.98		177	51/4	2.03
24	79/7	0.73		101	85/4	1.03		178	17/2B	1.10
25	79/8	0.72		102	69/3B	0.79		179	85/6	3.00
26	78/3A	1.21		103	79/4	0.32		180	76/4	1.93
27	66/1	0.10		104	83/2A	0.63		181	65/5	1.73



28	69/1	0.88		105	21/1C	2.94		182	59/3B	1.40
29	24/6	1.38		106	8/3	0.37		183	68/5	1.65
30	77/3B	1.64		107	64/4	2.03		184	76/6	1.59
31	1/2	0.78		108	63/3B	0.93		185	84/3C	0.30
32	1/4	1.61		109	57/1D	0.69		186	85/1	0.23
33	68/4	0.64		110	83/2B	0.63		187	69/6	0.82
34	68/8	0.82		111	74/6	0.40		188	57/1B	0.37
35	67/5	1.14		112	74/7	0.41		189	95/1A	0.54
36	8/2	3.29		113	75/8	0.40		190	96/5	0.68
37	64/3A	1.04		114	55/3D	0.91		191	48/3D	0.4
38	3/4B	0.10		115	84/3D	0.75		192	25/2	1.8
39	6/5	0.19		116	77/4	1.52		193	25/4B	1.93
40	50/3	1.32		117	45/2B	0.56		194	4/6	0.91
41	74/3	0.48		118	45/3	5.34		195	6/7	0.96
42	69/4	1.56		119	1/5	0.73		196	81/3D	1.03
43	61/7C	0.72		120	81/1	2.33		197	56/5B	0.63
44	58/1A	0.84		121	77/6	0.61		198	64/1	0.91
45	77/1	1.32		122	92/5	3.29		199	55/3C	1.00
46	75/6	0.40		123	7/1	1.43		200	95/5	1.04
47	69/2	1.12		124	77/5	1.64		201	75/17	0.40
48	99/1	1.10		125	77/8	0.64		202	81/2	1.12
49	70/6	0.80		126	77/7	0.52		203	92/2A	0.96
50	3/6B	0.02		127	56/3E	0.44		204	42/1	0.99
51	3/8A	0.14		128	1/8	0.27		205	54/3	1.38
52	62/1	2.91		129	6/2	0.23		206	75/1	0.56
53	65/6	1.88		130	7/4	0.63		207	66/4	2.78
54	69/3A	0.82		131	24/3A	0.78		208	92/2B	1.37
55	74/2	2.15		132	65/1B	0.93		209	61/6B	1.35
56	76/5	1.48		133	75/2	0.72		210	56/5C	0.78



57	67/1	1.33		134	68/1	1.93		211	66/2	1.74
58	67/8	0.75		135	19/5	1.14		212	66/3	0.91
59	68/2	1.75		136	62/6B	0.22		213	65/1A	0.91
60	94/1	1.06		137	62/7B	0.22		214	22/3	0.65
61	95/1B	0.58		138	62/4	1.91		215	47/5	0.31
62	96/7	0.70		139	61/3	0.73		216	84/7B	1.04
63	65/2	2.11		140	60/1G	1.01		217	55/3B	0.93
64	74/4	0.42		141	61/4	0.72		218	74/1	1.72
65	75/5	0.40		142	60/1B	0.62		219	84/7A	1.09
66	75/4	0.44		143	60/1F	1.33		220	18/7B	0.40
67	75/16	0.77		144	60/2	0.86		221	83/2C	0.84
68	75/9	1.10		145	61/7A	0.82		222	69/5	0.57
69	96/6	0.70		146	45/1	0.72		223	71/5	0.84
70	69/7	1.56		147	54/2	0.70		224	84/2B	0.30
71	75/11	0.61		148	95/3	0.96		225	84/3A	0.52
72	95/1C	0.58		149	84/1B	1.26		226	84/4A	0.22
73	68/3	0.61		150	62/5	0.64		227	57/1C	0.40
74	82/4B	0.45		151	62/2	0.82		228	45/2C	0.58
75	71/1	1.68		152	62/3	1.80		229	92/3	1.12
76	73/3	1.32		153	60/1H	1.09		Total Extent		225.60
77	56/3A	0.40		154	61/7B	1.06				



Annexure 2 – Scope of Work

Sl. No.	Particulars	Details				
1	Assignment	Determining and reporting the Fair Market Value (FMV), Realisable Value (RV), Distress Sale Value (DSV) and Liquidation Value (LV) of the Immovable & Movable assets, on as is where is basis, the details of which are provided at Sl.No.3 below.				
2	Assisted Concern	M/s Coastal Energen Pvt Ltd (CEPL)				
3	Location details of the facilities	The location details of the assets are as below:<table><tr><th>Location</th><th>Address</th></tr><tr><td>Tuticorin District, Tamil Nadu</td><td>Taruvaikulam Village: Ottapidaram Taluk, District Tuticorin (Registration District Tuticorin and registration Sub-District) in the state of Tamil Nadu.</td></tr></table> Note: Asset is owned by Coastal Gujarat Power Genco Private Ltd.	Location	Address	Tuticorin District, Tamil Nadu	Taruvaikulam Village: Ottapidaram Taluk, District Tuticorin (Registration District Tuticorin and registration Sub-District) in the state of Tamil Nadu.
Location	Address					
Tuticorin District, Tamil Nadu	Taruvaikulam Village: Ottapidaram Taluk, District Tuticorin (Registration District Tuticorin and registration Sub-District) in the state of Tamil Nadu.					
4	Fee Quotation	The fee for the assignment is all inclusive, however exclusive of applicable taxes.				
5	Payment Schedule	The fee as agreed between IFCI and Valuer shall be payable on acceptance of the Final Valuation Report by IFCI.				
6	Scope of Work	The valuation report shall include the following information w.r.t the movable & immovable properties (land and building) at the above site: a. Nature of the land, ownership and extent of land as per records. b. Current land usage. c. Identification of the asset - GIS coordinates of assets visited. d. Boundaries and approach roads in the site for clear identification/ marketability of the property. e. Existing/ongoing developments in nearby area. f. Circle rate valuation of the land. g. Data available for last transaction recorded with the Registrar office. h. Opinion on the marketability of the property. i. Impact of local/regional issues on the value/marketability of the land, if any. j. Any other miscellaneous information including litigation/ disputes, if any. The methodology and rationale to be used for the valuation shall be supported by adequate justification.				
8	Valuation Process	The valuation process should necessarily involve: a. Physical verification and inspection of the assets after conducting site visit(s) and neighbourhood, to the extent possible b. Review of the documents provided by the company/IFCI c. Analysis of the data/details on the assets and the support information received from the client/company d. Market survey and collection of the data pertinent to the valuation exercise. e. MAP of the property depicting clearly the access roads f. Determination of the valuation parameters, methods & key assumptions, under various methodologies. g. Multiple methodologies of valuation, if found suitable, may be followed by the valuer and the resulting valuation figures may be reported by the valuer. h. Photographs of the site(s), including the photos of the visiting official(s) on site(s).				
9	Timeline	The Appointed Valuer shall submit the Final Valuation Report within five (5) days from the date of Letter of Award by IFCI.				
10	Deliverables to IFCI	Two (2) copies of the Valuation Report(s), duly signed & sealed, should be submitted by the appointed valuer in physical (hard) copies.				

