

Valuation Report

M/s NLC India Limited (2*250MW) Lignite

Thermal Power Station II Expansion



**Address of the
property**

M/s NLC India Limited (2*250MW) Lignite
Thermal Power Station II Expansion
Navratna – Govt. of India Enterprise Neyveli –
607 807, Cuddalore District, Tamil Nadu

Valued for

**SBICAP Trustee Company Ltd
Church Gate, Mumbai, India**

Valued by

**Er.V.V.SOUNDARARAJAN, B.E.D.I.I.T, FIV, FIE
CHARTERED ENGINEER
PANEL VALUER OF NATIONALISED BANKS
New No 21, Alamelumanga Puram, Mylapore,
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Er.VV.SOUNDARA RAJAN, B.E, FIV, FIE
Government Approved Valuer
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Panel Valuer of Nationalized Banks

Ref: VVS/SBI/2025-26/060-1

Date: 24-05-2025

To
SBICAP Trustee Company Ltd
Church Gate,
Mumbai, India

Dear Sir,

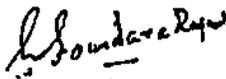
Sub : Valuation of the power plant of Plant & Machinery and Land & Building of M/s NLC India Limited (2*250MW) Lignite Thermal Power Station II Expansion

Ref: Lr.No.NLCIL Bonds/ Valuer/2025 dated: 13.02.2025

We thank you for the above contract. We have for reference your mail dated on 13.02.2025 and subsequent discussion had with you for the verification and valuation of Power Plant (2*250 MW) of Plant & Machinery and Land & Building. Based on our visit observations and particulars provided to us, a detailed valuation reports have been prepared and enclosed. Summary of assessment is given below

S.No	Description	Value in Crores
1	Plant & Machinery	Rs. 2161.02 Crores
2	Land & Building	Rs. 66.24 Crores
	Total Assessed Value	Rs. 2,227.26 Crores

Thanking you
Yours faithfully,



Er. V. V. Soundararajan
Govt. Approved Valuer
Chartered Engineer: F-119469-7

Er. V.V. SOUNDARA RAJAN
B.E., PGD ET(Prodn.)Dip. SOC&O.R.F.I.V. M.E.
Govt. Regd. Valuer - 775 of 2011-12
APPROVED VALUER F21497 AND
CHARTERED ENGINEER F- 119469-7
IBBI Registered Valuer



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Valuation Report

M/s NLC India Limited (2*250MW) Lignite

Thermal Power Station II Expansion

PLANT & MACHINERY



**Address of the
property**

M/s Neyveli New Thermal Power Station
(2*500MW) NLC India Limited Navratna –
Govt. of India Enterprise Neyveli – 607 807,
Cuddalore District, Tamil Nadu, India

Valued for

**SBICAP Trustee Company Ltd
Church Gate, Mumbai, India**

Valued by

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Ref: VVS/SBI/2025-26/060

Date: 24-05-2025

To
SBICAP Trustee Company Ltd
Church Gate,
Mumbai, India

Dear Sir,

Sub: Valuation of the power plant of Plant & Machinery (Part – A) of M/s NLC India Limited (2*250MW) Lignite Thermal Power Station II Expansion

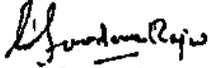
In Pursuant to your request the assets namely the Plant & Machinery (Part – A) of M/s Neyveli New Thermal Power Station (2*250MW) NLC India Limited Navratna – Govt. of India Enterprise Neyveli – 607 807, Cuddalore District, Tamil Nadu, India was inspected on 18-03-2025 for the purpose of assessing the fair market value as on date.

The power plant is located on land area of 148.04 Acres at Cuddalore and it has indigenous Boiler and Turbo Generators. The plant was commissioned in the year 2019-2021 and this assessment is based on "Going Concern"

Based on the actual observation and particulars provided, a detailed valuation report has been prepared and enclosed.

The estimated fair value of the power plant - Plant & Machinery (Part – A) is
Rs. 2161.02 Crores (Rupees Two Thousand One Hundred Sixty One Crores Two Lakhs Only)

Thanking You,
Yours Faithfully,


Er. V.V.Soundararajan,
Chartered Engineer
Panel Valuer of Nationalised banks
IBBI Registered Valuer - IBBI/RV/02/2019/11392

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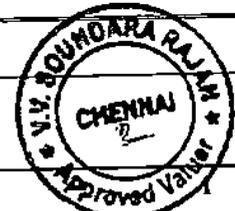
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Part - A - Plant & Machinery
Valuation report of the power plant of M/s NLC India Limited
(2*250MW) Lignite Thermal Power Station II Expansion

General Description:

1	Type of Valuation	Valuation of Plant & Machinery
2	Purpose of Valuation	To assess the fair value of M/s NLC India Limited (2*250MW) Lignite Thermal Power Station II Expansion and submit to the SBICAP Trustee Company Limited, Mumbai
3	Name of the Company	M/s NLC India Limited (2*250MW) Lignite Thermal Power Station II Expansion
4	Address of the Plant	NLC India limited 'Navratna' - Govt.of India Enterprise Neyveli - 607 807, Cuddalore District, Tamil Nadu, India
5	No of the Plant	Two
6	Date of Inspection	18-03-2025
7	Date of Valuation	24-05-2025
8	Inspection Team	Er. V V Soundara Rajan - Govt Approved Valuer
9	Persons contacted	Mr. C Pandi - Manager
10	Nature of Industry	2*250MW Lignite based Thermal Power Station II Expansion
11	Owner (Major Stake holder)	NLC India Limited - Govt of India Enterprise
12	Land (property Address) (Details of Survey No / Door No / Village / Taluk etc)	M/s NLC India Limited 2*250MW Lignite based Thermal Power Station II Expansion
13	Extent of the Land	148.04 Acres
14	Description of the Units	Power Lignite based Thermal Power Generation having the plant Capacity of 2*250MW - General Generating Station(CGS) Powered - Central Generating Station (CGS)
15	Boundaries of the properties	



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	North By South By East By West By	NLC PSII Velikumankurithy village Internal Road Ammari Village Uttanagalmangalam village
16	Indigenous or imported	Indigenous Machine
17	Details about Manufacturer and Supplier of Machinery	As per Annexure - 1
18	Life of machinery	<ul style="list-style-type: none"> • BTG – 25 Years • Utility Machines - 15 Years, • Electrical Equipment – 10 Years • Capital Spare Cables 20 Years • Furniture's & Fixtures – 10 Years • Vehicles – 8 Years • Computer and systems – 5 Years • Drainage – 10 Years
19	Process Equipment	The steam generator from the boiler is super- heated and used for driving the turbo generator.The power generated is stepped up and exported to Grid as per existing Power Purchase Agreement. The fuel namely Lignite is internally sourced from company's mines as per fuel purchase agreement terms. The spent steam from turbine is cooled and water is re-circulated. The boiler exhaust flue gas is sent through ESP for removing heavy particles from the flue gas.
20	Land Acquisition year	NA
21	Commercial Operation Declaration Date	Both the unit CODD - 05.07.2015
22	Plant Ownership	Owned by NLC
23	Production Starting Date	Both the unit CODD - 05.07.2015
24	Raw Materials	The fuel used is Lignite from NLC.
	Primary Fuel	Lignite, the primary fuel is being supplied to the project from the mines. Lignite is transported by Conveyors from mine.
	Secondary Fuel	HSD/LDO from nearest refinery/oil depots.

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25	Capacity of the Unit	2*250 MW
26	Man Power	192 workman
27	Condition of the Unit	Plant is in working condition.
28	Observations	<p>Plant was function on the date of visit and both the BTG were working. Capitive Consumption was 19.21% and balance power generated is exported. Average PLF is 24.53% with highers power generated on June- 2024 with 43.86%</p> <p>NLC TPS II Expansion is a 2 x 250 MW CFBC type boiler, which is first of its kind in India. It was opted for more environment friendly operation. But due to design issue, TPS II Expansion is facing problems for frequent tube failure, refractory failure and partial outage because of lignite feeder tripping.</p> <p>To address these problems TPS II Expansion undergoes through multiple modification. The performance of the Units improved, but not up to the mark. Because of this PAF and PLF of FY 2022-23 and FY 2023-24 is on lower side.</p> <p>However, a revamp modification of FBHE (Fluidized Bed Heat Exchanger) is carried out in Unit 1 in FY 2024-25. It was started from 15thSep 2024 and continued till Financial Year end. Along with that Improved refractory is being applied to FBHE, FGD, Pant legs and Side wall areas. Lignite Transport Conveyer (LTC) A & B is also upgraded to higher capacity to reduce partial outage for feeder tripping. Additionally, old RAPH basket has been changed with Modified RAPH profile basket and Vortex finder for all Cyclones is also installed in Unit 1.</p> <p>Because of Unit 1 Planned outage and frequent Forced outage of Unit 2 due RAPH choke and Boiler Tube Leaks, TPS II Expansion's PLF and PAF reduced significantly for FY 2024-25.</p> <p>Company assured, once Units get stabilized, PLF and PAF of the station will improve significantly, crossing the Normative figures and achieve greater heights. During the FY 2026-27 as informed.</p>
29	Views of marketability and alternate	Good
30	Latitude, Longitude	Latitude - 11.594155N Longitude 79.272071E



31	NOC/ Clearance from Departments	
	A. Factory License	Reg.No. CDR01221 issued by Joint Director of Industrial Safety and Health , Cuddalore on 04/03/2025
	B. Tamil Nadu Pollution Control Board Certificate	CONSENT ORDER NO. 2208242431833 dated 19/04/2022. The renewal of consent is valid up to 31/03/2027.
	C. Sanction Letter Government of India, Ministry of Coal	Allocation of power from NLC TPS-II Letter No.2267-316 dated 29/03/2014 Power allocation to Karnataka 25.88% Kerala 16.47% TN 54.12% & Puducherry 3.53%
32	Lignite Pricing	Rs. Rs.2506.38/tonne
33	Cost of Power Generation	Unit Cost -Rs/ Kw hr Rs. 5.815/kwhr as per details provided by the company

1.0 **Introduction:**

NLC India Limited (NLC) (formerly Neyveli Lignite Corporation Limited) is a 'Navratna' government of India Company in the fossil fuel mining sector in India and thermal power generation. It annually produces about 30 million tonnes of Lignite from opencast mines at Neyveli in the state of TamilNadu in southern India and at Barsingsar in Bikaner district of Rajasthan state. The lignite is used at pithead thermal power stations of 3640 MW installed capacity to produce electricity. Its joint venture has a 1000 MW thermal power station using coal. Lately, it has diversified into renewable energy production and installed 1404 MW solar power plant to produce electricity from photovoltaic (PV) cells and 51 MW electricity from windmills.

Power Purchase Agreement has been signed between TANGENCO and Neyveli. Main PPA is also signed between Karnataka, Kerala and Andhra Pradesh

Thermal Power Station II Expansion is an impressive endeavour characterized by the installation of two formidable units, each boasting a substantial capacity of 250 MW. Notably, Unit-II achieved commercial operation in the month of April in 2015, swiftly followed by the operational debut of Unit-I in July of the same year. The requisite supply of lignite finds its source in the strategic expansion of Mine-II.

Distinguished by its commitment to ecological responsibility, this project proudly incorporates the utilization of eco-friendly Circulating Fluidised Bed Combustion (CFBC) technology within its steam generators. A noteworthy milestone is marked by the pioneering adoption of this cutting-edge technology for the 250 MW Capacity units, a first-of-its-kind achievement within India.



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The engineering prowess of M/S BHEL takes centre stage as they not only supplied but also expertly erected the pivotal boiler and turbo-generator units for both sections of this power plant. With official endorsement granted by the Government of India on October 18, 2004, this project stands as a symbol of national progress.

Evident in its substantial financial commitment, the project commands a total cost of a commendable Rs. 3583.77 Crores, underlining its significance and impact on the energy landscape.

Technical Details:

- The power plant is spread over in an area of 148.04 acres and has building supporting the production and administration.
- The major facilities consist of Lignite conveyers, Lignite Handling system, Boiler, Steam Powered Turbine and Turbo Generator Set of 2x250 MW capacity and Auxiliaries, Storage Tanks, Electro Static Precipitator, Effluent Treatment Plant, RO system, Cooling Towers, Ash Handling Conveyers Systems
- The plant also has electrical installations like transformers, motors, control panels, switch yards and cables to support its operations.
- Lignite fired boiler, Turbo Generator are Supplied by BHEL. Other equipment's are sourced indigenously.
- Details are provided by the company.

2.0 Features and capacities of Power Plant Equipments:

Boiler: The steam generator (SG) would be designed for 100% lignite firing and would be of sub critical type. SG would be of single-pass radiant, single reheat, balanced draft and semi outdoor type.

This is the Main component of the Thermal Plant where steam is generated which is used for driving the turbine which in turn rotates the Generator for Production of Electricity. The Fuel(lignite) is Burnt in the combustion chamber of the Boiler.

The greatest variation in the design of thermal power stations is due to the different heat sources (ie Usage of Different types of fossil fuel,)The design differs due the Properties of Fuel content.

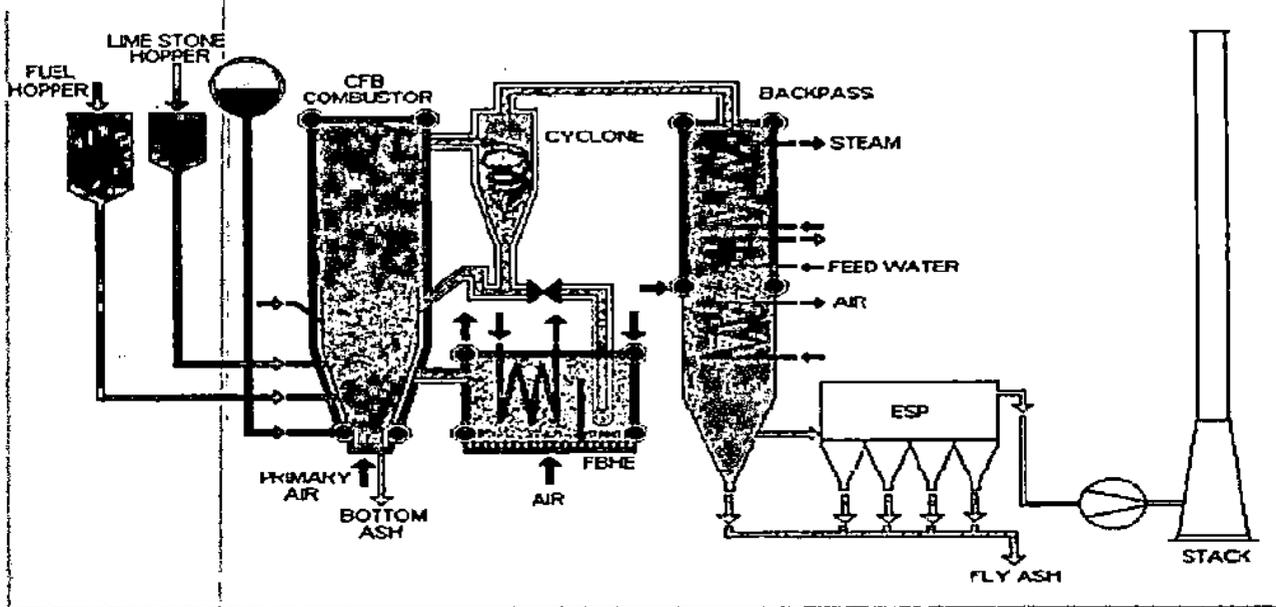
Since this PLANT uses lignite as fuel, based on the properties of the lignite CFBC Technology has been used by the Supplier(BHEL),(This Technology is first time for 250MW Power Plant in India.)

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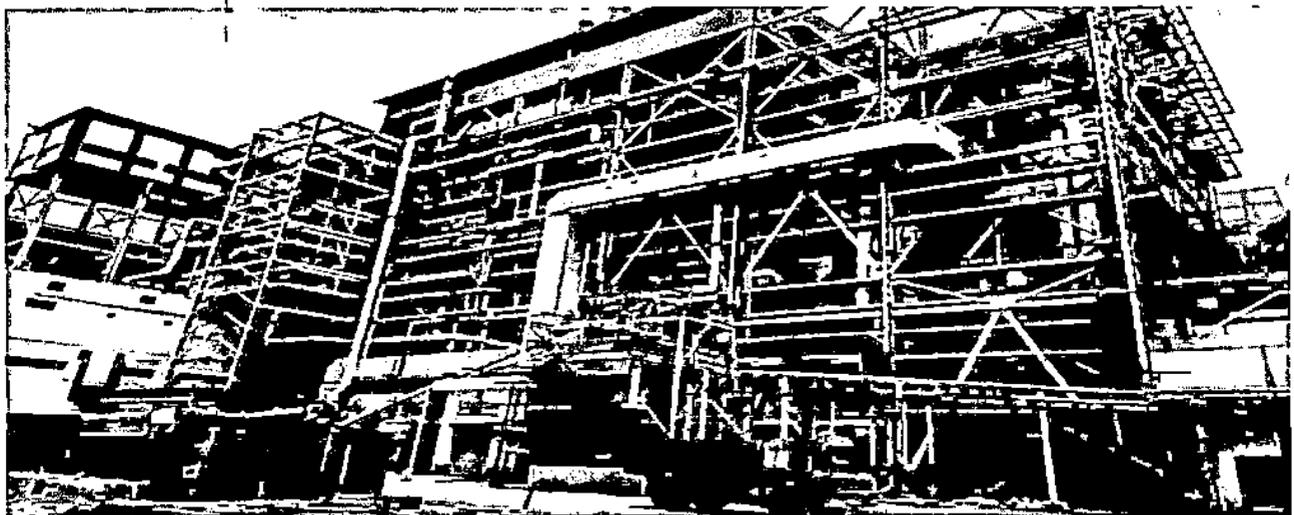
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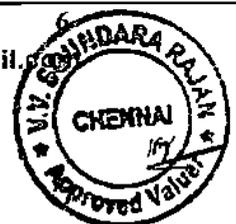
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In this Technology the solid fuel (grinded Lignite) is burnt in a circulating flue Bed. In the said process the solid particles (ash) are continuously carried out of the Combustor with flue gas. The Flue gas leaving the combustor is routed to the Recycling Cyclones where the solids are only fine particles which are carried with Flue Gas.



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Advantages of CFBC

- Excellent fuel Flexibility
- High Combustion Efficiency and High heat release rate
- Low NOx Emissions
- Elimination of Slagging
- No need of Separate “FDG”
- Allow turndown ratios as High

TECHNICAL DETAILS OF CFBC BOILER(TS-II-Expansion).

Description	Details
Boiler Manufacturer	BHEL, India
CFBC Technology	Supplier Austrian Energy (Formerly Lurgi Lentjes Babcock Energie technik GmbH)
Steam Flow	Flow 845t/h
Steam parameters	176ata/540°C
Feed Water Temp	256°C
Flue Gas Temp	140° C (Air Pre – heater Outlet)
Boiler Efficiency	78.62%(Based on GCV)
Lignite Consumption	262t/h (Guarantee)
Limestone Consumption	16.0 t/h (Guarantee) 29.0 t/h (worst lignite)
Sulphur Capture	Efficiency 95%
Ca: S Molar Ratio	1.8 (Guarantee)

Water allocation: Mine Water from the existing lakes is used for the plant.

Turbine: Steam turbine would be a three cylinder reheat extraction and condensing turbine. The steam Turbine Generator (STG) output at 100% MCR condition would be 250 MW and the VWO shall be 105% of TGMCR steam flow.

A **steam turbine** is a device that extracts which is coupled with electrical Generator mechanical work on a rotating output shaft (which comes from Boiler)and uses it to do thermal energy from pressurized steam

- Make: BHEL
- Capacity: 2 x 250 MW
- Type: 250MW KWU design, 3 Cylinder Reheat Condensing Turbine



- HP Turbine : 25 Reaction stages single Flow
- IP Turbine : 17 Reaction stages single Flow
- LP Turbine : Double Flow 8 Reaction stages per Flow

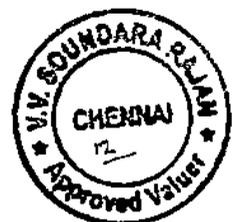


Operating Steam	Pressure in Bar	Temp. in °C
HP Inlet	166.71	537
HP Exhaust	44.13	346.8
IP Inlet	39.72	537
LP Inlet	6.0	260
LP Exhaust	0.119	44.2

Generator: For 500 MW units generator would be rated to deliver 500 MW, at 21 - 27 kV, 50 Hz, 0.85 power factor, at 3000 rpm. The generator would have water-cooled stator windings, hydrogen cooled stator core and rotor.

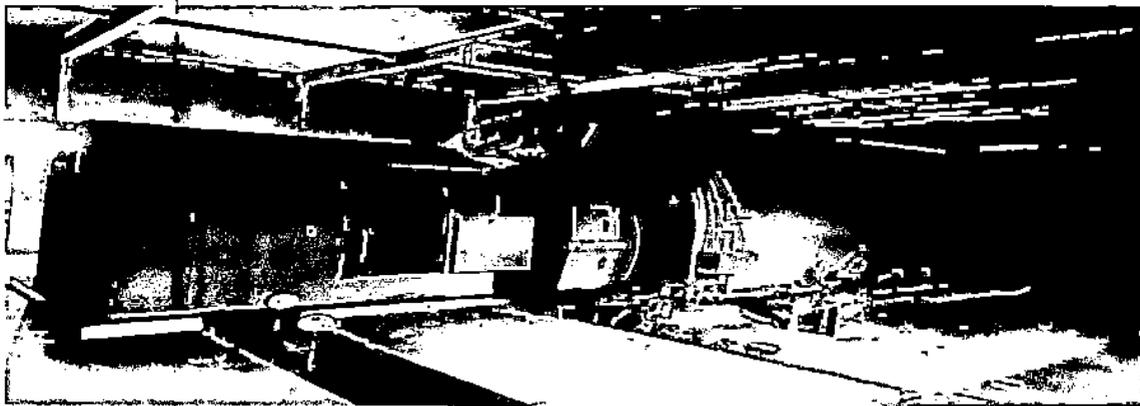
Generator is a device that converts motive power (mechanical energy) into electrical power for use in an external circuit. Sources of mechanical energy include steam turbines

- Make: BHEL, HARIDWAR
- Type: THRI 108/44
- Rating: 3phase, 16.5kV, 294.1 MVA, 50Hz, synchronous machine
- Active Power: 250MW
- PowerFactor: 0.85 Lagging
- Excitation: Static Excitation



- Coolant: H2 type for both stator and rotor
- H2 Gas Pr. : 3 bar
- H2 filling quantity: 450 cu.m
- Stator : 16.5kV, 10.291 kAmp, YY winding
- Rotor field rating: 292 V, 2395 Amp
- Insulation class: F

Generally a civil Structure of multi-level will be constructed nearby the boiler called as **TG Building** to accommodate the Turbine coupled along with generator in line .And also to accommodate the allied controlling equipments .



Stack: One reinforced concrete stack of 275 m height with double flue each of 6.6 m exit diameter would be provided for the two 500 MW steam generator units.

Lignite Handling System

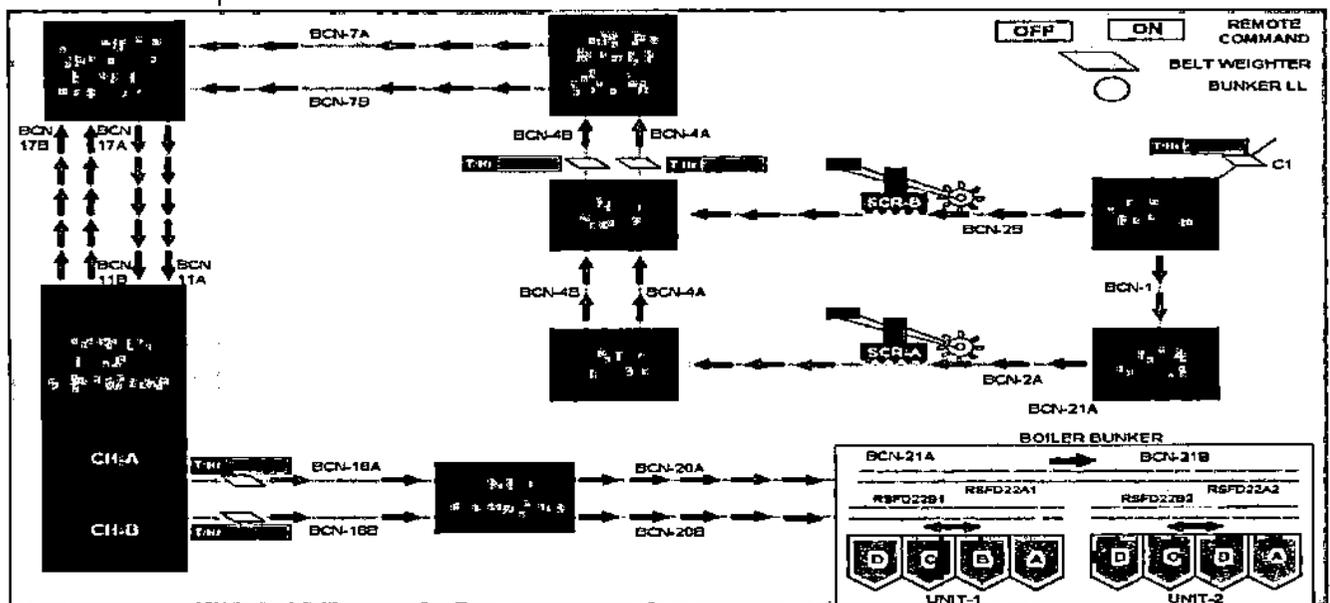
The Fuel for this plant is lignite which is sourced from the Mines II of NLC located at km from the plant. The excavated lignite by using Spreaders (SME Technology) are transported to Lignite Stockyard by 2 nos of conveyor system (as detailed below in flow diagram) to the stock yard. From there it passes to primary crusher house and then to secondary crusher house to get the desired size of lignite so that it can be stored in coal bunker for feeding the Boiler .The size of the lignite is monitored in screen house which act as a quality controller located in between secondary crusher house and the Bunker for achieving the correct size of the lignite to be loaded to coal bunker of the boiler.

The lignite handling system of the plant consist of the following components

- Stock yard

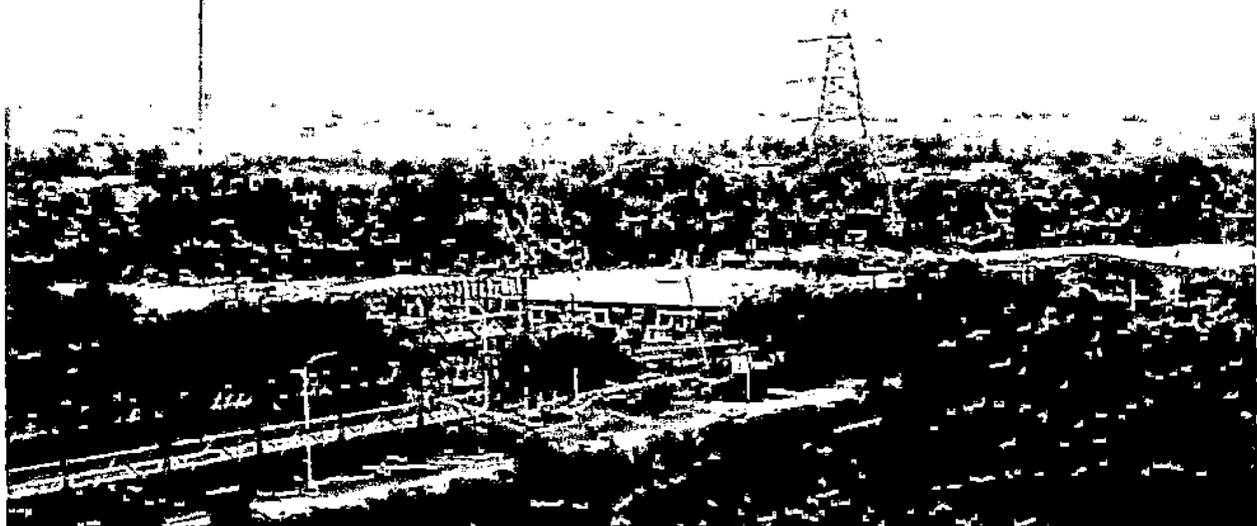
- Primary Crusher House
- Secondary Crusher House
- Screen House
- Source of Lignite: Mine-II
- Receiving Capacity: 3000 MT/hr
- Transferring Capacity: 1500 MT/hr
- Stack-yard capacity: 1,05,000 MT
- Cover-shed capacity: 26,250 MT (for 4 piles)
- No. of Stacker-cum-reclaimer: 2
- Total Lignite requirement: 12,000 MT/day (assuming SpL Cas 1 kg/kWhr)
- The stack yard is well equipped with firefighting, sprinkler & drainage systems
- 4 bunker per each unit
- Each bunker capacity: 600 MT

Lignite flow from mine-2 to boiler bunkers



Pre Treatment Plant

- Source of water: Lake at TPS 2E
- Pretreatment plant of capacity 4300 cu.m/hr which comprises of clarification and filtration through Gravity Sand Filters.
- Softening plant which softens filtered water to soft water for feeding to Forebay & TPS-II



RO-DM Plant

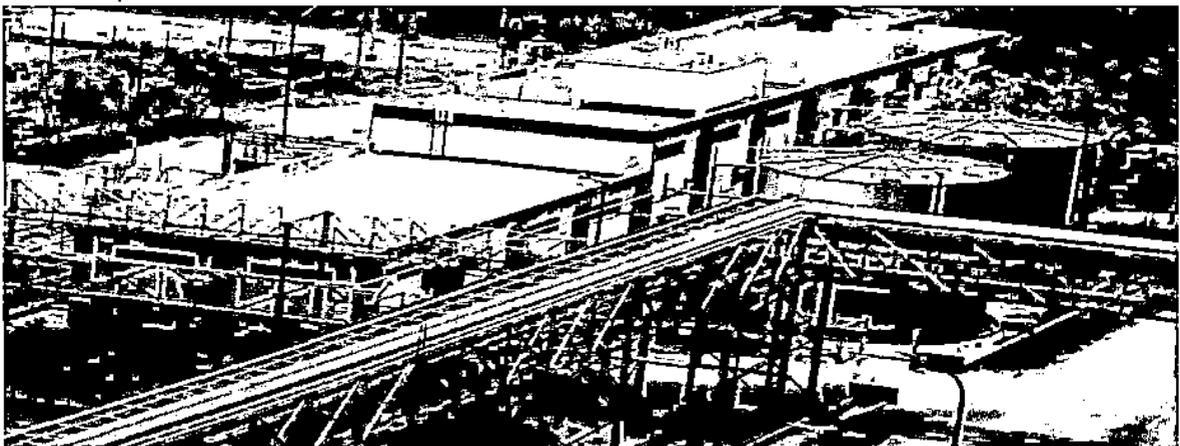
Reverse osmosis (RO) is a water purification process that uses a partially permeable membrane to separate ions, unwanted molecules and larger particles from water. In reverse osmosis, an applied pressure is used to overcome osmotic pressure, a colligative property that is driven by chemical potential differences of the solvent, a thermodynamic parameter. Reverse osmosis can remove many types of dissolved and suspended chemical species as well as biological ones (principally bacteria) from water, and is used in both industrial processes and the production of potable water.

The boiler feed water used in the steam boiler is a means of transferring heat energy from the burning fuel to the mechanical energy of the spinning steam turbine. The total feed water consists of recirculate *condensate* water and purified *makeup water*. Because the metallic materials it contacts are subject to corrosion at high temperatures and pressures, the makeup water is highly purified before use. A system of water softeners and ion exchange demineralizers produces water

so pure that it coincidentally becomes an electrical insulator, with conductivity in the range of 0.3–1.0 micro Siemens per centimetre.

In the RO & DM Plant the Filtered Water from Clarifier is treated through RO Membranes and Demineralization Mixed Beds to generate DM water production which has been stored in DM water tanks 2 nos of 500 Cum.

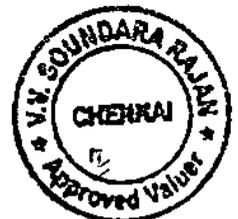
- Source of water: Lake at TPS 2E
- RO-DM plant capacity:
- 2x50 cu.m/hr
- Filtered water from clarifier is treated through RO membranes and Demineralisation Mixed beds to generate DM water production.
- DM water tanks: 2x500 cu.m



Lime Handling Plant

A Lime Handling system is a process by which Limes in any form of material are transferred or injected using a gas flow as the conveying medium from one or more sources to one or more destinations. Lime handling equipment designed to transport your materials within your process.

- Make : Macawber Beekay Pvt. Ltd., Delhi
- Capacity : 30 T/Hr
- No. of silo : 2
- Silo Capacity : 975 T / silo
- Bulk Density of lime stone powder : 1.0 T/m³
- Compressor : HT -48.3 m³/min -3 Nos.



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LT -37 m³/min -3 Nos.
IAC -4.9 m³/min -2 Nos.

- IAC Drier : 4 m³/min -2 Nos.
- Silo Blower : 1500 CMH -3 Nos.
- No. of Bunker : 4 per unit
- Bunker capacity : 127 Tea



Ash Handling System

Dry Ash System

Thermal Power Plant the Fuel(Lignite) is burnt for production of Electricity. After Combustion of the lignite in the boiler certain portion remains residue called as Ash, which needs to be disposed off from the Thermal power plant. Generally 2 types of ash are generated in power plant 1) **Bottom Ash** and 2) **Fly Ash**. In the CFBC technology Boiler the Bottom ash generation is completely eliminated. So here Components are provided to handle the Fly ash alone here in this plant

- Make: McNally Bharat Engineering Company Ltd., Kolkata
- Capacity: Fly Ash-50 TPH ,Bed Ash -30 TPH
- Electrostatic Precipitator :
- No. of Pass : 2,
- No. of Hoppers : 32 per Pass
- No. of Conveying air compressor : 9 CAC Drier : 4
- No. of Instrument air compressor : 3 IAC Drier : 3
- ESP Fluidizing Blower : 3
- Silo Fluidizing Blower : 4



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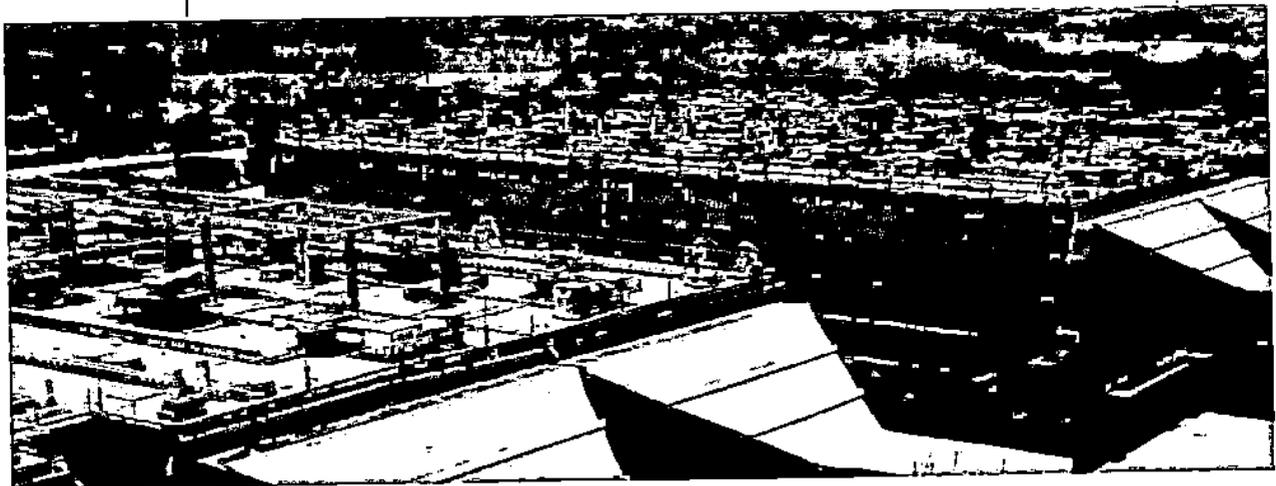
- No. of Silos : 4
- Capacity of Silo : 900 Cu. m per silo

100% of Ash generated is being utilized using Dry ash system-By selling it to Brink Klinsvia E-auction and sending to mines for filling of low lying areas



Wet Ash System

- Make : EnergoEngineering Projects Ltd., New Delhi
- Capacity : 50 TPH
- Ash Slurry Pump : 1100 CMH -3 Nos.
- High Pr. Pump : 300 CMH -2 Nos. 450 CMH -1 No.
- Low Pr. Pump : 650 CMH -1 No. 550 CMH -1 No.
- Seal Water Pump : 75 CMH -1 No.
- Make up water pump : 650 CMH -2 Nos.



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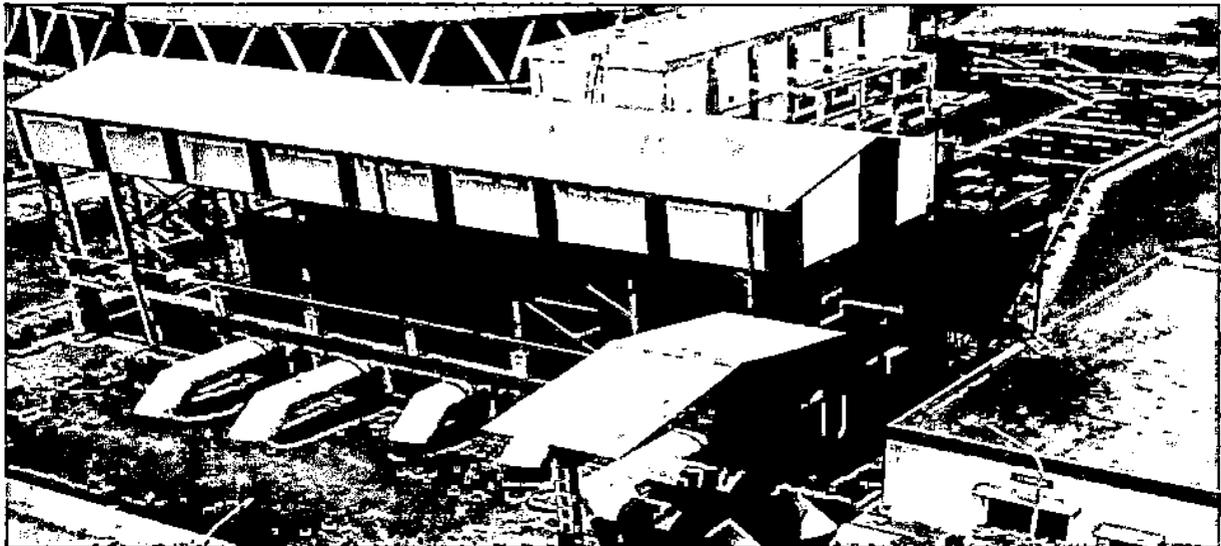


Circulating Water System

A circulating water plant or circulating water system is an arrangement of flow of water in fossil-fuel power station. The system is required because various industrial process plants uses heat exchanger, and also for active fire protection measures. The circulating water system in any plant consists of a circulator pump, which develops an appropriate hydraulic head, and pipelines to circulate the water in the entire plant

Make:WPIL

- Head:22m(2.2kscpressure)
- Total5verticalTurbinePumps
(4Workingand1Standby)
- Dischargeflow:22,000cu.m/hr
- Speed:424RPM
- Pumpmotorrating:6.6kV,1800kW



FIRE WATER PUMPS

- Cater fire water requirement of both Units.
- Make: WPIL
- 10NosofFirewaterverticalTurbinePumps
- 5NosofMotordrivenof273cu.m/hr

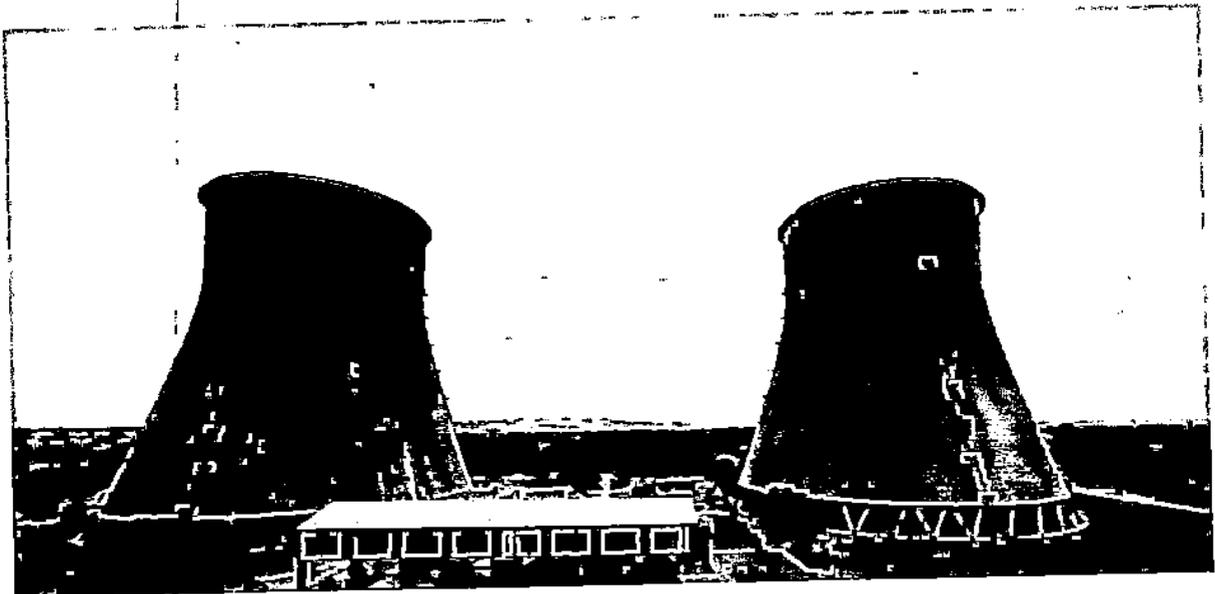
- 3NosofDieseldrivenof273cu.m/hr
- 2NosofJockeypumpsof25cu.m/hr

COOLING TOWERS

Natural draft wet cooling towers have been used to cool water, primarily in energy production, for almost 100 year. The tower operates on the stack effect which causes the hot air in the tower to rise (natural draft).. The necessary stack can be designed in various ways. For both technical and cost reasons, reinforced concrete structures have become standard to handle the high cooling water flow rates from increasingly large power generating units.

Technical Details

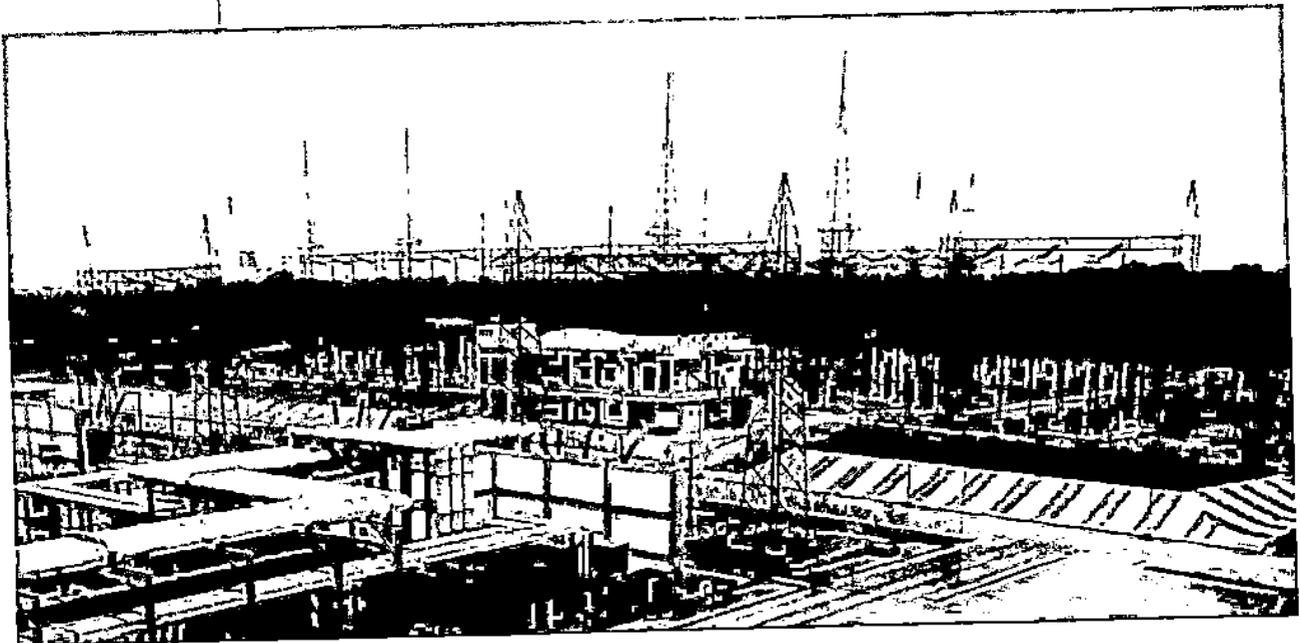
- Natural Draft Hyperbolic CT
- Height: 115m
- Sump Diameter: 80m
- Sump depth: 5m
- Top Diameter : 62m
- Neck Diameter : 60m
- Temp drop: 7°C
- Number of spray nozzles: 4000
- Fills : PVC type



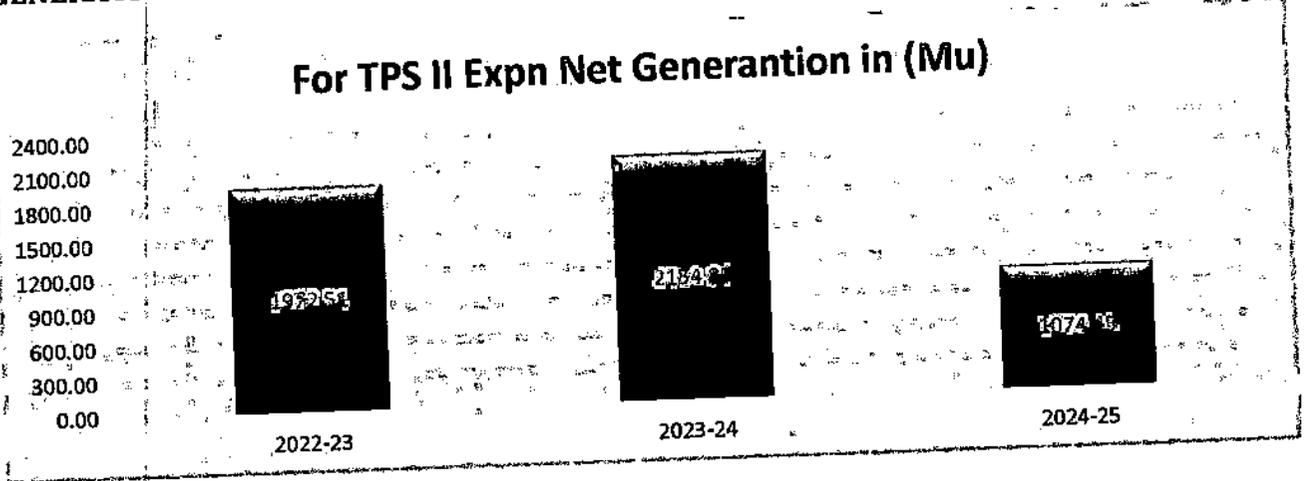
400kV SWITCHYARD

The Power produced in the Generator of the Thermal plant is circuited to a Switch Yard for Excavation of to the GRID where the PPA is singed.

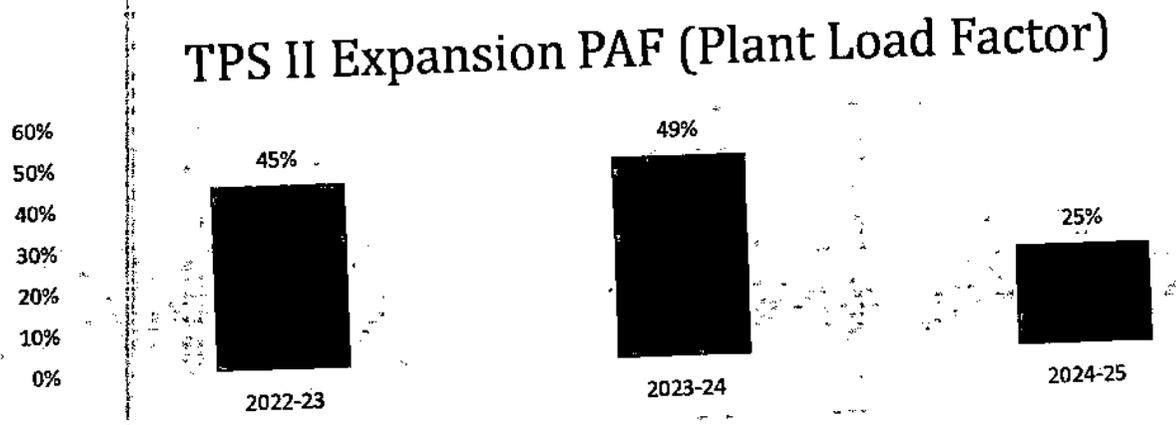
- 400kV outdoor switchyard
- 400kV feeders:
 - TPS-II Exp to TPS-II tie line
 - TPS-II Exp to Pugalurline
- Bus System:
 - 2 Main Buses, 1 Transfer Bus
- Total 6 bays:
 - GT1
 - GT2
 - Tie line
 - Pugalur
 - Bus coupler bay



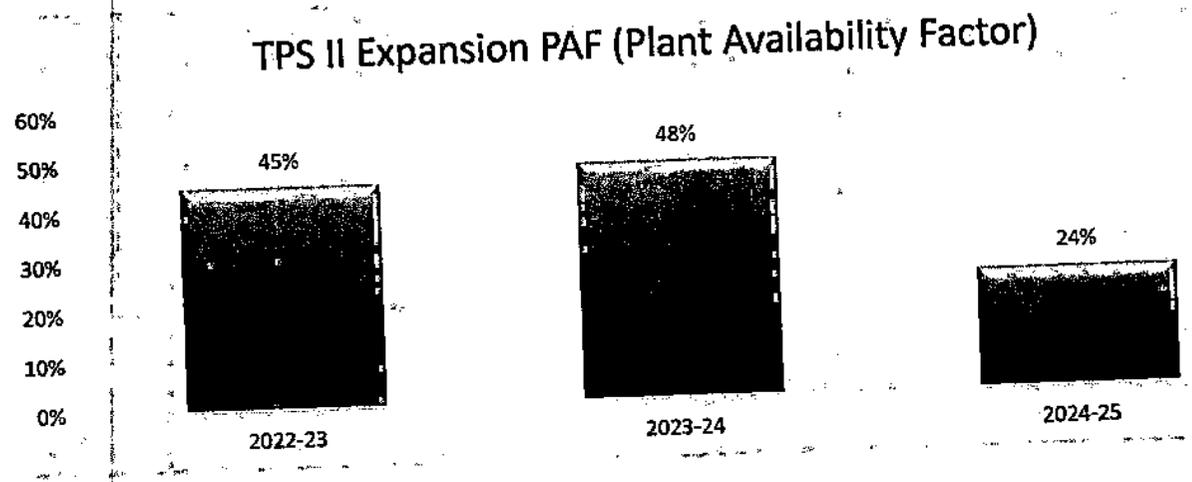
GENERATION OVER THE YEAR



PLANT LOAD FACTOR (PLF)



PLANT AVAILABILITY FACTOR (PAF)



Power plant Control system:

- a) **Main Equipments** such as boiler, Turbine and steam/ water systems are controlled from main control room by distributed control system(DCS) supplied by ABB and automated with various functional groups to start and stop the plant within reasonable time.
- b) **Balance of Plants** such as Demineralization plant, Auxiliary Boiler, Ash handling plant and Lignite Handling plant are controlled by PLC (Programmable Logic controller) based control system supplied by ABB India.
- c) **Effluent Treatment system** are controlled by relay based contactor controls.

3.0 Purpose of valuation :

- Purpose of valuation is to ascertain the present market value of the plant and machinery and submit to the SBICAPS Trustee Company Limited, Mumbai.
- To assess the present market worth of the fixed assets in as is where is condition as per their corporate governance requirements and driven by due diligence to ascertain the present value of the fixed assets.

4.0 Commissioning of plants and Current Status:

Power Plant with capacity of 2x250 MW was commissioned on

- Unit 1 - 28-12-2019
- Unit 2 - 10-02-2021

5.0 Process:

- Lignite from mines is fed to the boilers as fuel for generation of steam. This super heated steam is used to run the Turbine which is coupled to a Turbo Generator and thus power is produced. The output power is converted, rectified and stepped up and exported to power grid. The exhaust steam flows through Air cooled condenserto recover water, the recovered water flows to the de-aerated recirculation tank. Exhaust gas from boiler is passed through electrostatic preceptor to remove heavy dust particle and to meet environmental emission requirements.
1. Chemical energy(Lignite) is Converted into Thermal Energy (steam) by Combustion in Boiler (Burning of lignite and producing steam)
 2. Thermal Energy produced in the previous process (Boiler) is converted into Mechanical Energy in turbine.
 3. Mechanical Energy is converted into Electical Energy by rotating the Generator which is coupled with Turbine.



7.0 Details of valuation:

- M/s. Neyveli New Thermal Power Station operated by M/s NLC India Limited (2*250MW) Lignite Thermal Power Station II located at 'Navratna' – Govt of India Enterprise Neyveli, Cuddalore District, Tamil Nadu – 607807, India.
- It is located in about 148.04 acres owned by the company.
- The company has also provided asset register, consisting of list of plant and machinery, material handling equipment, utilities and other supporting documents.
- The useful life of plant and machinery, condition, technology, maintenance of the plant were taken into consideration and as per the valuation guidelines. The useful life of the Power Plant is considered to be 25 years depending upon proper maintenance and as recommended by CERC. We have considered 25 years as useful life and Capitalization Date from FAR for the estimation of depreciation.
- The fair market value is obtained from purchase price value of the plant and machinery by applying depreciation by straight line method.

8.0 Useful life considerations

The useful life considered for valuation is as follows

S No	Details	Useful life in Years
1	Plant Machinery	25
2	Steam Turbine and Turbo generator	25
3	Electrical Equipment	20
4	Transformers	20
5	Generator and Utilities	25
6	Cranes	15
7	Air Cooled Condenser	20
8	Cooling Tower	20
9	Vehicles	8
10	Furniture & Fitting	10
11	DTP & Computer	5



Methodology:

The methodology adopted for the study consisted of the following steps:

- The basis of the valuation is the fixed assets register given by NLCIL with respect to the Thermal Power Station II Expansion (2*250MW) and other financial and technical details given by Company.
- Our Team inspected the assets at site, physical condition and level of maintenance.
- Depreciated Replacement Cost Valuation approach is adopted for the valuation as it is more reliable and accurate methodology.
- The other methods are cost approach and income approach which are not considered as the power generation is not uniform throughout the year due to demand.
- For Indigenous assets in P&M, relevant Economic Adviser Government of India WPI indices for the relevant power sector have been used to escalate the Gross Block values to reflect the Reinstatement Values of the equipments.
- The Asset was designed for a life period of 25 years and extendable by another 10 years by retrofit and up gradation. The plant had lived about 5 years. Even though ROC provides for 40 years as life of Power plant, in our opinion we have considered only 25 years considering the market dynamics and technological obsolescence which will give a more credible depreciation to arrive at a Market Value
- The Valuation has been done to assess the Fair Market Value of the Fixed Assets of this Entity on "As is Where is Basis" and as a "Whole and Going Concern".
- The Fair Market Value (FMV) indicates the realizable Market value of the Asset and is arrived based on the following prime factors & assumptions:
- The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale.
- The buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Both the parties are at Arm's length and the sale is not a distress or duress sale.
- A fair and ideal market prevails with no other stimulants present to influence the sale.
- Finally the values indicated in the relative schedules are considered opinion based on our experience and knowledge.



IBC Standards

Acquisition price	Provided
Condition technology relevance of equipment's	Visually in good condition
Visual inspection	Maintenance & up keep : in use
Reinstatement as new value	Present market price for similar new machine
General market condition	Fair
Refurbishing	Not applicable as the plant is on going

Accumulated Purchase price: Values are provided. Assets are in place and not seen in operation, due to maintenance.

Market value: Value is estimated based on the Depreciated Replacement cost method (D R C) and estimated market value by comparison method based on market information for "going concern".

IVS Standard – IVS 104 & IVS- 2017 –Premises is going concern –existing: & current use.

Realizable value- Orderly Liquidation value- reasonable time is given find purchaser as is where basis. IVS – 2017 – IVS 300 -20.9A – existing and current use.

Forced Sale Value It is the estimated value that could be typically realized from an asset properly advertised and conducted public auction with the seller being compelled to sell with a sense of immediacy on an "as is where is basis is" as of a specific date.

IVS 2017 Liquidation value; Forced sale value ex situ grouped salvage value – IVS 300-20.9A.

IVS 300 -20.9 A- that plant and equipments assets are valued as whole, in place and as part of an operating business.



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Government Approved Valuer
Chartered Engineer - F - 119469 - 7
Panel Valuer of Nationalized Banks

M/s NLC India Limited (2*250MW)

S.No	Description	Current APC	Replacement Cost	Net Fair Value
1	P&M Workshop Mach	2,792,569	2,983,117	2,058,312
2	P&M Main Plant -Ele	24,594,676,347	27,015,124,629	15,561,390,834
3	P&M Main Plant-Mech	11,215,577	11,291,517	10,435,601
4	P&M-AP - Elec	8,226,584	8,436,467	7,188,623
5	P&M-AP - Mechanical	4,589,589,999	5,041,298,188	2,903,470,908
6	P&M-AP- Instrumen	50,505,168	51,638,913	44,333,596
7	P&M-AP- Others	845,840,004	929,335,518	534,233,046
8	P&M-CM- Con Mixers	352,800	397,156	187,553
9	P&M-EM-Others	1,288,850,868	1,399,264,214	872,348,692
10	P&M-EM-Transformers	1,231,482,857	1,349,879,711	788,538,851
11	P&M-Main Plant-Other	19,555,200	20,629,932	15,290,002
12	P&M-MP-Instrumen	102,978,349	113,015,484	65,450,835
13	P&M-Pump & P Motors	1,008,313	1,071,362	589,929
14	Plant & Mach - Other	171,544,716	183,263,120	125,830,361
15	Equip- Comp & Pntrs	386,964	393,264	271,550
16	Equip- Fire Fighting	1,492,291	1,546,893	1,249,125
17	Equip-AC,WC,REFGE	533,826	562,977	241,464
18	Equipment-Laboratory	11,413,241	12,114,901	7,945,819
19	Equipments - Others	2,440,455	2,613,584	701,242
20	Equipments- Office	5,768,196	6,124,471	2,199,268
21	Equipments- Security	10,869,520	11,199,425	7,409,779
22	Equip-Telecomm	11,556,702	11,636,188	10,294,016
23	Furniture- Others	21,296,559	23,144,468	3,888,162
24	IA Software	8,260,000	8,466,613	1,336,874
25	IA Thermal Software	8,413,922	8,714,748	413,951
26	LAV Equip	64,970	68,226	31,585
27	LAV Plant and Mach	6,500	6,991	1,625
28	LAV- Elect install	64,223	74,506	3,480
29	LAV- Others	39,044	40,840	16,289
30	LAV-Funtre & Fittngs	372,308	396,717	134,440
31	LMV Jeeps	805,823	827,106	526,345
32	LMV Others	637,858	774,062	36,768
33	Vehicles Others	3,082,442	3,241,283	1,072,751
34	Water Supply lines	7,070,163	8,399,391	398,685
35	Water Supply- Others	33,075	36,272	12,254
36	Water Supply-RESRVOR	100,608,683	118,566,644	32,217,643
37	Thermal Cables	22,500,985	24,200,580	16,044,255
38	Special Vehicles	3,795,510	4,082,201	2,706,376
39	HMV Lorries	5,238,865	5,382,339	4,526,905
40	EI Other Than Cable	102,451,076	113,596,886	84,863,560
41	Captial Spares	533,957,345	549,066,508	500,321,108
	Total	33,781,779,896	37,042,907,410	21,610,212,464

Value in Crores

3,378.18

3,704.29

2,161.02



Er.V.V. SOUNDARA RAJAN, B.E, DIIT, FIV, FIE
Government Approved Valuer
Chartered Engineer - F – 119469 – 7
Panel Valuer of Nationalized Banks

- 1 This Valuation of Plant and Machinery is based on Fixed Asset Register dated 31st March 2025
- 2 The major Equipment, Turbine House, Boiler Structure, Chimney and other Building supporting equipment are included in the Plant & Machinery
- 3 The useful life considered for the generating Equipment is 25 years based on the CERC guidelines
- 4 For other Asset Class useful life of the asset is in line with companies Act, 2013
- 5 Valuation Methodology adopted is DRC (Depreciated Replacement Cost) Method

Valuation Opinion

We are of the opinion that the fair market value of the power plant with capacity of 2 x 250 MW- Plant & Machinery of Lignite based Thermal Power Station II Expansion owned by NLC India Limited., located at 'Navratna' – Govt of India Enterprise Neyveli, Cuddalore District, TamilNadu – 607 807. India, with the existing conditions and specifications, is **Rs. 2161.02 Crores (Rupees Two Thousand One Hundred Sixty One Crores Two Lakhs Only)**

We hereby declare that:

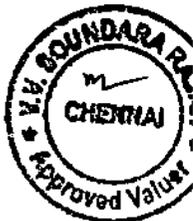
- a) The information furnished above is true and correct to the best of our knowledge and belief
- b) We have no direct or indirect interest in the assets and equipments valued.
- c) No liability whatever legal or otherwise attaches to us on account of this valuation.

NOTE:

- 1) The valuation is done based on the information provided by the company.
- 2) The power plant - Plant & Machinery were assessed "As is where basis is and going concern".
- 3) The Xerox copies of the documents produced were perused.
- 4) The photographs enclosed were taken during the inspection are included in the reports.
- 5) This valuation report contains supporting documents that are enclosed.
- 6) I relied upon the copies of the document furnished to me.
- 7) All reasonable care has been taken to ascertain the values and this report is a fair and reasonable assessment.
- 8) The legal aspects are not covered in this report.

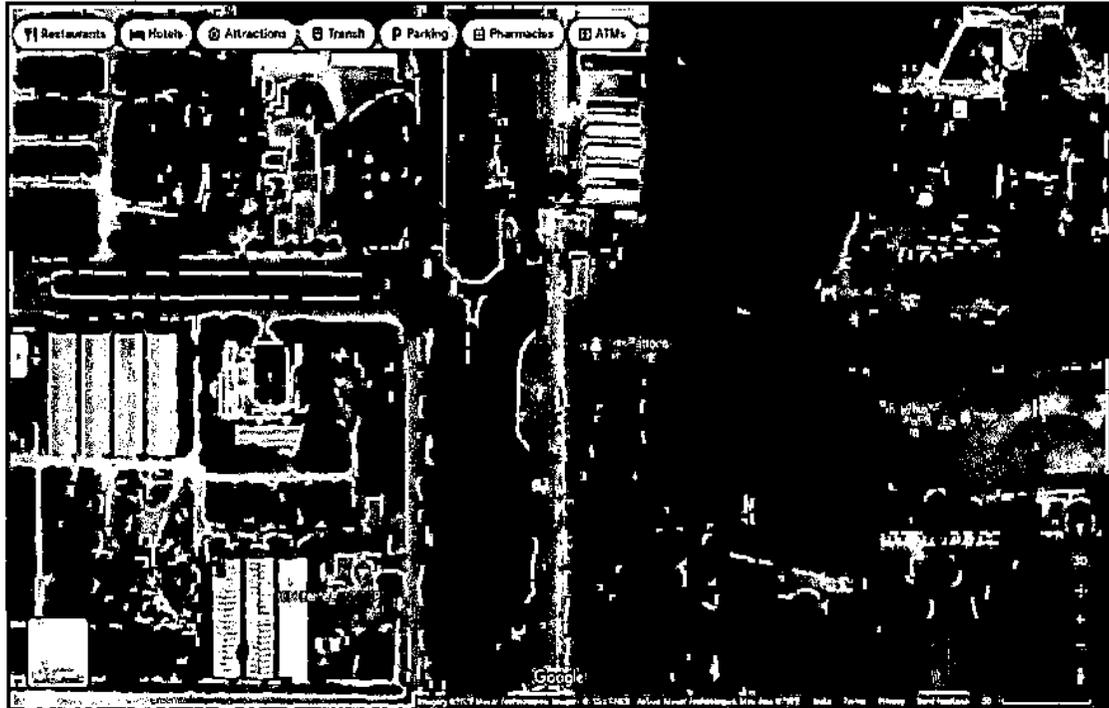
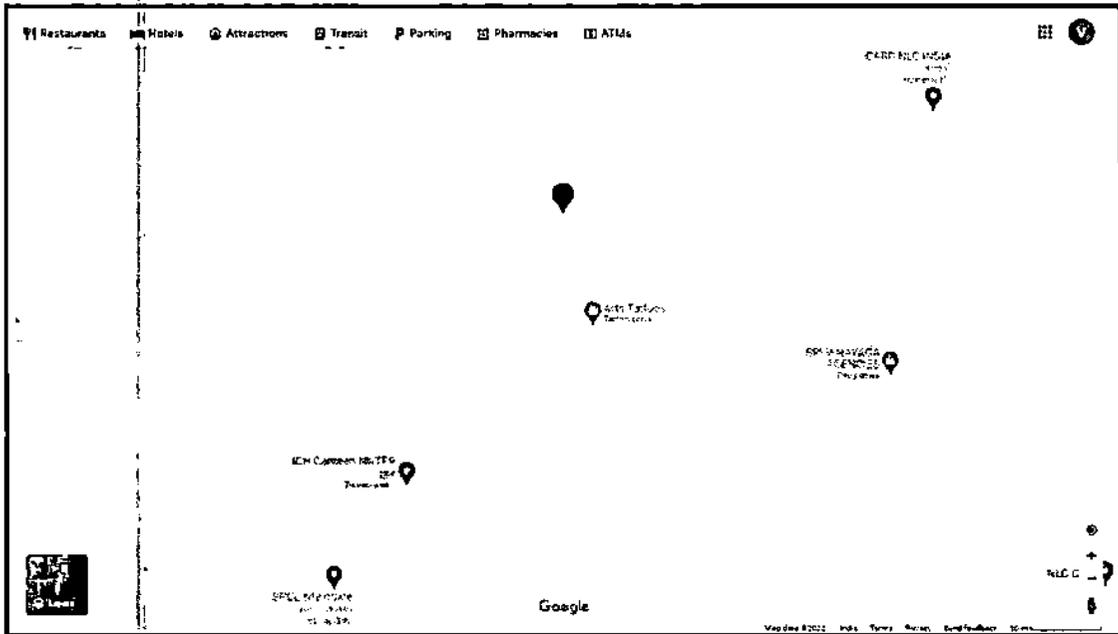

Er. V.V.Soundararajan,
Chartered Engineer
Panel Valuer of Nationalised Banks
IBBI Registered Valuer - IBBI/RV/02/2019/11392

Er. V.V. SOUNDARA RAJAN
B.E, PGD IT(Prodn.)Dip. SCC&O.R.F.I.V. M.E.
Govt. Regd. Valuer - 775 of 2011-12
APPROVED VALUER F21497 AND
CHARTERED ENGINEER F- 119469-7
IBBI Registered Valuer



Er.V.V. SOUNDARA RAJAN, B.E, DIIT, FIV, FIE
Government Approved Valuer
Chartered Engineer - F – 119469 – 7
Panel Valuer of Nationalized Banks

Google Map



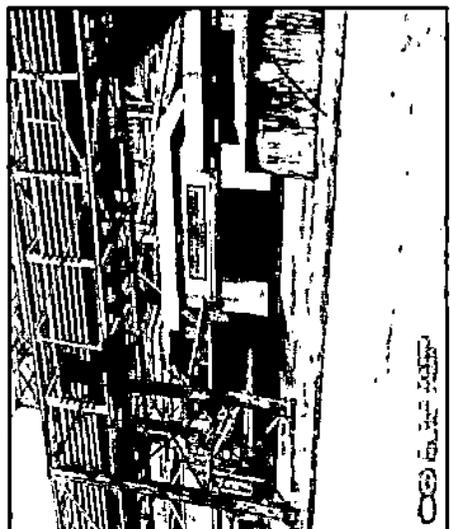
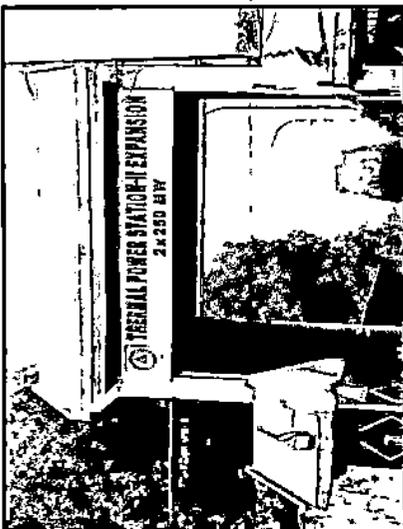
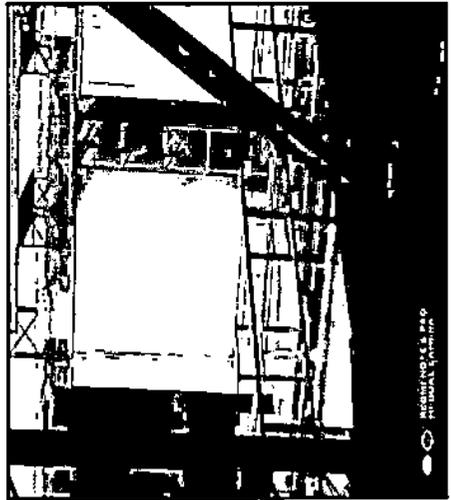
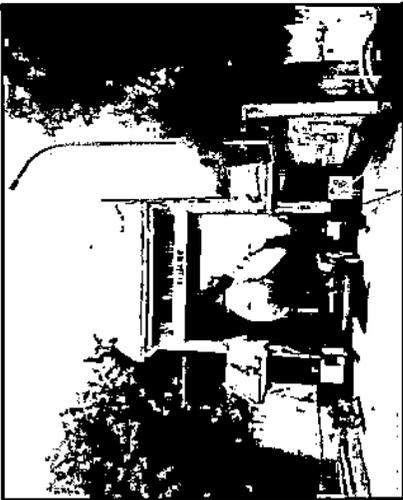
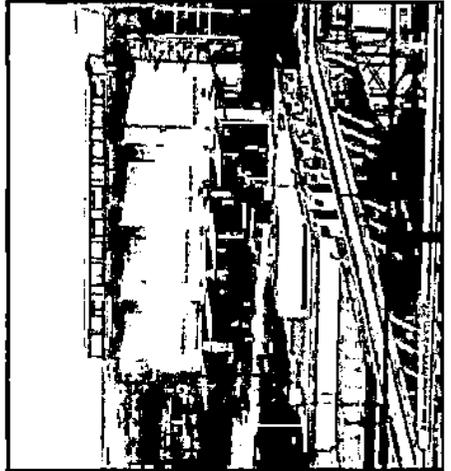
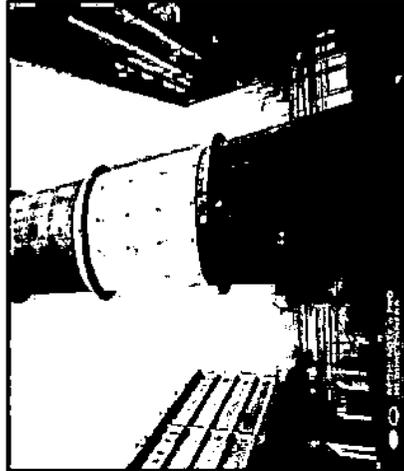
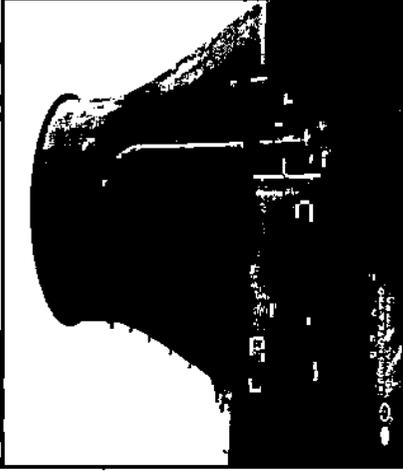
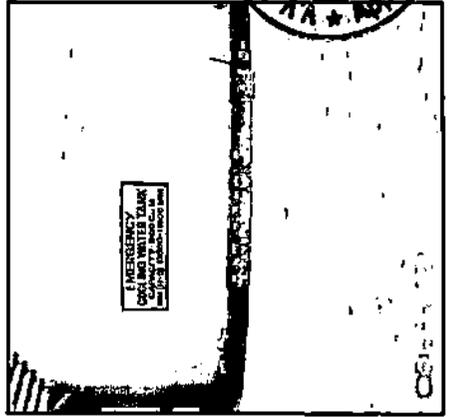
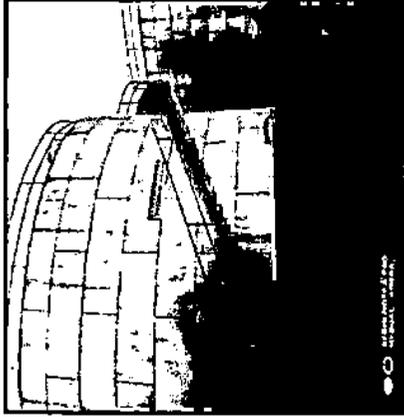
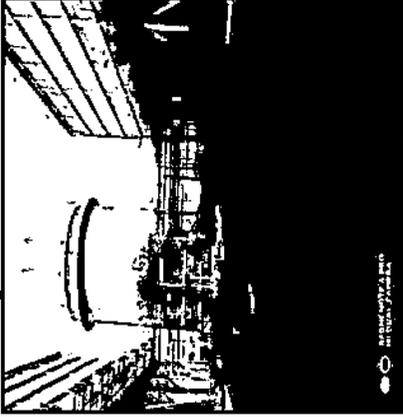
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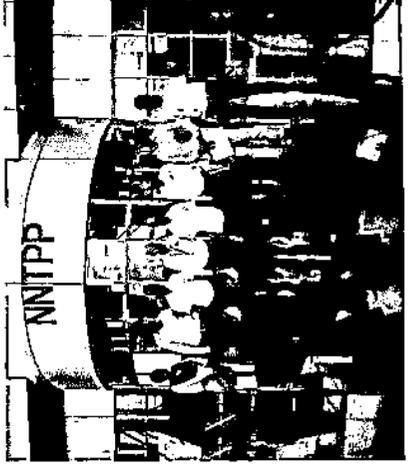
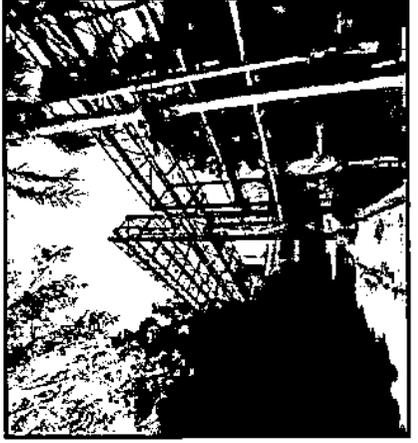
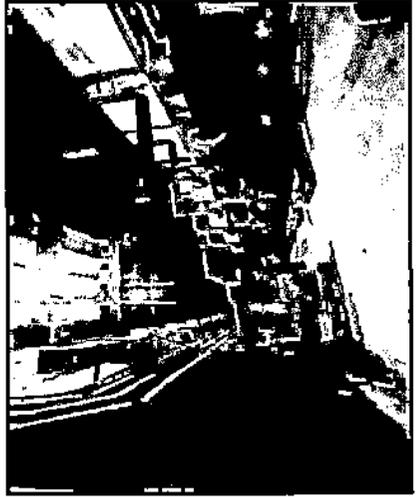
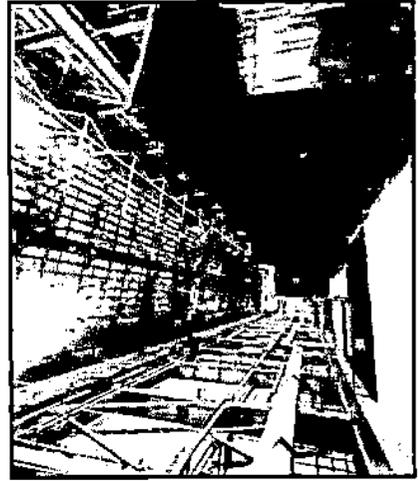
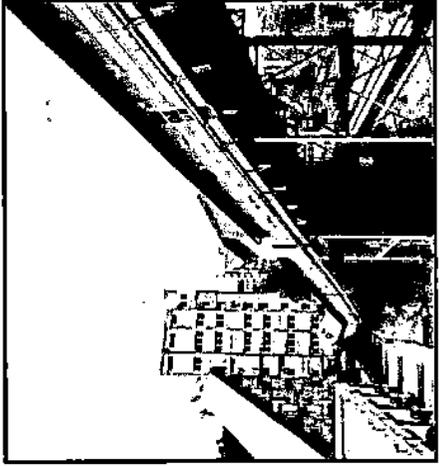
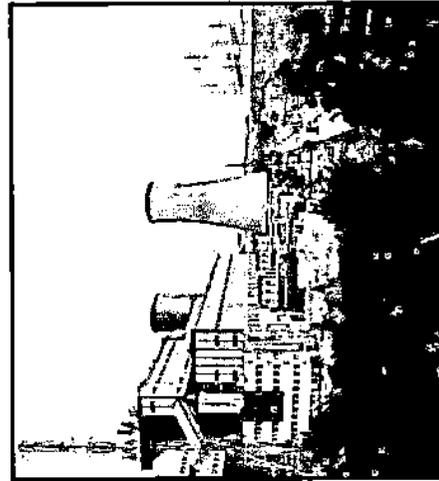
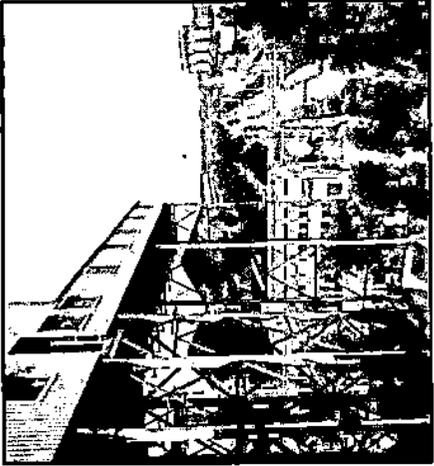
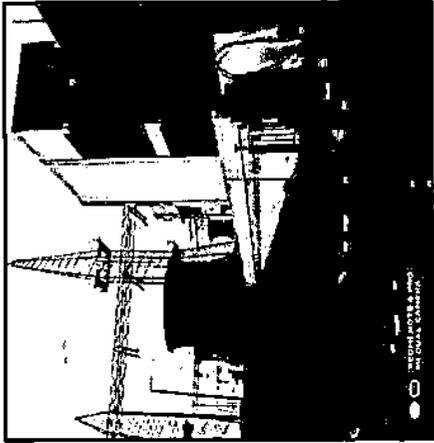
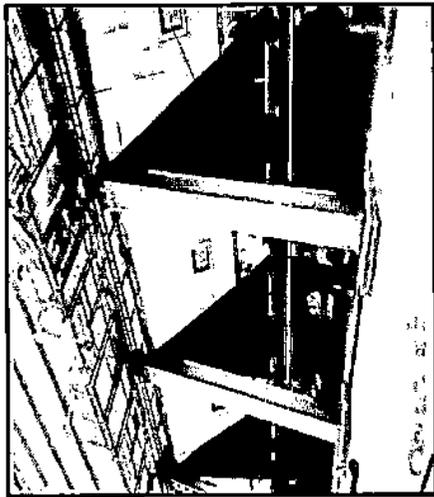
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26







M/s NLC India Limited (2*250MW) Lignite Thermal Power Station II Expansion

Summary of Valuation

S.No	Description	Current APC	Replacement Cost	Net Fair Value
1	P&M - Workshop Mach	2,792,569	2,983,117	2,058,312
2	P&M -Main Plant-Ele	24,594,676,347	27,015,124,629	15,561,390,834
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27	LAV - Plant and Mach	6,500	6,991	1,625
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29	LAV- Others	39,044	40,840	16,289
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31	LMV - Jeeps	805,823	827,106	526,345





M/s NLC India Limited (2*250MW) Lignite Thermal Power Station II Expansion

Summary of Valuation

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32	LMV - Others	637,858	774,062	36,768
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38	Special Vehicles	3,795,510	4,082,201	2,706,376
39	HMV Lorries	5,238,865	5,382,339	4,526,905
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41	Capital Spares	533,957,345	549,066,508	500,321,108
	Total	33,781,779,896	37,042,907,410	21,610,212,464
	Value in Crores	3,378.18	3,704.29	2,161.02

NOTE:

- 1 This Valuation of Plant and Machinery is based on Fixed Asset Register dated 31st March 2025
- 2 The major Equipment, Turbine House, Boiler Structure, Chimney and other Building supporting equipment are included in the Plant & Machinery
- 3 The useful life considered for the generating Equipment is 25 years based on the CERC guidelines
- 4 For other Asset Class useful life of the asset is in line with companies Act, 2013
- 5 Valuation Methodology adopted is DRC (Depreciated Replacement Cost) Method



M/s NLC India Limited (2*250MW) Lignite Thermal Power Station II Expansion							
P&M - Workshop							
S.No	Assets Class Details	Unit Name	Asset Description	Current APC	Useful life	Replacement Cost	FMV
1	P&M - Workshop Mach	TPS II Expn	TP2E_WELDING RECTIFIER 600AMPS	100,980.00	25	109,727.91	71,704.94
2	P&M - Workshop Mach	TPS II Expn	TPS2E_PORTABLE WELDING MACHINE 1PHASE 10-140A WITH	17,213.00	25	18,667.38	12,358.32
3	P&M - Workshop Mach	TPS II Expn	TPS2E_1PHASE 220V TIG AND ARC WELDING	73,210.00	25	79,395.74	52,562.16
4	P&M - Workshop Mach	TPS II Expn	WELDING RECTIFIER 600 AMPS, 3PHASE 50HZ 2 NOS	195,075.00	25	211,178.04	141,448.79
5	P&M - Workshop Mach	TPS II Expn	THERMOCOUPLE WIRE ATTACHMENT UNIT 2 NOS/ PORTABLE HIGH	42,630.00	25	46,078.94	31,167.04
6	P&M - Workshop Mach	TPS II Expn	FREQUENCY INDUCTION	359,587.00	25	385,083.20	275,867.27
7	P&M - Workshop Mach	TPS II Expn	PORTABLE HIGH FREQUENCY INDUCTION	1,103,917.00	25	1,182,310.23	846,469.34
8	P&M - Workshop Mach	TPS II Expn	TPS2E_PLASMA CUTTING MACHINE - AIR COOLED	370,520.00	25	396,121.41	286,639.96
9	P&M - Workshop Mach	TPS II Expn	OFC CABLE JOINING SPLICING MACHINE_PO	376,037.00	25	398,805.27	302,217.91
10	P&M - Workshop Mach	TPS II Expn	TPS2E_MICRO WELDS INDIA WELDING MACHINE	153,400.00	25	155,749.33	146,208.08
	Total			2,792,569.00		2,983,117.45	2,166,643.81
	Design Obsolescence Value 5%						108,332.19
	Net Fair Value						2,058,311.62



M/s NLC India Limited (2*250MW) Lignite Thermal Power Station II Expansion

P&M - Main Plant							
S.No	Assets Class Details	Unit Name	Asset Description	Current APC	Usefull ife	Replacement Cost	FMV
1	P&M -Main Plant -Ele	TPS II Expn	A01 - MAIN PLANT PACKAGE - UNIT II	11,664,050,744.94	25	12,824,384,121.79	7,721,333,300
2	P&M -Main Plant -Ele	TPS II Expn	A01-MAIN PLANT PACKAGE- UNIT-I	12,930,557,351.95	25	14,190,666,735.54	8,659,028,206
3	P&M -Main Plant -Ele	TPS II Expn	MANUAL 3 POINT PANEL BOX 3 PHASE 440V INPUT 2 NOS/	68,250.00	25	73,771.71	49,898
	Total			24,594,676,347		27,015,124,629	16,380,411,405
	Design Obslence Value 5%						819,020,570.23
	Net Fair Value						15,561,390,834.43

M/s NLC India Limited (2*250MW) Lignite Thermal Power Station II Expansion

P&M -Main Plant-Mech

S.No	Assets Class Details	Unit Name	Asset Description	Current APC	Usefullife	Replacement Cost	FMV
1	P&M -Main Plant-Mech	TPS II Expn	TPS2E_STEAM STRAINER FOR HRH/1 NO	7,348,114.00	25	7,421,192.50	7,125,971
2	P&M -Main Plant-Mech	TPS II Expn	FORKEY 216 MM PITCH/4 SET	3,867,463.27	25	3,870,324.13	3,858,872
	Total			11,215,577.27		11,291,517	10,984,844
	Design Obliscence Value 5%						549,242.18
	Net Fair Value						10,435,601.40



M/s NLC India Limited (2*250MW) Lignite Thermal Power Station II Expansion

P&M-AP - Elec							
S.No	Assets Class Details	Unit Name	Asset Description	Current APC	Usefull life	Replacement Cost	FMV
1	P&M-AP - Elec	TPS II Expn	MILK COOLER OF CAPACITY MINIMUM 300 LITRES	24,950.01	25	25,887.86	21,995
2	P&M-AP - Elec	TPS II Expn	TPSIIIE_420 KV SF6 Gas filled Current transformer	5,579,040.00	25	5,782,789.60	4,938,027
3	P&M-AP - Elec	TPS II Expn	TAURUS D.C.EARTH FAULT LOCATOR WITH 240V50HZ/1NOS	504,900.00	25	506,891.93	498,893
4	P&M-AP - Elec	TPS II Expn	PRIMARY CURRENT INJECTION KIT WITH LED DISPLAY/1NO	460,200.00	25	461,511.25	456,251
5	P&M-AP - Elec	TPS II Expn	132KW MOTOR-988 RPM-FOOT/1 NO	540,719.95	25	541,786.58	537,512
6	P&M-AP - Elec	TPS II Expn	TPS2E_1000A ACB / 1NOS	600,524.00	25	600,968.22	599,190
7	P&M-AP - Elec	TPS II Expn	SIMOCODE OPERATION MONITORING EQUIPMENT/1NO	516,250.00	25	516,631.88	515,103
	Total			8,226,583.96		8,436,467.33	7,566,971.42
	Design Obscence Value 5%						378,348.57
	Net Fair Value						7,188,622.85



M/s NLC India Limited (2*250MW) Lignite Thermal Power Station II Expansion

P&M-AP - Mechanical

S.No	Assets Class Details	Unit Name	Asset Description	Current APC	Useful life	Replacement Cost	FMV
1	P&M-AP - Mechanical	TPS II Expn	LIGNITE HANDLING SYSTEM-A02	3,683,910,234	25	4,050,383,605	2,438,663,839
2	P&M-AP - Mechanical	TPS II Expn	A03-ASH HANDLING SYSTEM-M/S.MBE,KOLKATTA"	569,999,826	25	626,703,096	377,326,774
3	P&M-AP - Mechanical	TPS II Expn	DIESEL GENERATION SET - B01	56,098,876	25	61,679,561	37,136,165
4	P&M-AP - Mechanical	TPS II Expn	ASH HANDLING SYSTEM, PHASE-II A-03	276,281,810	25	299,073,167	200,387,216
5	P&M-AP - Mechanical	TPS II Expn	TS2E_DG SET PERKINS DIESEL ENGINE SAPRE_B01	243,154	25	263,826	174,110
6	P&M-AP - Mechanical	TPS II Expn	TS2E_DG SET PERKINS DIESEL ENGINE SAPRE_B01	208,990	25	226,757	149,647
7	P&M-AP - Mechanical	TPS II Expn	TS2E_DG SET PERKINS DIESEL ENGINE SAPRE_B01	190,856	25	207,081	136,662
8	P&M-AP - Mechanical	TPS II Expn	TS2E_DG SET PERKINS DIESEL ENGINE SAPRE_B01	465,934	25	505,545	333,632
9	P&M-AP - Mechanical	TPS II Expn	TS2E_DG SET PERKINS DIESEL ENGINE SAPRE_B01	122,666	25	133,095	87,835
10	P&M-AP - Mechanical	TPS II Expn	TS2E_DG SET PERKINS DIESEL ENGINE SAPRE_B01	462,137	25	501,425	330,913
11	P&M-AP - Mechanical	TPS II Expn	TPS2E-BALANCE MACHINE, CAP 20-25 KG,0.1 GM/ 1 NO	121,593	25	122,965	117,413
12	P&M-AP - Mechanical	TPS II Expn	TPS2E-PORTABLE FIRE EXTINGUISHERS 9KG/2NOS	4,496	25	4,552	4,326





S.No	Assets Class Details	Unit Name	Asset Description	Current APC	Usefullife	Replacement Cost	FMV
13	P&M-AP - Mechanical	TPS II Expn	TPS2E-25KG POWDER BASED WHEELED FIRE EXTINGUISHER	15,358	25	15,549	14,778
14	P&M-AP - Mechanical	TPS II Expn	TPS2E-50KG POWDER BASED WHEELED FIRE EXTINGUISHER	20,600	25	20,855	19,822
15	P&M-AP - Mechanical	TPS II Expn	TPS2E-PORTABLE FIRE EXTINGUISHERS 6KG/2NOS	3,894	25	3,942	3,747
16	P&M-AP - Mechanical	TPS II Expn	TPS2E-PORTABLE FIRE EXTINGUISHERS 9 LTR/2NOS	4,190	25	4,242	4,032
17	P&M-AP - Mechanical	TPS II Expn	TPS2E-45 LITRE FOAM BASED FIRE EXTINGUISHERS/2NOS	12,937	25	13,097	12,448
18	P&M-AP - Mechanical	TPS II Expn	TPS2E-PORTABLE FIRE EXTINGUISHERS 9 LTR/2NOS	4,145	25	4,197	3,989
19	P&M-AP - Mechanical	TPS II Expn	TPS2E THERMAL IMAGING CAMERA PO 5200008597	1,418,304	25	1,431,632	1,377,818
	Total			4,589,589,999		5,041,298,188	3,056,285,167
	Design Obsolescence Value 5%						152,814,258.33
	Net Fair Value						2,903,470,908.25



M/s NLC India Limited (2*250MW) Lignite Thermal Power Station II Expansion							
P&M-AP- Instrumen							
S.No	Assets Class Details	Unit Name	Asset Description	Current APC	Usefullife	Replacement Cost	FMV
1	P&M-AP- Instrumen	TPS II Expn	GOVERNOR MODE OF OPER.STM WITH ACCS(RGMO)	1,934,738	25	2,185,300	1,053,255
2	P&M-AP- Instrumen	TPS II Expn	GOVERNOR MODE OF OPER.SYTM WITH ACCS (RGMO)	1,934,738	25	2,185,300	1,053,255
3	P&M-AP- Instrumen	TPS II Expn	GOVERNOR MODE OF OPER SYSTEM WITH ACCS(RGMO)	1,934,738	25	2,182,119	1,066,070
4	P&M-AP- Instrumen	TPS II Expn	ONLINE EFFLUENT ANALYSER FOR MEASUREMENT OF PH 1NO	1,703,400	25	1,840,792	1,246,897
5	P&M-AP- Instrumen	TPS II Expn	TS2E HMIs in 400KV Switchyard	30,317,404	25	30,451,133	29,913,858
6	P&M-AP- Instrumen	TPS II Expn	TS2E CONTROLLER & NETWORK HARDWARE ACCESSORIES	4,976,060	25	5,021,185	4,839,047
7	P&M-AP- Instrumen	TPS II Expn	TS2E CONTROLLER & NETWORK HARDWARE ACCESSORIES UZ	4,976,060	25	5,022,412	4,835,276
8	P&M-AP- Instrumen	TPS II Expn	TS2E CONTROLLER & NETWORK HARDWARE ACCESSORIES PT	2,488,030	25	2,510,593	2,419,524
9	P&M-AP- Instrumen	TPS II Expn	VAISALA Poly carbonate LED Dew Point Meter/3NOS	240,000	25	240,079	239,763
	Total			50,505,168		51,638,913	46,666,944
	Design Oblence Value 5%						2,333,347.18
	Net Fair Value						44,333,596.47



M/s NLC India Limited (2*250MW) Lignite Thermal Power Station II Expansion							
P&M-AP- Others							
S.No	Assets Class Details	Unit Name	Asset Description	Current APC	Usefullife	Replacement Cost	FMV
1	P&M-AP- Others	TPS II Expn	ONE NUMBER NATURAL DRAFT COOLING TOWER FOR UNIT-II	276,885,364	25	304,429,768.29	183,291,742
2	P&M-AP- Others	TPS II Expn	ONE NO RCC BI-FLUE CHIMNEY-A06-BOTH UNITS	291,123,910	25	320,084,757.05	192,717,332
3	P&M-AP- Others	TPS II Expn	1 NO NATURAL DRAFT GAMMON COOLING TOWER FOR UNIT-I	276,885,364	25	303,868,411.66	185,418,007
4	P&M-AP- Others	TPS II Expn	TPS2E-1HP,SINGLE PHASE,230V SUBMERSIBLE PUMP /4NOS	58,000	25	58,629.24	56,085
5	P&M-AP- Others	TPS II Expn	TPS2E VACCUM CLEANER PO 5200009197	849,136	25	855,626.30	829,465
6	P&M-AP- Others	TPS II Expn	TPS2E_SINGLE PHASE WELDING MACHINE/1 NO	38,230	25	38,325.31	37,943
	Total			845,840,004		929,335,518	562,350,575
	Design Obslence Value 5%						28,117,528.74
	Net Fair Value						534,233,045.97

M/s.NLC India Limited (2*250MW) Lignite Thermal Power Station II Expansion

P&M-EM-Others

S.No	Assets Class Details	Unit Name	Asset Description	Current APC	Usefullife	Replacement Cost	FMV
1	P&M-EM-Others	TPS II Expn	A04-CIRCULATING WATER SYSTEM-M/S.SPML,KOLKATTA	425,960,857	25	468,335,210	281,976,290
2	P&M-EM-Others	TPS II Expn	TS2E_CONSTRUCTION OF NEW ASH POND	103,700,737	25	111,533,694	77,835,240
3	P&M-EM-Others	TPS II Expn	TS2E_PRE-TREATMENT PLANT AND SOFTENING PLANT/A05/W	458,469,030	25	493,099,142	344,115,654
4	P&M-EM-Others	TPS II Expn	TS2E_R.O AND D.M PLANT/WTP/A05.	258,601,974	25	278,135,279	194,100,324
5	P&M-EM-Others	TPS II Expn	TS2E_SEWAGE LINE AND TREATMENT AREA-C02-GR-III	14,351,831	25	15,435,885	10,772,133
6	P&M-EM-Others	TPS II Expn	TS2E_CONSTRUCTION POWER SUPPLY D05 TPS II EXPN	15,630,100	25	18,622,943	4,359,299
7	P&M-EM-Others	TPS II Expn	DIGITAL REGULATION PANEL:1 SET:UNIT 4:50MW-INC ERE	5,795,519	25	6,712,958	2,462,276
8	P&M-EM-Others	TPS II Expn	DIGITAL REGULATION PANEL1SET INC.ERECT7.72LAC:UNIT8	5,795,517			
9	P&M-EM-Others	TPS II Expn	7.5 T AIR COOLED AIR COND.1 NO	264,409	25	6,680,723	2,599,076
10	P&M-EM-Others	TPS II Expn	7.5T AIR COOLED AIR COND. 1 NO	264,409	25	344,645	17,232
11	P&M-EM-Others	TPS II Expn	REFREGERATORS 250ML-1 NO	16,486	25	344,645	7,025
	Total			1,288,850,868		1,399,264,214	918,261,781
	Design						
	Obsolescence Value 5%						45,913,089.07
	Net Fair Value						872,348,692.40





M/s NLC India Limited (2*250MW) Lignite Thermal Power Station II Expansion							
P&M-Pump & P Motors							
S.No	Assets Class Details	Unit Name	Asset Description	Current APC	Usefullife	Replacement Cost	FMV
1	P&M-Pump & P Motors	TPS II Expn	TS2E_CENTRIFUGAL SELF PRIMING MONBLOC PUMPSET 2HP	176,925.00	15	191,767	84,518
2	P&M-Pump & P Motors	TPS II Expn	TPS2E_CENTRIFUGAL SELF PRIMING MONBLOC PUMPSET 5HP	179,340.00	15	194,385	85,671
3	P&M-Pump & P Motors	TPS II Expn	TPS2E_DEWATERING SUBMERSIBLE PUMPSET 2HP, 3 PHASE	59,220.00	15	64,188	28,290
4	P&M-Pump & P Motors	TPS II Expn	CENTIFUGAL SELF PRIMING MONBLOC PUMPSET 5HP, 1NOS	44,835.00	15	48,534	21,842
5	P&M-Pump & P Motors	TPS II Expn	5 HP 3 PH CENTRIFUGAL SELF PRIMING MONBLOC PUMPSET	276,875.00	15	293,783	174,177
6	P&M-Pump & P Motors	TPS II Expn	PO 2021005464_Submersible Pump	52,819.00	15	54,932	40,283
7	P&M-Pump & P Motors	TPS II Expn	TPSIIIE_SUBMERSIBLE PUMP PORTABLE	63,520.80	15	65,841	49,810
8	P&M-Pump & P Motors	TPS II Expn	TSII Exp -1.5 HP portable submersible pump	37,978.00	15	39,372	29,736
9	P&M-Pump & P Motors	TPS II Expn	TS2E_5HP CENTRIGUAL DEWATERING PUMP	116,799.99	15	118,560	106,650
	Total			1,008,312.79		1,071,362	620,978
	Design Obliscence Value 5%						31,048.89
	Net Fair Value						589,928.91

M/s NLC India Limited (2*250MW) Lignite Thermal Power Station II Expansion

Plant & Mach - Other



S.No	Assets Class Details	Unit Name	Asset Description	Current APC	Usefullife	Replacement Cost	FMV
1	Plant & Mach - Other	TPS II Expn	PC SYSTEMS,SERVERS AND PERIPHERALS-1 NUMBER"	5,083,954.00	25	5,598,478	3,332,091
2	Plant & Mach - Other	TPS II Expn	A04-FIRE PROTECTION SYSTEM-M/S.SPML,KOLKATTA"	72,297,490.00	25	79,489,605	47,859,275
3	Plant & Mach - Other	TPS II Expn	NARAIURAN ABT -EMS-DATA EXCHANGER PACKAGE-1 NO	1,721,172.00	25	1,888,291	1,154,910
4	Plant & Mach - Other	TPS II Expn	TPS-II EXP_RVS INVERTER BASED PORTABLE 1PHASE WELD	19,425.00	25	21,182	13,519
5	Plant & Mach - Other	TPS II Expn	TPSIIEXP_RVSINVERTER BASED PORTABLE 1PHASE WELDING	19,425.00	25	21,187	13,499
6	Plant & Mach - Other	TPS II Expn	TPSIIEXP_STAUNCH TECHNOLOGIES HP PC & UPS	54,075.00	25	59,524	35,532
7	Plant & Mach - Other	TPS II Expn	BLOCKED	0.00	25	-	-
8	Plant & Mach - Other	TPS II Expn	TPS II EXP_HP LASERJET 400 M401DN PRINTER	22,995.00	25	25,312	15,110
9	Plant & Mach - Other	TPS II Expn	TS2E_ADOR MOTOR GENERATOR WELDING SET MODEL.SUPERG	252,000.00	25	274,121	177,871
10	Plant & Mach - Other	TPS II Expn	HEAVY DUTY INDUSTRIAL MANCOOLER FAN 1HP/415V 10NOS	197,295.00	25	213,262	144,224
11	Plant & Mach - Other	TPS II Expn	TS2E_AC MACHINE 16 NOS	869,531.00	25	935,210	652,649
12	Plant & Mach - Other	TPS II Expn	TS2E_PURCHASE OF TWO NOS. OF LAPTOP COMPUTERS.	132,860.00	25	142,895	99,721
13	Plant & Mach - Other	TPS II Expn	TS2E_PC PRINTER & UPS	236,179.00	25	254,019	177,270
14	Plant & Mach - Other	TPS II Expn	TS2E_1 NO.DOT PRINT & 1 NOS.LAS.PRIN TO A/C-TPSII	45,510.00	25	48,948	34,159
15	Plant & Mach - Other	TPS II Expn	TS2E_1 NO.DOT PRINT & 1 NO.LAS.PRIN TO P&A/TS-II E	45,510.00	25	48,948	34,159
16	Plant & Mach - Other	TPS II Expn	TS2E_TVSE 250 STAR 80 CL. TO AC/TPS-IIEXPN.	8,292.00	25	8,918	6,224
17	Plant & Mach - Other	TPS II Expn	TS2E_AIR CONDITIONER	83,700.00	25	90,022	62,823
18	Plant & Mach - Other	TPS II Expn	TS2E_SUPERGEN-320 MOTOR GENERATOR WELDING SET	497,700.00	25	535,293	373,561
19	Plant & Mach - Other	TPS II Expn	TS2E_2TON' 2STAR AIR CONDITIONER MAKE LLOYD-1NO	43,433.00	25	46,714	32,600



Plant & Mach - Other							
S.No	Assets Class Details	Unit Name	Asset Description	Current APC	Usefullife	Replacement Cost	FMV
20	Plant & Mach - Other	TPS II Expn	TS2E_DEEP FREEZER-VOLTAS - 500 LTRS	29,000.00	25	31,190	21,767
21	Plant & Mach - Other	TPS II Expn	TS2E_HIGH VACUUM FILTER PLANT OF 6000LPH	1,673,586.00	25	1,799,999	1,256,153
22	Plant & Mach - Other	TPS II Expn	TS2E_HIGH VACUM TRANSFORMER OIL FILTER MACHINE	275,649.00	25	296,470	206,895
23	Plant & Mach - Other	TPS II Expn	TS2E_7NOS CARRIER MAKE 2TR 3STAR SPLIT AC-LHS EP1	318,500.00	25	342,558	239,058
24	Plant & Mach - Other	TPS II Expn	TS2E_2NOS 2TR 1STAR WINDOW DURAKOOL PLUS AC SCR-A&	68,700.00	25	73,889	51,565
25	Plant & Mach - Other	TPS II Expn	TPS2E_INFRA RED THERMAL IMAGING CAMERA	345,215.00	25	372,047	256,376
26	Plant & Mach - Other	TPS II Expn	Battery Operated Articulating boom lift_1819004134	3,630,584.00	25	3,836,582	2,965,836
27	Plant & Mach - Other	TPS II Expn	PO_1920001228 Automatic Stress Relieving Machine	172,615.10	25	182,400	141,043
28	Plant & Mach - Other	TPS II Expn	PO_1920000630_Portable Vibration Diagnostic smart	515,653.00	25	544,473	422,750
29	Plant & Mach - Other	TPS II Expn	PO_1920001228 Automatic Stress Relieving Machine	863,077.48	25	910,913	708,965
30	Plant & Mach - Other	TPS II Expn	ASLD SYSTEM PO 1819002432	1,679,268.00	25	1,771,651	1,381,791
31	Plant & Mach - Other	TPS II Expn	PO_1920001560_LASER Shaft Alignment Tool Kit	982,504.00	25	1,036,178	809,752
32	Plant & Mach - Other	TPS II Expn	TS2E_A08_MS_420KV Class Centre Break Type	922,190.00	25	1,055,566	444,900
33	Plant & Mach - Other	TPS II Expn	TS2E_A08_MS_420KV PANTOGRAPH TYPE DISCONNECTING	757,800.00	25	849,546	438,133
34	Plant & Mach - Other	TPS II Expn	TS2E_A08_MS_DC SYSTEM-BATTERY CHARGER	120,730.00	25	136,762	64,117
35	Plant & Mach - Other	TPS II Expn	TS2E_A08_MS_CURRENT TRANSFORMERS	626,380.00	25	672,715	473,665
36	Plant & Mach - Other	TPS II Expn	TS2E_A08_MS_FDA SYSTEM SPARES	300,510.00	25	340,416	159,595
37	Plant & Mach - Other	TPS II Expn	TS2E_A08_MS_FIRE PROTECTION SYSTEM	518,290.00	25	567,279	352,801



Plant & Mach - Other							
S.No	Assets Class Details	Unit Name	Asset Description	Current APC	Usefullife	Replacement Cost	FMV
38	Plant & Mach - Other	TPS II Expn	TS2E_ 250 LPH RO Plant (T.No:413)	668,322.50	25	700,310	566,235
39	Plant & Mach - Other	TPS II Expn	TS2E_ 250 LPH RO Plant (T.No:413)	133,664.50	25	139,952	113,618
40	Plant & Mach - Other	TPS II Expn	TPSIII_VALVE LAPPING MACHINE(530240001)	548,839.70	25	575,124	464,952
41	Plant & Mach - Other	TPS II Expn	TPSIII_VALVE LAPPING MACHINE(530240002)	336,047.30	25	352,141	284,684
42	Plant & Mach - Other	TPS II Expn	OPTIMA MODEL 2T WINDOW ROOM AC 1NO	20,384.00	25	24,892	2,870
43	Plant & Mach - Other	TPS II Expn	PORTABLE FLUE GAS ANALYSER_PO 2021001095	274,645.00	25	286,489	237,071
44	Plant & Mach - Other	TPS II Expn	ORGANIC WASTE CONVERTOR_PO 2021000997	295,000.00	25	308,635	251,575
45	Plant & Mach - Other	TPS II Expn	CUP LOCK SCAFFOLDING_PO 192000399	5,726,954.00	25	5,999,337	4,857,984
46	Plant & Mach - Other	TPS II Expn	Process clamp meter 4-20mA_PO/20-21/002131	86,940.00	25	90,863	74,463
47	Plant & Mach - Other	TPS II Expn	400KV Switchyard Bank-II 425AH YKP-35_PO2021004087	2,648,817.00	25	2,760,648	2,294,439
48	Plant & Mach - Other	TPS II Expn	LHS Battery Bank-I, 645AH YHP-13_PO 2021004087	3,943,624.00	25	4,107,203	3,425,745
49	Plant & Mach - Other	TPS II Expn	Unit-II Battery Bank 1930AH YHP-37_PO 2021004087	10,418,676.00	25	10,856,831	9,030,504
50	Plant & Mach - Other	TPS II Expn	1700KVA OIL FILLED VFD TRANSFORMER_PO 2021001820	3,780,602.00	25	3,940,734	3,273,076
51	Plant & Mach - Other	TPS II Expn	PO 2021004325 FHD 55 Inch Smart LED Monitor	36,500.00	25	38,042	31,613
52	Plant & Mach - Other	TPS II Expn	PO 2021004325_32 inch Smart LED display	447,510.00	25	466,122	388,579
53	Plant & Mach - Other	TPS II Expn	PO/20-21/002493 2.0TR CAPACITY SPLIT AC	303,400.00	25	316,932	260,388

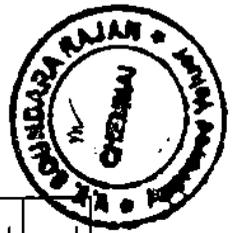


Plant & Mach - Other							
S.No	Assets Class Details	Unit Name	Asset Description	Current APC	Usefullife	Replacement Cost	FMV
54	Plant & Mach - Other	TPS II Expn	PO 2021002493 WINDOW AC WITH CORDLESS 1.5TR CAPACI	97,980.00	25	102,329	84,162
55	Plant & Mach - Other	TPS II Expn	PO 2021005232, PORTABLE MULTIGAS DETECTOR	135,900.00	25	141,425	118,425
56	Plant & Mach - Other	TPS II Expn	225kw HT MOTOR	1,987,865.42	25	2,039,550	1,827,437
57	Plant & Mach - Other	TPS II Expn	400KV Switchyard 300AH YKP-25 PO2021004087	471,230.00	25	489,447	413,763
58	Plant & Mach - Other	TPS II Expn	400KV Switchyard Bank-I 425AH YKP-35 PO2021004087	2,648,819.00	25	2,753,756	2,317,380
59	Plant & Mach - Other	TPS II Expn	Unit-I UPS-BANK-II 535AH YHP-11_PO 2021004087	5,634,552.00	25	5,860,706	4,919,782
60	Plant & Mach - Other	TPS II Expn	TPSIIIE_5 Ton Electric Power Winch	449,381.00	25	464,586	401,708
61	Plant & Mach - Other	TPS II Expn	Conveying Chain for Lignite Transport Feeders A/B	4,197,342.60	25	4,350,287	3,716,218
62	Plant & Mach - Other	TPS II Expn	Conveying Chain of Type 800 3003 1/2 for LTF C/D	2,077,557.56	25	2,153,260	1,839,415
63	Plant & Mach - Other	TPS II Expn	TPSIIIIE_INVERTOR BASED PORTABLE WELDING MACHINE	36,689.73	25	37,926	32,814
64	Plant & Mach - Other	TPS II Expn	TPSIIIIE_PLASMA AIR CUTTING MACHINE WITH AIR COMPRES	381,999.99	25	395,187	340,619
65	Plant & Mach - Other	TPS II Expn	DEII 13 4 Gb Ram 500 Gb HDD,10 WVH32	38,202.36	25	42,024	25,210
66	Plant & Mach - Other	TPS II Expn	1NOS. EPSON PRT. TO TPS I	21,210.00	25	23,877	11,869
67	Plant & Mach - Other	TPS II Expn	1 NOS. PC TO TPS II EXPN GP NO: 287180	38,698.00	25	43,563	21,655
68	Plant & Mach - Other	TPS II Expn	Ts2E_Plante_LA_Storage Battery Bank_1930 AH	9,759,261.00	25	9,980,114	9,076,709
69	Plant & Mach - Other	TPS II Expn	Ts2E_Plante_LA_Storage Battery Bank_535 AH	16,499,190.00	25	16,883,418	15,310,716
70	Plant & Mach - Other	TPS II Expn	TS2E-DRUM EMERGENCY DRAIN ISO GLOBE	1,208,052.59	25	1,244,393	1,094,657
71	Plant & Mach - Other	TPS II Expn	TS2E_AUTOMATIC STRESS RELIEVING MACHINE	760,061.60	25	770,453	728,320
	Total			171,544,716.43		183,263,120	132,453,012
	Design Obsolescence Value 5%						6,622,650.60
	Net Fair Value						125,830,361.35

M/s NIC India Limited (2*250MW) Lignite Thermal Power Station II Expansion



Equip- Comp & Pntrs							
S.No	Assets Class Details	Unit Name	Asset Description	Current APC	Usefullife	Replacement Cost	FMV
1	Equip- Comp & Pntrs	TPS II Expn	TSHE_SHEET FED SCANNER	26,250.00	6	27,724	1,772
2	Equip- Comp & Pntrs	TPS II Expn	Dell Latitude 3410 i5 / SATA	0.00	6	-	-
3	Equip- Comp & Pntrs	TPS II Expn	ASUS Pro P1545FA-EJ187R i5 / SATA	0.00	6	-	-
4	Equip- Comp & Pntrs	TPS II Expn	HP ProBook 450 G7 Touch i5 / SSD	0.00	6	-	-
5	Equip- Comp & Pntrs	TPS II Expn	ASUS Pro P1545FA-EJ187R i5 / SATA	0.00	6	-	-
6	Equip- Comp & Pntrs	TPS II Expn	Blocked	0.00	6	-	-
7	Equip- Comp & Pntrs	TPS II Expn	HP ProBook 450 G7 i5 / SSD	0.00	6	-	-
8	Equip- Comp & Pntrs	TPS II Expn	Blocked	0.00	6	-	-
9	Equip- Comp & Pntrs	TPS II Expn	ASUS ExpertBook P2451FB-EK0092R i5 / SATA	0.00	6	-	-
10	Equip- Comp & Pntrs	TPS II Expn	Blocked	0.00	6	-	-
11	Equip- Comp & Pntrs	TPS II Expn	HP ProBook 440 450 G6 i5 / SSD with Backlit KB	0.00	6	-	-
12	Equip- Comp & Pntrs	TPS II Expn	Blocked	0.00	6	-	-
13	Equip- Comp & Pntrs	TPS II Expn	Blocked	0.00	6	-	-
14	Equip- Comp & Pntrs	TPS II Expn	Blocked	0.00	6	-	-
15	Equip- Comp & Pntrs	TPS II Expn	Blocked	0.00	6	-	-
16	Equip- Comp & Pntrs	TPS II Expn	Blocked	0.00	6	-	-
17	Equip- Comp & Pntrs	TPS II Expn	Blocked	0.00	6	-	-



S.No	Assets Class Details	Unit Name	Asset Description	Current APC	Usefullife	Replacement Cost	FMV
18	Equip- Comp & Pntrs	TPS II Expn	Blocked	0.00	6	-	-
19	Equip- Comp & Pntrs	TPS II Expn	Blocked	0.00	6	-	-
20	Equip- Comp & Pntrs	TPS II Expn	Blocked	0.00	6	-	-
21	Equip- Comp & Pntrs	TPS II Expn	Blocked	0.00	6	-	-
22	Equip- Comp & Pntrs	TPS II Expn	Blocked	0.00	6	-	-
23	Equip- Comp & Pntrs	TPS II Expn	Blocked	0.00	6	-	-
24	Equip- Comp & Pntrs	TPS II Expn	Blocked	0.00	6	-	-
25	Equip- Comp & Pntrs	TPS II Expn	Blocked	0.00	6	-	-
26	Equip- Comp & Pntrs	TPS II Expn	Blocked	0.00	6	-	-
27	Equip- Comp & Pntrs	TPS II Expn	Blocked	0.00	6	-	-
28	Equip- Comp & Pntrs	TPS II Expn	HP / HP 240 G8	0.00	6	-	-
29	Equip- Comp & Pntrs	TPS II Expn	HP / HP 240 G8 NOTEBOOK-689U4PA	0.00	6	-	-
30	Equip- Comp & Pntrs	TPS II Expn	HP / I5, 11TH GEN/8GB RAM,512 GB SSD, WIN 11 PRO,M	0.00	6	-	-
31	Equip- Comp & Pntrs	TPS II Expn	Lenovo / 82K101B6IN	0.00	6	-	-
32	Equip- Comp & Pntrs	TPS II Expn	HP / HP -689U4PA	0.00	6	-	-
33	Equip- Comp & Pntrs	TPS II Expn	HP / 689U4PA	0.00	6	-	-
34	Equip- Comp & Pntrs	TPS II Expn	Apple / MGN63HN/A: MACBOOK AIR 13" M1/8C CPU/7C GP	0.00	6	-	-
35	Equip- Comp & Pntrs	TPS II Expn	Apple / Mackbook Air M1,256GB	0.00	6	-	-

S.No	Assets Class Details	Unit Name	Asset Description	Current APC	Usefullife	Replacement Cost	FMV
36	Equip- Comp & Pntrs	TPS II Expn	HP / HP 240 GB Note Book-4J0N2PA	0.00	6	-	-
37	Equip- Comp & Pntrs	TPS II Expn	HP / 15S-FR4000TU	0.00	6	-	-
38	Equip- Comp & Pntrs	TPS II Expn	HP / FR4000TU	0.00	6	-	-
39	Equip- Comp & Pntrs	TPS II Expn	HP / HP-15S-FR4000TU	0.00	6	-	-
40	Equip- Comp & Pntrs	TPS II Expn	Apple / MGN63HN/A MacBook Air	0.00	6	-	-
41	Equip- Comp & Pntrs	TPS II Expn	HP / HP VICTUS	0.00	6	-	-
42	Equip- Comp & Pntrs	TPS II Expn	Lenovo / IDEAPAD FLEX 5 14ALC7	0.00	6	-	-
43	Equip- Comp & Pntrs	TPS II Expn	HP / 15-EG2009TU	0.00	6	-	-
44	Equip- Comp & Pntrs	TPS II Expn	HP / 15-EG2009TU	0.00	6	-	-
45	Equip- Comp & Pntrs	TPS II Expn	HP / LAPTOP HP 15-EG2009TU	0.00	6	-	-
46	Equip- Comp & Pntrs	TPS II Expn	HP / Pavilion 15-EH2018AU	0.00	6	-	-
47	Equip- Comp & Pntrs	TPS II Expn	HP / HP 14s-DQ5007TQ	0.00	6	-	-
48	Equip- Comp & Pntrs	TPS II Expn	HP / HP15S-FQ5111TU/15/12TH	0.00	6	-	-
49	Equip- Comp & Pntrs	TPS II Expn	HP / HP ProBook 440 G8 LAPTOP (6V2S4PA)	0.00	6	-	-
50	Equip- Comp & Pntrs	TPS II Expn	Asus / ASUS-K6500ZE-L502WS	0.00	6	-	-
51	Equip- Comp & Pntrs	TPS II Expn	HP / Probook 440 G8(6V2S4PA)	0.00	6	-	-
52	Equip- Comp & Pntrs	TPS II Expn	Asus / Asus K6500ZE-L502WS VivoBook	0.00	6	-	-
53	Equip- Comp & Pntrs	TPS II Expn	Asus / B1500CEAE-EJ3021X	0.00	6	-	-





S.No	Assets Class Details	Unit Name	Asset Description	Current APC	Useful life	Replacement Cost	FMV
54	Equip- Comp & Pntrs	TPS II Expn	Dell / Laptop Dell Latitude 3410	0.00	6	-	-
55	Equip- Comp & Pntrs	TPS II Expn	Asus / B1500CEAE-EJ3021X	0.00	6	-	-
56	Equip- Comp & Pntrs	TPS II Expn	HP / HP 240 GB G8 NOTE BOOK-4J0N2PA	0.00	6	-	-
57	Equip- Comp & Pntrs	TPS II Expn	HP / 689U4PA HP 240 G8	0.00	6	-	-
58	Equip- Comp & Pntrs	TPS II Expn	HP / 4J0N2PA HP 240 G8	0.00	6	-	-
59	Equip- Comp & Pntrs	TPS II Expn	HP / 4J0N2PA	0.00	6	-	-
60	Equip- Comp & Pntrs	TPS II Expn	Apple / Macbook Air M1, 256GB	0.00	6	-	-
61	Equip- Comp & Pntrs	TPS II Expn	HP / LAPTOP HP PAVILION 15EC2048AX	0.00	6	-	-
62	Equip- Comp & Pntrs	TPS II Expn	Dell / DELL XPS13 9305/S	0.00	6	-	-
63	Equip- Comp & Pntrs	TPS II Expn	HP / 15S-FR2511TU	0.00	6	-	-
64	Equip- Comp & Pntrs	TPS II Expn	Asus / FX506LHB-HN355W	0.00	6	-	-
65	Equip- Comp & Pntrs	TPS II Expn	Apple / Macbook Air M1, 256GB	0.00	6	-	-
66	Equip- Comp & Pntrs	TPS II Expn	HP / 15S-FR4000TU	0.00	6	-	-
67	Equip- Comp & Pntrs	TPS II Expn	Lenovo / LENOVO FLEX5-82R70068IN	0.00	6	-	-
68	Equip- Comp & Pntrs	TPS II Expn	HP / HP 15-FA0353TX	0.00	6	-	-
69	Equip- Comp & Pntrs	TPS II Expn	Asus / ASUS	0.00	6	-	-
70	Equip- Comp & Pntrs	TPS II Expn	Microsoft / 210-00023	0.00	6	-	-
71	Equip- Comp & Pntrs	TPS II Expn	TS2E-Asus / P1512CEA-EJ0479	0.00	6	-	-



S.No	Assets Class Details	Unit Name	Asset Description	Current APC	Usefullife	Replacement Cost	FMV
72	Equip- Comp & Pntrs	TPS II Expn	TS2E- HP / LAPTOP HP 240 G8NOTEBOOK-689U4PA	0.00	6	-	-
73	Equip- Comp & Pntrs	TPS II Expn	TS2E- HP / HP 14s-DQ5007TU	0.00	6	-	-
74	Equip- Comp & Pntrs	TPS II Expn	TS2E- Dell / DELL 7490	0.00	6	-	-
75	Equip- Comp & Pntrs	TPS II Expn	TS2E- Dell / DELL 7490	0.00	6	-	-
76	Equip- Comp & Pntrs	TPS II Expn	HP / HP PAV14 DV2041TU	0.00	6	-	-
77	Equip- Comp & Pntrs	TPS II Expn	HP / HP 15S-FQ5112TU	0.00	6	-	-
78	Equip- Comp & Pntrs	TPS II Expn	Lenovo / ThinkBook 15	0.00	6	-	-
79	Equip- Comp & Pntrs	TPS II Expn	Apple / MacBook Air 8GB 256 GB Silver	0.00	6	-	-
80	Equip- Comp & Pntrs	TPS II Expn	HP / HP 240 G8 Notebook- 689U4PA	0.00	6	-	-
81	Equip- Comp & Pntrs	TPS II Expn	HP / HP PAV 14 DV2014TU I5 12TH GEN	0.00	6	-	-
82	Equip- Comp & Pntrs	TPS II Expn	HP / HP PAV14 DV2014TU	0.00	6	-	-
83	Equip- Comp & Pntrs	TPS II Expn	HP / HP PRO BOOK G8 LAPTOP	0.00	6	-	-
84	Equip- Comp & Pntrs	TPS II Expn	Apple / Apple MacBook Air Laptop M1 chip	0.00	6	-	-
85	Equip- Comp & Pntrs	TPS II Expn	HP / HP PAV14	0.00	6	-	-
86	Equip- Comp & Pntrs	TPS II Expn	Apple / Apple MacBook Air Laptop M1 chip	0.00	6	-	-
87	Equip- Comp & Pntrs	TPS II Expn	Apple / Apple MacBook Air Laptop	0.00	6	-	-
88	Equip- Comp & Pntrs	TPS II Expn	Asus / ASUS Vivobook Pro 15	0.00	6	-	-
89	Equip- Comp & Pntrs	TPS II Expn	HP / LAPTOP HP 15-FD0013TU	0.00	6	-	-

S.No	Assets Class Details	Unit Name	Asset Description	Current APC	Useful life	Replacement Cost	FMV
90	Equip- Comp & Pntrs	TPS II Expn	HP / INTEL5 PROCESSOR,HP PRO BOOK GB,8GB RAM,512GB	0.00	6	-	-
91	Equip- Comp & Pntrs	TPS II Expn	HP / HP-PROBOOK 440	0.00	6	-	-
92	Equip- Comp & Pntrs	TPS II Expn	HP / 15S-FQ5202TU	0.00	6	-	-
93	Equip- Comp & Pntrs	TPS II Expn	HP / HP PAV14 DV2014TU	0.00	6	-	-
94	Equip- Comp & Pntrs	TPS II Expn	Dell / DELL 351115/11TH/8GB/512/W11MSO	0.00	6	-	-
95	Equip- Comp & Pntrs	TPS II Expn	HP / 15-FD0013TU	0.00	6	-	-
96	Equip- Comp & Pntrs	TPS II Expn	HP / HP PAVILION 14 DV 2014 TU	0.00	6	-	-
97	Equip- Comp & Pntrs	TPS II Expn	HP / 15S-FQ5202TU	0.00	6	-	-
98	Equip- Comp & Pntrs	TPS II Expn	TPS2E TAIL PULLEY FOR SCR BOOM CONVEYOR	360,694.82	6	365,517	284,069
99	Equip- Comp & Pntrs	TPS II Expn	Blocked	0.00	6	-	-
100	Equip- Comp & Pntrs	TPS II Expn	Blocked	0.00	6	-	-
101	Equip- Comp & Pntrs	TPS II Expn	Blocked	0.00	6	-	-
102	Equip- Comp & Pntrs	TPS II Expn	Blocked	0.00	6	-	-
103	Equip- Comp & Pntrs	TPS II Expn	Blocked	0.00	6	-	-
104	Equip- Comp & Pntrs	TPS II Expn	Blocked	0.00	6	-	-
105	Equip- Comp & Pntrs	TPS II Expn	Blocked	0.00	6	-	-
106	Equip- Comp & Pntrs	TPS II Expn	Blocked	0.00	6	-	-
107	Equip- Comp & Pntrs	TPS II Expn	Blocked	0.00	6	-	-





S.No	Assets Class Details	Unit Name	Asset Description	Current APC	Usefullife	Replacement Cost	FMV
108	Equip- Comp & Pntrs	TPS II Expn	Blocked	0.00	6	-	-
109	Equip- Comp & Pntrs	TPS II Expn	Blocked	0.00	6	-	-
110	Equip- Comp & Pntrs	TPS II Expn	Blocked	0.00	6	-	-
111	Equip- Comp & Pntrs	TPS II Expn	Blocked	0.00	6	-	-
112	Equip- Comp & Pntrs	TPS II Expn	Blocked	0.00	6	-	-
113	Equip- Comp & Pntrs	TPS II Expn	Blocked	0.00	6	-	-
114	Equip- Comp & Pntrs	TPS II Expn	Blocked	0.00	6	-	-
115	Equip- Comp & Pntrs	TPS II Expn	Blocked	0.00	6	-	-
116	Equip- Comp & Pntrs	TPS II Expn	Blocked	0.00	6	-	-
117	Equip- Comp & Pntrs	TPS II Expn	Asus / Asus Vivobook 15 X1504ZA-NI521WS	0.00	6	-	-
118	Equip- Comp & Pntrs	TPS II Expn	Dell / Dell Inspiron 3530 I5-13th Gen	0.00	6	-	-
119	Equip- Comp & Pntrs	TPS II Expn	Apple / MACBOOK AIR M1/CPF 46217	0.00	6	-	-
120	Equip- Comp & Pntrs	TPS II Expn	Apple / MACBOOK AIR M1/CPF 47746	0.00	6	-	-
121	Equip- Comp & Pntrs	TPS II Expn	LAPTOP_30673 TRF FROM NTPL	0.00	6	-	-
122	Equip- Comp & Pntrs	TPS II Expn	Lease PC 19 Nos	19.00	6	23	1
	Total			386,963.82		393,264	285,842
	Design Obliscence Value 5%						14,292.11
	Net Fair Value						271,550.02

M/s NLC India Limited (2*250MW) Lignite Thermal Power Station II Expansion

Equip - Fire Fighting

S.No	Assets Class Details	Unit Name	Asset Description	Current APC	Usefullife	Replacement Cost	FMV
1	Equip- Fire Fighting	TPS II Expn	TPS2E_FIRE EXTINGUISHERS 68 MECH, 90 DRY & 27 CO2	568,018.00	25	611,047	425,892
2	Equip- Fire Fighting	TPS II Expn	TS2E 6KG - Portable Fire Extinguishers as per IS	178,571.90	25	180,808	171,752
3	Equip- Fire Fighting	TPS II Expn	TS2E 9KG - Portable Fire Extinguishers as per IS	413,261.83	25	418,436	397,480
4	Equip- Fire Fighting	TPS II Expn	TS2E 9LTR - Portable Fire Extinguishers as per IS	4,142.77	25	4,195	3,985
5	Equip- Fire Fighting	TPS II Expn	TS2E 9LTR - Portable Fire Extinguishers as per IS	12,554.44	25	12,712	12,075
6	Equip- Fire Fighting	TPS II Expn	TS2E 45 LTR Foam based Wheeled Fire Extinguishers	19,390.65	25	19,633	18,650
7	Equip- Fire Fighting	TPS II Expn	TS2E 50KG Powder Based Wheeled Fire Extinguishers	82,278.31	25	83,308	79,136
8	Equip- Fire Fighting	TPS II Expn	TS2E 25KG Powder Based Wheeled Fire Extinguishers	214,073.43	25	216,754	205,898
	Total			1,492,291.33		1,546,893	1,314,868
	Design Obslence Value 5%						65,743.41
	Net Fair Value						1,249,124.73





M/s NLC India Limited (2*250MW) Lignite Thermal Power Station II Expansion

Equip-AC,WC,REFGE

S.No	Assets Class Details	Unit Name	Asset Description	Current APC	Usefullife	Replacement Cost	FMV
1	Equip-AC,WC,REFGE	TPS II Expn	TPS-II EXP_LG-REFRIGERATOR WITH STAND	10,500.00	10	11,458	1,001
2	Equip-AC,WC,REFGE	TPS II Expn	TS2E_WATER COOLER	175,309.00	10	188,551	46,130
3	Equip-AC,WC,REFGE	TPS II Expn	TPS I_PANEL TYPE VERTICAL SPLIT AC 4 units	348,017.22	10	362,968	207,041
	Total			533,826.22		562,977	254,173
	Design Oblence Value 5%						12,708.63
	Net Fair Value						241,463.90

M/s NLC India Limited (2*250MW) Lignite Thermal Power Station II Expansion



		Equipment-Laboratory						
S.No	Assets Class Details	Unit Name	Asset Description	Current APC	Usefullife	Replacement Cost	FMV	
1	Equipment-Laboratory	TPS II Expn	TS2E_INO SELF PRIMING MOMO BLOC PUMP 2HP-3PH SIZE	20,280.00	20	21,812	13,574	
2	Equipment-Laboratory	TPS II Expn	TS2E_INOSELF PRIMING MOMO BLOC PUMP 2HP-3PH SIZE 4	20,280.00	20	21,812	13,574	
3	Equipment-Laboratory	TPS II Expn	TS2E_INO SELF PRIMING MOMO BLOC PUMP 2HP-3PH SIZE	20,280.00	20	21,812	13,574	
4	Equipment-Laboratory	TPS II Expn	TS2E_INO SELF PRIMING MOMO BLOC PUMP 2HP-3PH SIZE	20,280.00	20	21,812	13,574	
5	Equipment-Laboratory	TPS II Expn	TS2E_INO SELF PRIMING MOMO BLOC PUMP 5HP-3PH SIZE	34,320.00	20	36,912	22,972	
6	Equipment-Laboratory	TPS II Expn	TS2E_INO SELF PRIMING MOMO BLOC PUMP 5HP-3PH SIZE	34,320.00	20	36,912	22,972	
7	Equipment-Laboratory	TPS II Expn	TS2E_REFRIGERATOR-2 NOS.	43,875.00	20	47,189	29,367	
8	Equipment-Laboratory	TPS II Expn	TS2E_STACK MONITORING KIT - 1 NO.	115,925.00	20	124,681	77,593	
9	Equipment-Laboratory	TPS II Expn	TS2E_VACUUM CLEANER 50 LITRES - 1 NO.	38,000.00	20	40,870	25,435	
10	Equipment-Laboratory	TPS II Expn	TS2E_DIGITAL CONDUCTIVITY METER BENCH TOP - 3 NO.	96,270.00	20	103,542	64,437	
11	Equipment-Laboratory	TPS II Expn	TS2E_PORTABLE DIGITAL CONDUCTIVITY METER - 2 NOS.	107,162.00	20	115,256	71,727	
12	Equipment-Laboratory	TPS II Expn	TS2E_VACUUM PUMP - 1 NO.	20,254.00	20	21,784	13,557	
13	Equipment-Laboratory	TPS II Expn	TS2E_BOMB CALORIMETER - 1 NO.	1,075,244.00	20	1,156,462	719,699	
14	Equipment-Laboratory	TPS II Expn	TS2E_MOISTURE ANALYSER WITH RADIATION - 2 NOS.	288,000.00	20	309,754	192,769	
15	Equipment-Laboratory	TPS II Expn	TS2E_PORTABLE PH METER - 2 NOS.	52,988.00	20	56,990	35,467	
16	Equipment-Laboratory	TPS II Expn	TS2E_BENCH TOP PH METER - 3 NOS.	164,039.00	20	176,430	109,797	
17	Equipment-Laboratory	TPS II Expn	TS2E_HOT PLATE CUM MAGNETIC STIRRER - 2 NOS.	20,873.00	20	22,450	13,971	



S.No	Assets Class Details	Unit Name	Asset Description	Current APC	Usefullife	Replacement Cost	FMV
18	Equipment-Laboratory	TPS II Expn	TS2E_DIGITAL FLAME PHOTO METER - 1 NO.	32,947.00	20	35,436	22,053
19	Equipment-Laboratory	TPS II Expn	TS2E_FLAMMABLE MONITOR-1 NO. & CENTRIFUGE - 1 NO.	115,923.00	20	124,679	77,591
20	Equipment-Laboratory	TPS II Expn	TS2E_LABORATORY DIGITAL TURBIDITY METER - 3 NOS.	264,017.00	20	283,959	176,716
21	Equipment-Laboratory	TPS II Expn	TS2E_1)HOTAIROVEN-2NOS;(2)HOTPLATE-3NOS(3)BURNER-6	49,674.00	20	53,426	33,249
22	Equipment-Laboratory	TPS II Expn	TS2E_VOLATILE MATTER FURNACE-1 NO.	96,000.00	20	103,251	64,256
23	Equipment-Laboratory	TPS II Expn	TS2E_TOP PAN BALANCE-2 NOS	55,488.00	20	59,679	37,140
24	Equipment-Laboratory	TPS II Expn	TS2E_KARLFISCHER TITRATOR-1 NOS.	454,612.00	20	488,951	304,288
25	Equipment-Laboratory	TPS II Expn	TS2E_SIEVE SHAKER-1 NOS	46,920.00	20	50,464	31,405
26	Equipment-Laboratory	TPS II Expn	TS2E_BOD INCUBATOR-1 NOS	37,434.00	20	40,262	25,056
27	Equipment-Laboratory	TPS II Expn	TS2E_ANALYTICAL BALANCE-3 NOS.	192,636.00	20	207,187	128,938
28	Equipment-Laboratory	TPS II Expn	TS2E_DRAGER MULTI GAS DETECTOR 1-NO	108,000.00	20	116,158	72,288
29	Equipment-Laboratory	TPS II Expn	TS2E_ELECTRIC MUFFLE FURANCE-2 NOS.	54,000.00	20	58,079	36,144
30	Equipment-Laboratory	TPS II Expn	TS2E_SPECTRO PHOTOMETER-2NOS.	1,262,062.00	20	1,357,391	844,743
31	Equipment-Laboratory	TPS II Expn	TS2E_VISCOMETER WATER BATH-1 NO.	27,185.00	20	29,238	18,196
32	Equipment-Laboratory	TPS II Expn	TS2E_MAGNETIC STIRRER-3NOS REDWOOD-1NO WATERBATH-2N	37,565.00	20	40,402	25,144
33	Equipment-Laboratory	TPS II Expn	TS2E_SILT DENSITY INDEX ALONG WITH .45 MICRO FILTE	177,148.00	20	190,529	118,572
34	Equipment-Laboratory	TPS II Expn	TS2E_TINTOMETER-1 NO.	423,280.00	20	455,252	283,317



S.No	Assets Class Details	Unit Name	Asset Description	Current APC	Useful life	Replacement Cost	FMV
35	Equipment-Laboratory	TPS II Expn	TS2E_NOISE LEVEL METER 1-NO.	26,728.00	20	28,747	17,890
36	Equipment-Laboratory	TPS II Expn	TS2E_JARTEST APPARATUS 1-NO.	22,463.00	20	24,160	15,035
37	Equipment-Laboratory	TPS II Expn	TS2E_PALTIUM CRUSIBLE CAP-30GM & PLATINIUM DISH-60	605,459.00	20	651,192	405,255
38	Equipment-Laboratory	TPS II Expn	TS2E_OIL CONTENT ANALYSER	804,420.00	20	865,181	538,427
39	Equipment-Laboratory	TPS II Expn	TS2E_VACUUM CLEANER 3NUMBER	112,140.00	20	120,610	75,059
40	Equipment-Laboratory	TPS II Expn	TS2E_FLASH POINT TESTER	63,000.00	20	67,759	42,168
41	Equipment-Laboratory	TPS II Expn	TS2E_PULVERISER	72,000.00	20	77,438	48,192
42	Equipment-Laboratory	TPS II Expn	TPS2E-FUME CHAMBER WITH HOT PLATE 1-NO,BALANCE TAB	135,616.00	20	145,793	91,091
43	Equipment-Laboratory	TPS II Expn	U.V VISIBLE SPECTRO PHOTOMETER_PO 1819004910	483,316.20	20	512,170	359,290
44	Equipment-Laboratory	TPS II Expn	Turbidity meter_2 Nos_PO 1920001503	150,000.00	20	158,388	114,104
45	Equipment-Laboratory	TPS II Expn	TS2E_HACH DR 6000 UV VISIBLE SPECTRO PHOTOMETER	479,032.00	20	503,430	375,228
46	Equipment-Laboratory	TPS II Expn	DIGITAL PH METER_PO 1920004857_MC 340080008	227,310.00	20	238,669	179,035
47	Equipment-Laboratory	TPS II Expn	HOT AIR OVEN - 1NOS:M CODE:340020002-	17,950.00	20	18,721	14,702
48	Equipment-Laboratory	TPS II Expn	TPS2E_DISSOLVED OXYGEN METER	748,554.01	20	774,907	638,502
49	Equipment-Laboratory	TPS II Expn	TPS2E_PORTABLE HYDROGEN PURITY METER	115,000.44	20	118,866	98,887
50	Equipment-Laboratory	TPS II Expn	TS2E_FRP-ACID STORAGE TANK	833,866.00	20	860,390	723,552
51	Equipment-Laboratory	TPS II Expn	TS2E_MULTI GAS DETECTOR OF O2,CO2 ETC	36,226.00	20	36,849	33,679
52	Equipment-Laboratory	TPS II Expn	TS2E_PORTABLE LUXMETER	4,307.00	20	4,381	4,004



S.No	Assets Class Details	Unit Name	Asset Description	Current APC	Useful life	Replacement Cost	FMV
53	Equipment-Laboratory	TPS II Expn	TPS2E-TURBIDITY METER / 1 NOS	199,892.00	20	202,406	189,679
54	Equipment-Laboratory	TPS II Expn	TPS2E Multi Gas Detector PO 5200009235	140,420.00	20	141,759	135,001
55	Equipment-Laboratory	TPS II Expn	TPS2E_CONDUCTIVITY METER/3 NOS	446,700.00	20	450,518	431,263
56	Equipment-Laboratory	TPS II Expn	TS2E MUFFLE FURNACE	32,000.00	20	32,134	31,461
57	Equipment-Laboratory	TPS II Expn	FERRULE PRINTER/1 NOS	49,560.00	20	49,610	49,359
	Total			11,413,240.65		12,114,901	8,364,020
	Design Obsolescence Value 5%						418,200.99
	Net Fair Value						7,945,818.74

M/s NLC India Limited (2*250MW) Lignite Thermal Power Station II Expansion

Equipments - Others



S.No	Assets Class Details	Unit Name	Asset Description	Current APC	Usefull life	Replacement Cost	FMV
1	Equipments - Others	TPS II Expn	TPS-II EXP_ELECTRICAL OPERATED STEAM COOKING UNIT	915,410.00	10	998,951	87,306
2	Equipments - Others	TPS II Expn	TSIL_SS DOSA TAWA WITH BURNER	25,018.00	10	26,992	5,694
3	Equipments - Others	TPS II Expn	TSIL_PEST O FLASH FLY CATCHER	5,500.00	10	5,934	1,252
4	Equipments - Others	TPS II Expn	TSIL_PREETHI XPRO MIXER GRINDER	6,870.00	10	7,412	1,564
5	Equipments - Others	TPS II Expn	TSIL VEGETABLE CUTTING MACHINE WITH 6 BLADES	32,633.00	10	35,224	7,257
6	Equipments - Others	TPS II Expn	TS2E_SUP_OF TRIANGULAR BOARDS AT CGM'S OFFICE	6,798.00	10	7,311	1,789
7	Equipments - Others	TPS II Expn	TS2E_2X250 MWTPS-II EXPN - PUR OF AMP LIG CRIMPING	577,524.00	10	621,147	151,968
8	Equipments - Others	TPS II Expn	TPS2E_PROV STEEL STRUC.,FRAME WORK TRI_BOARDS 1 NO	47,331.00	10	50,883	12,700
9	Equipments - Others	TPS II Expn	TPS2E_SUPPLY OF SAFETY BOARDS	28,800.00	10	30,961	7,728
10	Equipments - Others	TPS II Expn	TPS IIE_RECIPROCATING AIR COMPRESSOR (14-15 CFM)	120,360.00	10	128,544	41,134
11	Equipments - Others	TPS II Expn	MANUAL 3 POINT PANEL BOX 3 PHASE, 440V	129,600.00	10	139,304	34,998
12	Equipments - Others	TPS II Expn	TPS2E-300MM GPS DIGITAL CLOCK / 5 NOS	207,500.00	10	209,763	186,890
13	Equipments - Others	TPS II Expn	TPS2E 5200009850 Electric Commercial Idli Steamer	99,000.00	10	99,768	92,032
14	Equipments - Others	TPS II Expn	TS2E COMMERCIAL DOSA HOT PLATE	49,999.00	10	50,188	48,291
15	Equipments - Others	TPS II Expn	STORAGE WATER HEATER 25 LITRE CAPACITY	7,702.01	10	7,728	7,466

S.No	Assets Class Details	Unit Name	Asset Description	Current APC	Usefull ife	Replacement Cost	FMV
16	Equipments - Others	TPS II Expn	PETROL DRIVEN CHAIN SAW/2 NOS	49,476.22	10	49,619	48,191
17	Equipments - Others	TPS II Expn	TPSIEXP_ 250LITRES/HR SKID MOUNTED KENNZ TECH RO	130,934.00	10	143,855	1,892
	Total			2,440,455.23		2,613,584	738,150
	Design Obsolescence Value 5%						36,907.49
	Net Fair Value						701,242.38



M/s NLC India Limited (2*250MW) Lignite Thermal Power Station II Expansion

Equipments- Office

S.No	Assets Class Details	Unit Name	Asset Description	Current APC	Usefullife	Replacement Cost	FMV
1	Equipments- Office	TPS II Expn	TPS-II EXPPFAX MACHINES-TWO NUMBERS-CANON L295	49,000.00	10	53,472	4,673
2	Equipments- Office	TPS II Expn	TPS II E_LCD PROJECTOR OF HIG LUMENS WITH USB.RJ45	59,900.00	10	65,196	7,556
3	Equipments- Office	TPS II Expn	TS2E_REFRIGERATOR_1 NO SAMSUNG RA20	9,450.00	10	10,164	2,487
4	Equipments- Office	TPS II Expn	TS2E_LCD PROJECTOR_2 NOS	242,000.00	10	260,279	63,679
5	Equipments- Office	TPS II Expn	TS2E_HILTI LASER RANGE METER 1 NO.	44,460.00	10	47,818	11,699
6	Equipments- Office	TPS II Expn	TS2E_FAX MACHINE MF5750 1 NO	22,340.00	10	24,027	5,878
7	Equipments- Office	TPS II Expn	TS2E_ELECTROIC PROJ. DISPLAY BOARD 2NOS.	80,595.00	10	86,683	21,208
8	Equipments- Office	TPS II Expn	TS2E_PAPER SHREDDER_2 NOS.	17,000.00	10	18,284	4,473
9	Equipments- Office	TPS II Expn	TS2E_PUR OF HOT&COLD DISPENSER_BD30HCM_2NOS BD30PC	26,600.00	10	28,609	6,999
10	Equipments- Office	TPS II Expn	TS2E_ELECTRONIC STATUS DISPLAY BOARD-2NOS.	162,825.00	10	175,124	42,845
11	Equipments- Office	TPS II Expn	TS2E_WHITE MARKER BOARD	6,075.00	10	6,534	1,599
12	Equipments- Office	TPS II Expn	TS2E_LAN FORMATION & LINKING WITH LAN OF IVDFN	2,456,229.00	10	2,641,758	646,326
13	Equipments- Office	TPS II Expn	TS2E_FAX M/C	39,500.00	10	42,484	10,394
14	Equipments- Office	TPS II Expn	TS2E_AQUAGUARD WATER FILTER CUM PURIFIER	28,760.00	10	30,932	7,568
15	Equipments- Office	TPS II Expn	TS2E_PORTABLE FLUE GAS ANALYSER	187,134.00	10	201,269	49,242
16	Equipments- Office	TPS II Expn	TS2E_SONY DIGITAL CAMERA	29,990.00	10	32,255	7,891
17	Equipments- Office	TPS II Expn	TPS2E_SAMSUNG MICROWAVE OVEN	11,200.00	10	11,999	3,442



S.No	Assets Class Details	Unit Name	Asset Description	Current APC	Usefullife	Replacement Cost	FMV
18	Equipments- Office	TPS II Expn	TPSZE_PRESTIGE JUICER	2,000.00	10	2,142	618
19	Equipments- Office	TPS II Expn	MORPHOSMART 300 SERIES_FINGER PRINT SENSOR	23,364.00	10	24,957	7,945
20	Equipments- Office	TPS II Expn	2 NOS INTEL P4 CPU,Monitor, key board, Mouse	62,520.62	10	66,429	24,897
21	Equipments- Office	TPS II Expn	2 NOS 0.6KVA UPS:CONSOLIDATED PURCHASE:PO 003466	3,947.84	10	4,195	1,572
22	Equipments- Office	TPS II Expn	2NOS UHD 65 INCH SMART MONITOR_VU MODEL_1819004847	294,732.00	10	312,594	123,153
23	Equipments- Office	TPS II Expn	4NOS UHD 55 INCH SMART MONITOR_VU MODEL_1819004847	344,226.00	10	365,087	143,834
24	Equipments- Office	TPS II Expn	65 INCH SMART MONITOR_ PO1819004848	147,500.00	10	156,370	62,334
25	Equipments- Office	TPS II Expn	Full HD Video Conferencing System with 9 Party	470,000.00	10	491,852	263,174
26	Equipments- Office	TPS II Expn	INTEL P4 COMPUTERS:CONSO.PUR PO 0910 003466	29,118.98	10	30,037	20,565
27	Equipments- Office	TPS II Expn	01 NOS INTEL P4 COMPUTERS T/F TPS II EX GP:287180	28,114.37	10	28,867	21,140
28	Equipments- Office	TPS II Expn	TS2E_LG PROFESSIONAL LARGE FORMAT DISPLAY	828,607.99	10	843,795	689,138
29	Equipments- Office	TPS II Expn	TS2E_FULLY AUTOMATIC RO +UV 2 Nos	12,399.99	10	12,634	10,249
30	Equipments- Office	TPS II Expn	PAPER SHREDDING MACHINE/3 NOS	48,605.97	10	48,625	48,438
	Total			5,768,195.76		6,124,471	2,315,019
	Design Obsolescence Value 5%						115,750.95
	Net Fair Value						2,199,268.04



M/s NLC India Limited (2*250MW) Lignite Thermal Power Station II Expansion

Equipments- Security							
S.No	Assets Class Details	Unit Name	Asset Description	Current APC	Useful life	Replacement Cost	FMV
1	Equipments- Security	TPS II Expn	TS2E_IP Based CCTV Surveillance Camera	10,774,647.83	10	11,103,791	7,711,811
2	Equipments- Security	TPS II Expn	TPS2E CCTV WIRELESS CAMERA PO 5800011254	94,872.00	10	95,634	87,957
	Total			10,869,519.83		11,199,425	7,799,768
	Design Obliscence Value 5%						389,988.39
	Net Fair Value						7,409,779.43



M/s NLC India Limited (2*250MW) Lignite Thermal Power Station II Expansion

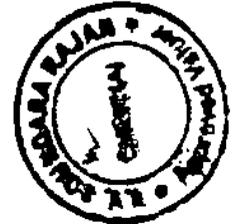
Equip-Telecomm							
S.No	Assets Class Details	Unit Name	Asset Description	Current APC	Usefull ife	Replacement Cost	FMV
1	Equip-Telecomm	TPS II Expn	TS2E_LICENSE FREE WALKIE TALKIE HAND SET	95,580.00	10	96,861	83,884
2	Equip-Telecomm	TPS II Expn	TPS2E-LICENCE FREE WALKIE TALKIE HAND SET/12 NOS	92,040.00	10	92,998	83,316
3	Equip-Telecomm	TPS II Expn	DIGITAL MOBILE RADIO COMMUNICATION SYSTEM	11,369,081.70	10	11,446,329	10,668,606
	Total			11,556,701.70		11,636,188	10,835,806
	Design Oblscence Value 5%						541,790.30
	Net Fair Value						10,294,015.74





M/s NLC India Limited (2*250MW) Lignite Thermal Power Station II Expansion

Furniture - Others							
s.No	Assets Class Details	Unit Name	Asset Description	Current APC	Usefull life	Replacement Cost	FMV
1	Furniture- Others	TPS II Expn	TPS II EXPN_HOLE CABINET	453,432.00	10	496,278	27,329
2	Furniture- Others	TPS II Expn	TPS II EXPN_FILING CABINET	697,904.00	10	763,851	42,064
3	Furniture- Others	TPS II Expn	TPS II EXPN_MODULAR STORAGE SYSTEM	927,450.00	10	1,015,088	55,899
4	Furniture- Others	TPS II Expn	TPSII EXPN_PIG HOLE CABINET	37,786.00	10	41,357	2,277
5	Furniture- Others	TPS II Expn	TPSII EXPN_PIGHOLE CAB	25,878.00	10	28,323	1,567
6	Furniture- Others	TPS II Expn	TPS-II EXP_INDUSTRIAL DINING TABLE	647,498.00	10	723,335	36,167
7	Furniture- Others	TPS II Expn	TPS-IIEXP_DOUBLE INDUCTION STOVE - PRESTIGE - 41909	7,700.00	10	8,403	734
8	Furniture- Others	TPS II Expn	TPS-II EXP_SOWBHAGYA GRINDER/15LTRS	43,925.00	10	47,934	4,189
9	Furniture- Others	TPS II Expn	TPS-II EXP_SOWBHAGYA GRINDER-5LTRS	14,475.00	10	15,796	1,381
10	Furniture- Others	TPS II Expn	TPS-II EXP_SS DOSA/CHAPPATHI TAWA	31,487.00	10	34,361	3,003
11	Furniture- Others	TPS II Expn	TSII_PEDESTRAL FAN 18 INCH SWEEP OPERATING ON230V	49,024.00	10	52,935	10,703
12	Furniture- Others	TPS II Expn	TS2E_STEEL TABLE ERU W/KEY BOARD TRAY-3NOS	56,152.00	10	60,393	14,776
13	Furniture- Others	TPS II Expn	TS2E_STEEL ALMIRAH 900(L)X480(D)X1900(H)MM-15NOS	76,462.00	10	82,237	20,120
14	Furniture- Others	TPS II Expn	TS2E_ST.ALMIRAH 1980H915WX485MMD W/GLASS-2NOS	11,818.20	10	12,711	3,110
15	Furniture- Others	TPS II Expn	TS2E_SUPPLY&INSTAL OF CONF_TABLE_VARIOUS_TABLES_CH	2,534,527.00	10	2,725,971	666,929
16	Furniture- Others	TPS II Expn	TS2E_SUPPLY&ERECTION OFMODULAR FURNITUIRE	2,282,136.00	10	2,454,515	600,516



17	Furniture- Others	TPS II Expn	TS2E_OFFICE TABLE 3 NOS	19,103.00	10	20,546	5,027
18	Furniture- Others	TPS II Expn	TS2E_GODREJ CHAIR MODEL CH 1014 5 NOS	26,500.00	10	31,118	1,556
19	Furniture- Others	TPS II Expn	TS2E_9NOS DINNING TABLE & 54 NOS DININING CHAIRS	289,575.00	10	311,448	76,198
20	Furniture- Others	TPS II Expn	TS2E_5NO:LABORATORY WORK DESK 1200X750X900	25,740.00	10	27,684	6,773
21	Furniture- Others	TPS II Expn	TS2E_5NO:INSTRUEMENT TABLE 1500L750W	46,540.00	10	50,055	12,246
22	Furniture- Others	TPS II Expn	TS2E_1NO:DOUBLE ANALYITIAL TABLE 300X	33,280.00	10	38,531	1,927
23	Furniture- Others	TPS II Expn	TS2E_PLAIN TABLES-4 NOS	16,987.00	10	18,270	4,470
24	Furniture- Others	TPS II Expn	TS2E_GODREJ MAKE TABLES & CHAIRS	80,203.00	10	86,261	21,104
25	Furniture- Others	TPS II Expn	TS2E_MODULAR WORK STATION - 1 NUMBER	3,042,540.00	10	3,377,720	168,886
26	Furniture- Others	TPS II Expn	TS2E_STEEL AMMIRAH - 6.5FT X 3.5FT X 15INCH	7,400.00	10	7,959	1,947
27	Furniture- Others	TPS II Expn	TS2E_GODREJ MODULAR STORAGE - OPTIMIZER P1 OR EQUI	394,062.00	10	423,827	103,693
28	Furniture- Others	TPS II Expn	TS2E_ONE SIDE OPEN RACK(1980*915*510MMS/ANG)(130 N	794,937.00	10	854,982	209,178
29	Furniture- Others	TPS II Expn	TS2E_CONFERENCE TABLE & MODULAR FURNITURES	3,845,079.68	10	4,246,759	212,338
30	Furniture- Others	TPS II Expn	TS2E_ST.ALMIRAH1980H*915W*485D/4ADJ,SELF 22NOS	249,392.00	10	268,230	65,624
31	Furniture- Others	TPS II Expn	TS2E_ST.ALMIRAH1980H*915W*485D/4ADJ,SELF 15NO	170,040.00	10	182,884	44,744
32	Furniture- Others	TPS II Expn	TS2E_ST.ALMIRAH1980H*915W*485D*/4ADJ,NO 20NO	226,720.00	10	243,845	59,659
33	Furniture- Others	TPS II Expn	TS2E_ST.ALMIRAH 1980H*915W*485DW/4ADJ,SELF 18NO	204,048.00	10	219,461	53,693
34	Furniture- Others	TPS II Expn	TS2E_ST.ALMIRAH 1980H*915W*485DW/4ADJ,SELF 15NO	170,040.00	10	182,884	44,744



35	Furniture- Others	TPS II Expn	TS2E_PIGEONHOLECABINET-24PIG HOLES 1980MM*915MM*45	271,719.00	10	292,243	71,499
36	Furniture- Others	TPS II Expn	TS2E_PIGEONHOLECABINET-24 PIGEON HOLES 22 NOS	284,658.00	10	306,159	74,904
37	Furniture- Others	TPS II Expn	TS2E_ST.ALMIRAH 1980H*915W*485D/W-4 ADJ SELF 1NO	11,336.00	10	12,192	2,983
38	Furniture- Others	TPS II Expn	TS2E_TWO SIDE OPEN RACK 1980*915*510MM/-78 NOS	558,188.00	10	600,350	146,880
39	Furniture- Others	TPS II Expn	TS2E_SAMPLE STORAGE RACK 1800L*300D*1800HMM --42 N	378,708.96	10	407,314	99,653
40	Furniture- Others	TPS II Expn	TS2E_TWO SIDE OPEN RACK 1980*915*510MM -80NOS	572,500.04	10	615,743	150,646
41	Furniture- Others	TPS II Expn	TS2E_INDUSTRIAL LOCKER	266,000.00	10	286,092	69,995
42	Furniture- Others	TPS II Expn	TS2E_INDUSTRIAL LOCKER	57,000.00	10	61,305	14,999
43	Furniture- Others	TPS II Expn	TS2E_MINI CONFERENCE TABLE 1 NO(CGM OFFICE)	7,531.00	10	8,100	1,982
44	Furniture- Others	TPS II Expn	TS2E_TRILINGUAL BOARD_CGM OFFICE	23,079.00	10	24,822	6,073
45	Furniture- Others	TPS II Expn	TS2E_SS PLATE RACK IV TIER-4NOS	97,459.00	10	104,820	25,645
46	Furniture- Others	TPS II Expn	TS2E_SINGLE BURNER GAS RANGE- 2NOS	20,435.00	10	21,979	5,377
47	Furniture- Others	TPS II Expn	TS2E_GAS PIPE LINE ALONG WITH VALVES & FITTINGS-1N	32,108.00	10	34,533	8,449
48	Furniture- Others	TPS II Expn	TPS2E_PVC CHAIRS 150 NO'S	60,150.00	10	64,446	18,416
49	Furniture- Others	TPS II Expn	STEEL ALMIRAH-1 NOS	2,997.00	10	3,127	1,772
50	Furniture- Others	TPS II Expn	PIGEONHOLE LOCKERS 2 NOS	5,665.00	10	5,899	3,460
51	Furniture- Others	TPS II Expn	PIGEON HOLE LOCKERS-2NOS	12,041.00	10	12,539	7,355
52	Furniture- Others	TPS II Expn	H M T LATHE	155,004.24	10	161,412	94,681
53	Furniture- Others	TPS II Expn	TPSII Exp-CHAIR SEAR KNITTED & ARMREST	0.00	10	-	-



M/s NLC India Limited (2*250MW) Lignite Thermal Power Station II Expansion

IA_Thermal Software

S.No	Assets Class Details	Unit Name	Asset Description	Current APC	Usefull ife	Replacement Cost	FMV
1	IA_Thermal Software	TPS II Expn	TPSIII_GE Fanuc PL Software with Licence & Laptop	8,413,921.56	3	8,714,748	435,737
	Total			8,413,921.56		8,714,748	435,737
	Design Oblsncce Value 5%						21,786.87
	Net Fair Value						413,950.53



M/s NLC India Limited (2*250MW) Lignite Thermal Power Station II Expansion

LAV - Equip

S.No	Assets Class Details	Unit Name	Asset Description	Current APC	Usefullife	Replacement Cost	FMV
1	LAV - Equip	TPS II Expn	TS2E_PRESTIGE INDUCTION STOVE 2 NOS	5,990.00	10	6,492	1,048
2	LAV - Equip	TPS II Expn	TS2E_TELEPHONE INSTRUMENTS- 35 NOS	19,600.00	10	21,080	5,157
3	LAV - Equip	TPS II Expn	TS2E_ELECTRONIC WEIGHING SCALE MACHINE 1 NO	2,500.00	10	2,689	658
4	LAV - Equip	TPS II Expn	TS2E_DOWN LIGHT_20 NOS.	2,360.00	10	2,538	621
5	LAV - Equip	TPS II Expn	TS2E_WHITE MARKER BOARD-1 NO	3,378.00	10	3,633	889
6	LAV - Equip	TPS II Expn	TS2E_CASIO MAKE-991ES- SCIENTIFIC CALCULATOR 5 NOS.	3,250.00	10	3,495	855
7	LAV - Equip	TPS II Expn	TS2E_HP SCAN JET SCANNER G2410	3,900.00	10	4,195	1,026
8	LAV - Equip	TPS II Expn	TS2E_FLY CATCHER	23,991.95	10	24,102	22,993
	Total			64,969.95		68,226	33,247
	Design Obscence Value 5%						1,662.37
	Net Fair Value						31,584.97

M/s.NLC India Limited (2*250MW) Lignite Thermal Power Station II Expansion

LAV- Others

S.No	Assets Class Details	Unit Name	Asset Description	Current APC	Usefull ife	Replacement Cost	FMV
1	LAV- Others	TPS II Expn	TSIIE_EPSON V39 FLATBED SCANNER	31,410.00	8	33,174	9,884
2	LAV- Others	TPS II Expn	TPS2E_INDUNCTION STOVES/CANTEEN/2 NOS	7,633.97	8	7,666	7,262
	Total			39,043.97		40,840	17,146
	Design Obslence Value 5%						857.30
	Net Fair Value						16,288.64





M/s NLC India Limited (2*250MW) Lignite Thermal Power Station II Expansion

LAV-Furniture & Fittings

S.No	Assets Class Details	Unit Name	Asset Description	Current APC	Usefullife	Replacement Cost	FMV
1	LAV-Furniture & Fittings	TPS II Expn	TPS-II EXP_COST OF BICYCLE-HERCULES	2,550.00	10	3,046	152
2	LAV-Furniture & Fittings	TPS II Expn	TPS-II EXP_COST OF BICYCLE-HERCULES	2,550.00	10	3,046	152
3	LAV-Furniture & Fittings	TPS II Expn	TS2E_TUB;ARMLESS CHAIR 895HX430WX580D-50NOS	24,375.00	10	26,216	6,414
4	LAV-Furniture & Fittings	TPS II Expn	TS2E_TUB;CONT.ARM CHAIR-50NOS	32,500.00	10	34,955	8,552
5	LAV-Furniture & Fittings	TPS II Expn	TS2E_SLOT ANGLE RACK 10 NOS	19,300.97	10	20,759	5,079
6	LAV-Furniture & Fittings	TPS II Expn	TS2E_SLOT ANGLE OPEN RACK 10 NOS	10,491.84	10	11,284	2,761
7	LAV-Furniture & Fittings	TPS II Expn	TS2E_HIGH BACK CHAIR WIDTH W75XD75X4105-117.5-3NOS	13,800.00	10	14,842	3,631
8	LAV-Furniture & Fittings	TPS II Expn	TS2E_ECONOMY EXE.CHAIR W66XD66XH90-102CM-12NOS	37,200.00	10	40,010	9,789
9	LAV-Furniture & Fittings	TPS II Expn	TS2E_3 NOS OF BICYCLES-HERCULES	10,450.00	10	11,239	2,750
10	LAV-Furniture & Fittings	TPS II Expn	TS2E_PURCHASE OF TRIPOD SCREEN	3,941.00	10	4,239	1,037
11	LAV-Furniture & Fittings	TPS II Expn	WOODEN STOOL 2 NOS.	1,600.00	10	1,721	421
12	LAV-Furniture & Fittings	TPS II Expn	TS2E_PO_1920002403_KNITTED CHAIRS	211,900.00	10	223,546	100,687
13	LAV-Furniture & Fittings	TPS II Expn	CE_0.6KVA UPS TO COMP SERV	1,649.55	10	1,815	91
	Total			372,308.36		396,717	141,516
	Design Obsolescence Value 5%						7,075.81
	Net Fair Value						134,440.36



M/s NLC India Limited (2*250MW) Lignite Thermal Power Station II Expansion

LMV - Jeeps

S.No	Assets Class Details	Unit Name	Asset Description	Current APC	Usefullife	Replacement Cost	FMV
1	LMV - jeeps	TPS II Expn	TS2E_M&M BOLERO JEEP REG. NO.TN31 AP-5006/GPC4H696	0.00	8	-	-
2	LMV - jeeps	TPS II Expn	M&M BOLERO JEEPTN31-CT 6851- TRANSFER/NSU TO TPS2	805,823.00	8	827,106	- 554,047
	Total			805,823.00		827,106	554,047
	Design Obsolescence Value 5%						27,702.37
	Net Fair Value						526,345.05

M/s NLC India Limited (2*250MW) Lignite Thermal Power Station II Expansion

LMV - Others

S.No	Assets Class Details	Unit Name	Asset Description	APC FY start	Current APC	Useful life	Replacement Cost	FMV
S.No	LMV - Others	TPS II Expn	1NO LEYLAND 2WD OPEN LORRY/TS-I/TN31-L-0992	637,857.97	637,857.97	10	774,062	38,703
	Total			637,857.97	637,857.97		774,062	38,703
	Design Obsolescence Value 5%							1,935.16
	Net Fair Value							36,767.97



M/s NLC India Limited (2*250MW) Lignite Thermal Power Station II Expansion

Vehicles Others

S.No	Assets Class Details	Unit Name	Asset Description	Current APC	Usefull ife	Replacement Cost	FMV
1	Vehicles Others	TPS II Expn	TPS2E_BATTERY OPERATED INDUSTRIAL PLATFORM TROLLEY	1,257,660.00	8	1,357,618	8,834
2	Vehicles Others	TPS II Expn	PO 2021003585_Battery operated platform trolley of	565,633.00	8	589,188	282,487
3	Vehicles Others	TPS II Expn	PO 2021003585_Battery operated platform trolley	565,633.00	8	589,560	277,820
4	Vehicles Others	TPS II Expn	TS2E_BATTERY OPERATED PLATFORM TRUCK	693,516.00	8	704,916	560,070
	Total			3,082,442.00		3,241,283	1,129,212
	Design Obslence Value 5%						56,460.59
	Net Fair Value						1,072,751.22



M/s NLC India Limited (2*250MW) Lignite Thermal Power Station II Expansion

Water Supply lines

S.No	Assets Class Details	Unit Name	Asset Description	Current APC	Useful life	Replacement Cost	FMV
1	Water Supply lines	TPS II Expn	25 LITRES/HR CAPACITY SUNDEW RO UNIT-1 NUMBER	16,538.00	10	18,137	606
2	Water Supply lines	TPS II Expn	TS2E_WATER SUPPLY SYSTEM	7,046,425.00	10	8,373,083	418,654
3	Water Supply lines	TPS II Expn	TS2E_HOT & COLD WATER DISPENSER - 1 NO.(BLUE STAR	7,200.00	10	8,171	409
	Total			7,070,163.00		8,399,391.26	419,668.94
	Design Obsolescence Value 5%						20,983.45
	Net Fair Value						398,685.50



M/s NLC India Limited (2*250MW) Lignite Thermal Power Station II Expansion

Water Supply- Others

S.No	Assets Class Details	Unit Name	Asset Description	Current APC	Usefullife	Replacement Cost	FMV
1	Water Supply- Others	TPS II Expn	25 LITRES/HR CAPACITY SUNDEW RO UNIT-1 NUMBER	16,538.00	15	18,137	6,450
2	Water Supply- Others	TPS II Expn	25 LITRES/HR CAPACITY SUNDEW RO UNIT-1 NUMBER	16,537.00	15	18,135	6,449
	Total			33,075.00		36,272	12,899
	Design Obsolescence Value 5%						644.95
	Net Fair Value						12,253.96



M/s NLC India Limited (2*250MW) Lignite Thermal Power Station II Expansion

Water Supply-RESRVOR

S.No	Assets Class Details	Unit Name	Asset Description	Current APC	Usefull ife	Replacement Cost	FMV
1	Water Supply-RESRVOR	TPS II Expn	TS2E_RAW WATER STORAGE	100,608,683	25	118,566,644	33,913,309
	Total			100,608,683		118,566,644	33,913,308.53
	Design Obslence Value 5%						1,695,665.43
	Net Fair Value						32,217,643.11



M/s NLC India Limited (2*250MW)-Lignite Thermal Power Station II Expansion

Thermal Cables

S.No	Assets Class Details	Unit Name	Asset Description	Current APC	Useful life	Replacement Cost	FMV
1	Thermal Cables	TPS II Expn	TS2E_CO2-GR-I-PIPE AND CABLE RACK	22,500,985.00	25	24,200,579.95	16,888,689.66
	Total			22,500,985.00		24,200,579.95	16,888,689.66
	Design Obsolescence Value 5%						844,434.48
	Net Fair Value						16,044,255.17



M/s NLC India Limited (2*250MW) Lignite Thermal Power Station II Expansion

HMV Lorries

S.No	Assets Class Details	Unit Name	Asset Description	Current APC	Useful life	Replacement Cost	FMV
1	HMV - Lorries	TPS II Expn	TS2E_TATA 2WD OPEN LORRY	1,627,361.00	25	1,762,721.77	1,176,242.50
2	HMV - Lorries	TPS II Expn	TPS2E_NEW EICHER READY BUILT IN LORRY TN31CQ3922	1,805,752.00	26	1,809,808.76	1,794,170.79
3	HMV - Lorries	TPS II Expn	TPS2E_NEW EICHER READY BUILT IN LORRY TN31CQ3933	1,805,752.00	27	1,809,808.76	1,794,749.97
	Total			5,238,865.00		5,382,339.28	4,765,163.27
	Design Obsolescence Value 5%						238,258.16
	Net Fair Value						4,526,905.10



M/s NLC India Limited (2*250MW) Lignite Thermal Power Station II Expansion



EI Other Than Cable									
S.No	Assets Class Details	Unit Name	Asset Description	Current APC	Useful life	Replacement Cost	FMV		
1	EI-Oth Than Cable	TPS II Expn	TPSII EXP_600MM(24") PED MANCOOLER WITH SUITABLE D	17,840.00	25	19,480.79	12,313.99		
2	EI-Oth Than Cable	TPS II Expn	TPSII EXP_600MM (24")PED MANCOOLER WITH SUITABLE	17,840.00	26	19,480.79	12,589.64		
3	EI-Oth Than Cable	TPS II Expn	TPSII EXP_450MM (18")TUBULAR MANCOOLER WITH DOL ST	17,829.00	27	19,468.78	12,836.95		
4	EI-Oth Than Cable	TPS II Expn	TPSII EXP_450MM(18")TU BULAR MANCOOLER WITH DOL STA	17,829.00	28	19,468.78	13,073.80		
5	EI-Oth Than Cable	TPS II Expn	TPSII EXP_450MM(18")TU BULAR MANCOOLER WITH DOL STA	17,829.00	29	19,468.78	13,294.32		
6	EI-Oth Than Cable	TPS II Expn	TPSII EXP_450MM(18")TU BULAR MANCOOLER WITH DOL ST	17,829.00	30	19,468.78	13,500.13		
7	EI-Oth Than Cable	TPS II Expn	TPSII EXP_450MM(18")TU BULAR MANCOOLER WITH DOL STA	17,829.00	31	19,468.78	13,692.67		



EI Other Than Cable							
S.No	Assets Class Details	Unit Name	Asset Description	Current APC	Useful life	Replacement Cost	FMV
8	EI-Oth Than Cable	TPS II Expn	TPSII EXP_450MM(18")TU BULAR MANCOOLER WITH DOL STA	17,829.00	32	19,468.78	13,873.17
9	EI-Oth Than Cable	TPS II Expn	TPSII EXP_450MM(18")TU BULAR MANCOOLER WITH DOL STA	17,829.00	33	19,468.78	14,042.74
10	EI-Oth Than Cable	TPS II Expn	TPSII EXP_450MM(18")TU BULAR MANCOOLER WITH DOL STA	17,828.00	34	19,467.69	14,201.53
11	EI-Oth Than Cable	TPS II Expn	TPS-IIEXP_UNI-TECH ELECTRIC POWER WINCH FOR BM DN	475,650.00	35	519,070.98	383,685.89
12	EI-Oth Than Cable	TPS II Expn	TPS-IIEXP_HEAVY DUTY INDUSTRIAL MAN COOLER FAN	23,840.00	36	26,019.56	19,411.70
13	EI-Oth Than Cable	TPS II Expn	TPS-IIEXP_HEAVY DUTY INDUSTRIAL MAN COOLER FAN	23,840.00	37	26,019.56	19,590.29
14	EI-Oth Than Cable	TPS II Expn	TPS-IIEXP_HEAVY DUTY INDUSTRIAL MAN COOLER FAN	23,840.00	38	26,019.56	19,759.49
15	EI-Oth Than Cable	TPS II Expn	TPS-IIEXP_HEAVY DUTY INDUSTRIAL MAN COOLER FAN	23,841.00	39	26,020.66	19,920.84



EI Other Than Cable							
S.No	Assets Class Details	Unit Name	Asset Description	Current APC	Useful life	Replacement Cost	FMV
16	EI-Oth Than Cable	TPS II Expn	TPS-IIEXP_HEAVY DUTY INDUSTRIAL MAN COOLER FAN	23,840.00	40	26,019.56	20,072.49
17	EI-Oth Than Cable	TPS II Expn	TPS-IIEXP_HEAVY DUTY INDUSTRIAL MAN COOLER FAN	23,840.00	41	26,019.56	20,217.54
18	EI-Oth Than Cable	TPS II Expn	TPS-IIEXP_HEAVY DUTY INDUSTRIAL MAN COOLER FAN	23,840.00	42	26,019.56	20,355.68
19	EI-Oth Than Cable	TPS II Expn	TPS-IIEXP_HEAVY DUTY INDUSTRIAL MAN COOLER FAN	23,841.00	43	26,020.66	20,488.26
20	EI-Oth Than Cable	TPS II Expn	Lights, fitting, Ceiling fan, wiring	31,867.00	44	34,418.11	28,155.98
21	EI-Oth Than Cable	TPS II Expn	TS2E_Split Air Conditioner - 2 No. In Effluent roo	55,120.00	45	59,532.62	48,941.79
22	EI-Oth Than Cable	TPS II Expn	TSII_RO UNITS WITH UV SYSTEM - 12 NOS	136,519.00	46	147,534.03	121,656.26
23	EI-Oth Than Cable	TPS II Expn	TS2E_400KV TIE LINE BETWEEN TPS-II AND TPS-II EXPA	28,847,323.00	47	31,026,283.81	26,040,013.66
24	EI-Oth Than Cable	TPS II Expn	TS2E_HIGH MAST LIGHTING TOWERS-FIVE NOS	1,493,326.00	48	1,606,123.25	1,353,378.86
25	EI-Oth Than Cable	TPS II Expn	TS2E_TIMERS	81,000.00	49	87,118.27	73,688.86
26	EI-Oth Than Cable	TPS II Expn	TS2E_350 PHONE B-03	236,600.00	50	254,471.40	216,028.79



EI Other Than Cable									
S.No	Assets Class Details	Unit Name	Asset Description	Current APC	Useful life	Replacement Cost	FMV		
27	EI-Oth Than Cable	TPS II Expn	TPS2E_NO 185 CIL PHONE B-03	125,060.00	51	134,506.31	114,585.07		
28	EI-Oth Than Cable	TPS II Expn	TPS2E AREA ILLUMINATION	18,512,248.00	52	19,901,427.38	17,029,456.38		
29	EI-Oth Than Cable	TPS II Expn	TPS2E_B03-INTER PLANT COOMMUNICATION SYSTEM	50,551,679.00	53	57,759,101.95	42,221,321.30		
30	EI-Oth Than Cable	TPS II Expn	TPS2E_48 VOLTS BATTERY 300AH 5 DIGIT	300,000.00	54	342,772.60	252,270.90		
31	EI-Oth Than Cable	TPS II Expn	TPS2E_48 VOLTS BATTERY 300AH 3 DIGIT	300,000.00	55	342,772.60	253,916.38		
32	EI-Oth Than Cable	TPS II Expn	TPS2E_FLOAT CUM BOOST CHARGER 5 DIGIT	40,000.00	56	45,703.01	34,067.08		
33	EI-Oth Than Cable	TPS II Expn	TPS2E_FLOAT CUM BOOST CHARGER 3 DIGIT	40,000.00	57	45,703.01	34,271.22		
34	EI-Oth Than Cable	TPS II Expn	2 TON CAPACITY ELEC.OPERATED BASE MOUNTED WINTCH	115,651.00	58	120,188.32	112,058.44		
35	EI-Oth Than Cable	TPS II Expn	TPSII Exp-heavy duty industrial man cooler fan	739,999.72	59	767,288.48	719,330.72		
	Total			102,451,075.72		113,596,885.56	89,330,062.81		
	Design Obsolescence Value 5%						4,466,503.14		
	Net Fair Value						84,863,559.67		



M/s NLC India Limited (2*250MW) Lignite Thermal Power Station II Expansion

Capital Spares

S.No	Assets Class Details	Unit Name	Asset Description	Current APC	Useful life	Replacement Cost	FMV
1	CAPITAL SPARES	TPS II Expn	HAIA CARD -Analog To Digital Converter Board	1,073,237.67	25	1,136,985.05	866,849.86
2	CAPITAL SPARES	TPS II Expn	Single acting control unit	1,685,536.65	26	1,871,315.11	1,078,027.37
3	CAPITAL SPARES	TPS II Expn	IMPELLER SEAL RING BOTTOM SS 316 CWP WPIL HM72TC	624,799.36	27	681,236.72	453,328.30
4	CAPITAL SPARES	TPS II Expn	IMPELLER CAS NM CWP WPIL HM72TC	3,931,118.00	28	4,217,281.85	3,120,871.10
5	CAPITAL SPARES	TPS II Expn	THRUST BEARING HOUSING ASSEMBLY CWP WPIL HM72TC	819,975.08	29	894,042.42	615,567.42
6	CAPITAL SPARES	TPS II Expn	LPG Ignitor Make DURAG HEGWEIN Model ZA 1 180P KO	572,300.00	30	611,702.46	471,318.14
7	CAPITAL SPARES	TPS II Expn	Complete conveying chain for Lignite Transport Fee	6,389,250.00	31	6,782,582.73	5,435,657.11
8	CAPITAL SPARES	TPS II Expn	Complete conveying chain for Lignite Extraction Fe	4,007,338.64	32	4,251,731.40	3,441,427.11
9	CAPITAL SPARES	TPS II Expn	AS-22 MST TO AST PCV TRIM SET FOR VSN HT 8 INCH 25	690,909.75	33	744,611.42	569,230.55
10	CAPITAL SPARES	TPS II Expn	CONNECTING ROD ASSY PART NO 12SE920E PERKINS ENGINE	694,173.42	34	753,130.61	564,999.68



Capital Spares

S.No	Assets Class Details	Unit Name	Asset Description	Current APC	Useful life	Replacement Cost	FMV
11	CAPITAL SPARES	TPS II Expn	TURBINE AOP COMPLETE ASSEMBLED PUMP	547,816.00	35	589,765.20	460,732.42
12	CAPITAL SPARES	TPS II Expn	Complete conveying chain for Lignite Transport Fee	4,198,826.00	36	4,456,162.27	3,697,529.47
13	CAPITAL SPARES	TPS II Expn	SIPOS Actuator 125 25 KN	1,089,900.00	37	1,173,986.53	929,192.30
14	CAPITAL SPARES	TPS II Expn	SIPOS Actuator 77 154 KN	916,650.00	38	987,370.18	786,906.27
15	CAPITAL SPARES	TPS II Expn	Tail Bend pulley for BCN 2 AB	1,015,560.00	39	1,072,153.12	918,956.11
16	CAPITAL SPARES	TPS II Expn	Tail Bend pulley for BCN 18 AB	504,270.00	40	532,246.62	458,424.75
17	CAPITAL SPARES	TPS II Expn	SEAL POT TO COMB RETURN LEG MEJ BELLOW SET	398,625.00	41	429,302.74	348,720.62
18	CAPITAL SPARES	TPS II Expn	SEAL POT TO COMB RETURN LEG MEJ FULL ASSEMBLY SET	1,842,600.00	42	1,984,404.48	1,620,791.16
19	CAPITAL SPARES	TPS II Expn	SEAL POT BLOWER GM 50L BARE SHAFT BLOWER	783,759.15	43	844,935.31	691,560.30
20	CAPITAL SPARES	TPS II Expn	FBHE EXIT CHAMBER BLOWER GM 130 L BARE SHAFT BLOWE	2,051,619.28	44	2,211,758.00	1,819,398.19
21	CAPITAL SPARES	TPS II Expn	PURGE AND SEAL BLOWER GM 150 S BARE SHAFT BLOWER	2,445,103.16	45	2,635,955.18	2,178,735.32



Capital Spares

S.No	Assets Class Details	Unit Name	Asset Description	Current APC	Useful life	Replacement Cost	FMV
22	CAPITAL SPARES	TPS II Expn	Gear Box for Secondary Screen	746,266.00	46	798,872.64	676,448.62
23	CAPITAL SPARES	TPS II Expn	HT Motor 325 KW 66 KV	810,630.94	47	869,906.94	734,565.54
24	CAPITAL SPARES	TPS II Expn	HT motor 365 KW 66 KV	841,212.06	48	902,724.25	765,203.07
25	CAPITAL SPARES	TPS II Expn	Digital AVR CPU	1,460,098.40	49	1,547,984.32	1,357,829.36
26	CAPITAL SPARES	TPS II Expn	Digital Firing Control Card 50 Hz	706,155.98	50	746,300.46	661,447.12
27	CAPITAL SPARES	TPS II Expn	LPBP Spares Proportional valve PV8	1,147,004.96	51	1,227,829.53	1,058,182.60
28	CAPITAL SPARES	TPS II Expn	LPBP Spares Proportional valve PV6	953,946.34	52	1,021,166.89	882,787.48
29	CAPITAL SPARES	TPS II Expn	LPBP Spares Position FB TRSG 16+4K	875,713.99	53	937,421.84	812,787.62
30	CAPITAL SPARES	TPS II Expn	Power Supply Converter AC DC	814,879.52	54	866,518.32	764,831.01
31	CAPITAL SPARES	TPS II Expn	16 Channel Analog IO Module	807,295.35	55	852,791.42	765,409.50
32	CAPITAL SPARES	TPS II Expn	160KW 8pole 415V 50HZ 3phase S1 duty 355L motor	518,416.01	56	547,788.18	492,366.17
33	CAPITAL SPARES	TPS II Expn	Holdback device for CSC 450 Gear box	553,234.76	57	589,657.31	521,551.25
34	CAPITAL SPARES	TPS II Expn	Holdback device for CSB 500 Gear box	1,352,846.00	58	1,443,208.70	1,277,004.50



Capital Spares

S.No	Assets Class Details	Unit Name	Asset Description	Current APC	Useful life	Replacement Cost	FMV
35	CAPITAL SPARES	TPS II Expn	Gear Box Model CSC355	1,105,148.16	59	1,179,601.84	1,044,907.58
36	CAPITAL SPARES	TPS II Expn	Travel Gear Box CKCA 250	664,876.80	60	708,649.37	630,892.09
37	CAPITAL SPARES	TPS II Expn	LPBP SparesPVR10eP Electronic Module Part No 201	1,229,134.68	61	1,312,109.69	1,166,902.49
38	CAPITAL SPARES	TPS II Expn	Bucket Wheel Hydraulic Drive MotorCB 840 for SCR	8,214,958.15	62	8,683,773.43	7,884,467.20
39	CAPITAL SPARES	TPS II Expn	Slew Drive Hydraulic MotorCA210 + BICA 37 of SCR	4,532,843.41	63	4,794,879.02	4,354,905.34
40	CAPITAL SPARES	TPS II Expn	Sampling System Permapure GASS6000 Plus assembly	1,937,432.56	64	2,063,657.62	1,853,581.51
41	CAPITAL SPARES	TPS II Expn	ZR900 OIL COOLER Part no 1621600102	578,525.52	65	614,885.45	555,431.41
42	CAPITAL SPARES	TPS II Expn	SUCTION BELL FOR CWP Model No HM72TC Single Stage	2,390,999.00	66	2,540,420.06	2,299,876.34
43	CAPITAL SPARES	TPS II Expn	EBFP ARC VALVE COMPLETE Type MRM110 UVWCS	2,509,464.70	67	2,648,069.65	2,429,770.39



Capital Spares

S.No	Assets Class Details	Unit Name	Asset Description	Current APC	Useful life	Replacement Cost	FMV
44	CAPITAL SPARES	TPS II Expn	NSFC CARD	1,579,186.71	68	1,668,226.88	1,529,902.51
45	CAPITAL SPARES	TPS II Expn	DISCHARGE BOWL WITH SEAL RING FOR CWP Model No HM	4,322,423.00	69	4,554,175.93	4,200,293.76
46	CAPITAL SPARES	TPS II Expn	SEMRACK FOR ID FAN	1,906,014.15	70	2,013,012.04	1,851,577.14
47	CAPITAL SPARES	TPS II Expn	1730WD Main steam Safety valve assembly	1,276,583.00	71	1,345,833.26	1,243,006.71
48	CAPITAL SPARES	TPS II Expn	COMPLETE GEAR BOX CKC 315 RATIO15005656	906,523.20	72	955,997.01	883,533.31
49	CAPITAL SPARES	TPS II Expn	COMPLETE GEAR BOX CKC 315 RATIO 15004646	906,523.20	73	955,997.01	884,525.97
50	CAPITAL SPARES	TPS II Expn	Holdback device for CSC 500 gear box	1,488,877.08	74	1,568,460.62	1,455,166.78
51	CAPITAL SPARES	TPS II Expn	SS PL GR 253 MA AS PER UNS S30815 THICK 16 MM	1,585,651.23	75	1,676,055.07	1,548,644.27
52	CAPITAL SPARES	TPS II Expn	SS PL GR 253 MA AS PER UNS S30815 THICK 12 MM	964,775.85	76	1,019,781.29	943,279.31



Capital Spares							
S.No	Assets Class Details	Unit Name	Asset Description	Current APC	Useful life	Replacement Cost	FMV
53	CAPITAL SPARES	TPS II Expn	COMPLETE JOP SCREW PUMP Model T3 SA3846	1,752,300.00	77	1,849,276.60	1,716,362.93
54	CAPITAL SPARES	TPS II Expn	12KV 3150 AMP VACUUM CIRCUIT BREAKER	901,992.00	78	950,378.31	885,016.85
55	CAPITAL SPARES	TPS II Expn	DCPA Module for HP Bypass System MDL 69242[918A Ma	1,940,274.00	79	2,050,258.30	1,903,145.96
56	CAPITAL SPARES	TPS II Expn	ID FAN Coupling Model PM 180	1,200,437.60	80	1,268,056.77	1,178,771.68
57	CAPITAL SPARES	TPS II Expn	ZR160HP SCREW ELEMENT FOR IAC	2,091,803.49	81	2,209,632.20	2,055,970.65
58	CAPITAL SPARES	TPS II Expn	Lvl ControllerWater SeparatorIC OL ZR75XPart No 8	816,221.34	82	862,198.08	802,970.58
59	CAPITAL SPARES	TPS II Expn	SAC ZR 900VSD MAINTKIT PART NO 2906062700	1,897,711.30	83	1,996,288.30	1,871,351.43
60	CAPITAL SPARES	TPS II Expn	DIGITAL DIRECT READING TRANSFORMER WINDING RESISTA	760,113.00	84	804,928.43	748,431.17
61	CAPITAL SPARES	TPS II Expn	Vacuum Bottle Test Kit	836,736.82	85	886,322.07	824,529.50



Capital Spares

S.No	Assets Class Details	Unit Name	Asset Description	Current APC	Useful life	Replacement Cost	FMV
62	CAPITAL SPARES	TPS II Expn	FBHE EMPTY CHAMBER BLOWER GM 60S BARE SHAFT BLOWER	1,153,733.40	86	1,212,652.83	1,140,643.11
63	CAPITAL SPARES	TPS II Expn	1750WB Drum Safety valve assembly	1,413,522.00	87	1,485,282.45	1,398,611.74
64	CAPITAL SPARES	TPS II Expn	TPSZE_5V, 114KVA, 95KVp DC Output, 1100milli Amps	3,776,000.00	88	3,955,385.86	3,741,854.14
65	CAPITAL SPARES	TPS II Expn	LPG Ignitor, Make: DURAG / HEGWEIN, Model: ZA-1-18	1,191,215.00	89	1,245,521.35	1,181,721.21
66	CAPITAL SPARES	TPS II Expn	1730WD Main steam Safety valve assembly	1,276,583.00	90	1,337,054.56	1,266,681.13
67	CAPITAL SPARES	TPS II Expn	Converter Leg Module for ID Fan_MC 756020013	2,848,239.19	91	2,969,660.02	2,830,542.42
68	CAPITAL SPARES	TPS II Expn	Inverter Leg Module for ID Fan_MC 756020014 & IRR	2,934,987.81	92	3,060,106.74	2,918,310.25
69	CAPITAL SPARES	TPS II Expn	PA FAN MOTOR, 3190 KW, 6600 Volts_MC 751510007 &	5,804,125.00	93	6,076,521.33	5,769,875.85
70	CAPITAL SPARES	TPS II Expn	Bearing shell assembly for 250 MW TurboGenerator_M	6,592,896.00	94	6,889,486.01	6,559,770.59



Capital Spares							
S.No	Assets Class Details	Unit Name	Asset Description	Current APC	Useful life	Replacement Cost	FMV
71	CAPITAL SPARES	TPS II Expn	SYNAMICS_MC 758510006 & IRR NO 2021007503	2,087,999.82	95	2,180,100.63	2,078,876.06
72	CAPITAL SPARES	TPS II Expn	AS-22 (MST TO AST PCV) TRIM SET FOR VSN (HT) 8 INC	818,070.29	96	851,756.86	815,221.74
73	CAPITAL SPARES	TPS II Expn	Spindle for Reheat Stop valve_MC 741020201 & IRR N	820,099.80	97	857,936.73	817,129.91
74	CAPITAL SPARES	TPS II Expn	Moving blade for LP Turbine- 8th stage- LP3L F123	6,259,833.54	98	6,510,398.38	6,244,485.83
75	CAPITAL SPARES	TPS II Expn	Moving blade- LP Turbine- 8th stage-LP3R F123- 196/2	6,259,833.54	99	6,512,284.91	6,246,999.63
76	CAPITAL SPARES	TPS II Expn	Vortex Finder Assembly_MC 740013020 & IRR NO 20210	3,750,605.59	100	3,923,749.99	3,742,612.49
77	CAPITAL SPARES	TPS II Expn	VALVE SEAT (VALVE SEAT ASSY 6013) P.No.3 FOR HPBP	515,520.80	101	540,887.25	514,536.14
78	CAPITAL SPARES	TPS II Expn	Soft goods Kit for both LPBP Stop valve and Contro	1,963,423.50	102	2,046,640.38	1,961,597.33
79	CAPITAL SPARES	TPS II Expn	CARTRIDGE ASSLY WITH MECH SEAL FOR EBF PUMP CHTC 3	12,904,500.06	103	13,543,714.75	12,892,377.17



Capital Spares							
S.No	Assets Class Details	Unit Name	Asset Description	Current APC	Useful life	Replacement Cost	FMV
80	CAPITAL SPARES	TPS II Expn	Service Air Compressor ZR 900 VSD - HP Screw Eleme	3,877,014.48	104	4,043,035.68	3,876,564.00
81	CAPITAL SPARES	TPS II Expn	Hydraulic PUMP for Slew Drive MC 742000148 & IRR N	1,324,629.34	105	1,378,195.17	1,325,117.13
82	CAPITAL SPARES	TPS II Expn	HPHs GP valve,DISC for sempell AVS4_MC 741140101 &	865,748.35	106	901,587.96	866,377.33
83	CAPITAL SPARES	TPS II Expn	HPHs GP valve,ROD WITH PISTON for sempell AVS4	848,294.96	107	883,412.05	849,233.69
84	CAPITAL SPARES	TPS II Expn	HPHs GP valve DISC for sempell AVS 5_MC 741140111	980,821.95	108	1,021,425.29	982,273.25
85	CAPITAL SPARES	TPS II Expn	HPHs GP valve ROD WITH PISTON for sempell AVS 5	848,294.96	109	883,412.05	849,860.82
86	CAPITAL SPARES	TPS II Expn	TS2E_ESVCV AND AUX SPARES COMPLETE ASSEMBLY	57,919,544.80	110	59,663,478.49	58,030,348.66
87	CAPITAL SPARES	TPS II Expn	TS2EXPN_COMPLETE RAPH BASKET FOR RAPH	18,508,085.73	111	19,130,261.65	18,550,900.16
88	CAPITAL SPARES	TPS II Expn	TS2E_FBHE EMPTY CHAMBER BLOWER -GM 60S BARE S	1,194,117.52	112	1,229,057.73	1,196,948.29



Capital Spares

S.No	Assets Class Details	Unit Name	Asset Description	Current APC	Useful life	Replacement Cost	FMV
89	CAPITAL SPARES	TPS II Expn	TS2E_SEAL POT BLOWER - GM 50L BARE SHAFT BLOWER	897,991.80	113	924,267.29	900,334.26
90	CAPITAL SPARES	TPS II Expn	MD 400 Air Dryer Rotor - part No.1614761	1,409,469.86	114	1,450,132.10	1,413,434.45
91	CAPITAL SPARES	TPS II Expn	30 KW Switchgear	512,014.64	115	525,691.74	513,480.92
92	CAPITAL SPARES	TPS II Expn	TS2E-ASH COOLER BLOWER OVERHAULING KIT	2,220,642.00	116	2,276,188.47	2,227,105.80
93	CAPITAL SPARES	TPS II Expn	TS2E-ESVCV AND AUX SPARES COMPLETE ASSEMBLY	1,591,723.24	117	1,635,506.53	1,597,055.56
94	CAPITAL SPARES	TPS II Expn	TS2E_Service Air Compressor ZR 900 VSD - HP S	3,368,220.83	118	3,469,544.29	3,381,093.87
95	CAPITAL SPARES	TPS II Expn	TS2E- COnveying Chain LTC2C	16,193,192.69	119	16,558,315.91	16,244,571.37
96	CAPITAL SPARES	TPS II Expn	TS2E-Air assisted safety valve Disc holder Assembly	1,428,000.00	120	1,461,254.79	1,432,897.11
97	CAPITAL SPARES	TPS II Expn	TS2E_ACWP-PUMPTYPE-BWL 600/600	654,133.00	121	668,344.71	656,344.32



Capital Spares							
S.No	Assets Class Details	Unit Name	Asset Description	Current APC	Useful Life	Replacement Cost	FMV
98	CAPITAL SPARES	TPS II Expn	TS2E_EMPTY CHAMBER BARE BLOWER OF GM 60S	1,228,746.70	122	1,254,903.86	1,233,007.15
99	CAPITAL SPARES	TPS II Expn	TS2E_SEAL POT BARE BLOWER GM 50L	924,032.98	123	942,538.96	927,192.12
100	CAPITAL SPARES	TPS II Expn	TS2E_DYN BAL ROTOR ASSEM- PUMP	1,368,946.01	124	1,396,362.44	1,373,809.61
101	CAPITAL SPARES	TPS II Expn	TS2E_GENERATOR SLIP RING SHAFT ASSEMBLY	15,565,522.07	125	15,877,258.96	15,622,874.83
102	CAPITAL SPARES	TPS II Expn	Ts2E_DE SIDE PLATE FOR BC BLOWER	4,732,456.08	126	4,827,234.86	4,750,507.12
103	CAPITAL SPARES	TPS II Expn	Ts2E_Pair of gear wheels FOR GM430L	3,537,386.30	127	3,608,230.94	3,551,330.57
104	CAPITAL SPARES	TPS II Expn	Ts2E_ID Fan - Liner Assembly for 8 inch Dodge	1,468,564.28	128	1,497,975.80	1,474,537.87
105	CAPITAL SPARES	TPS II Expn	Ts2e_SAC ZR 900VSD - 16000 HOURS MAINTENANCE K	1,084,500.80	129	1,106,220.53	1,089,046.33
106	CAPITAL SPARES	TPS II Expn	TS2e_SEAL POT BARE BLOWER_49.3 M3/min	840,750.00	130	857,588.03	844,376.30



Capital Spares

S.No	Assets Class Details	Unit Name	Asset Description	Current APC	Useful life	Replacement Cost	FMV
107	CAPITAL SPARES	TPS II Expn	TS2E_LTC A&B GEAR BOX WITH COOLING COIL	784,700.00	131	800,415.50	788,178.67
108	CAPITAL SPARES	TPS II Expn	TS2E_BARE ASH COOLER BLOWER OF MODEL GM130 L	2,465,449.52	132	2,514,826.06	2,476,670.44
109	CAPITAL SPARES	TPS II Expn	TS2E_NGR for Transformer UAT and SAT	1,450,869.17	133	1,477,978.56	1,457,214.71
110	CAPITAL SPARES	TPS II Expn	TS2E_BC blower flender gear box	1,597,920.00	134	1,625,938.32	1,604,662.50
111	CAPITAL SPARES	TPS II Expn	TS2E_DRAG CHAIN FOR BED ASH	4,013,625.92	135	4,084,001.83	4,030,957.46
112	CAPITAL SPARES	TPS II Expn	TS2E_Service water pump 150m ³ /hr	683,200.00	136	695,179.40	686,216.57
113	CAPITAL SPARES	TPS II Expn	TS2E_ELECTRO MAGNETIC FLOW METER SIZE :600MM	766,955.01	137	780,402.99	770,414.83
114	CAPITAL SPARES	TPS II Expn	TS2E_REFRIGERATION GAS DRIER FOR GENERATOR	3,340,546.95	138	3,398,480.27	3,355,771.56
115	CAPITAL SPARES	TPS II Expn	TS2E_EMPTY CHAMBER BARE BLOWER OF GM 60S	1,351,621.56	139	1,372,617.98	1,357,277.99



Capital Spares

S.No	Assets Class Details	Unit Name	Asset Description	Current APC	Useful life	Replacement Cost	FMV
116	CAPITAL SPARES	TPS II Expn	TS2E_DODGE EXPANSION PILLOW BLOCK ASSY	2,491,389.01	140	2,529,067.00	2,501,747.14
117	CAPITAL SPARES	TPS II Expn	TS2E_SRV FOR BC BLOWER (4412.4764)	1,683,395.00	141	1,712,035.78	1,691,377.58
118	CAPITAL SPARES	TPS II Expn	TS2E_OIL PUMP KIT	513,095.86	142	521,066.42	515,366.15
119	CAPITAL SPARES	TPS II Expn	TS2E_DODGE NON EXPANSION PILLOW BLOCK ASSY	2,781,246.02	143	2,823,307.60	2,793,449.08
120	CAPITAL SPARES	TPS II Expn	TS2E_NGR FOR 250MW GENERATOR	307,392.14	144	312,125.14	308,787.73
121	CAPITAL SPARES	TPS II Expn	TS2E_CWP LINE SHAFT SS410 P.NO 29	525,939.01	145	532,985.15	528,060.64
122	CAPITAL SPARES	TPS II Expn	TPS2E CWP HEAD SHAFT SS 410P NO 48	667,821.00	146	676,767.97	670,557.81
123	CAPITAL SPARES	TPS II Expn	TPS2E TAIL& BEND PULLEY FOR BCN 2A	831,601.90	147	843,563.30	835,309.25
124	CAPITAL SPARES	TPS II Expn	TS2E_Scoop Coupling Model SC-11	3,275,613.00	148	3,319,407.50	3,289,420.99



Capital Spares

S.No	Assets Class Details	Unit Name	Asset Description	Current APC	Useful life	Replacement Cost	FMV
125	CAPITAL SPARES	TPS II Expn	TS2E_Line Shaft and Impeller shaft sleeves for CWP	1,555,815.01	149	1,576,658.67	1,562,482.22
126	CAPITAL SPARES	TPS II Expn	TS2E WEDGE V491 FOR MAIN STEAM STOP VALVE	1,236,894.60	150	1,254,448.34	1,242,579.77
127	CAPITAL SPARES	TPS II Expn	TS2E LEF GEAR BOX H4-225	1,588,980.84	151	1,611,966.65	1,596,524.05
128	CAPITAL SPARES	TPS II Expn	TS2E 60KW,220V,DC,2900RPM MOTOR FOR DC JACK OIL PUL	1,775,091.73	152	1,801,207.46	1,783,773.28
129	CAPITAL SPARES	TPS II Expn	TS2E TAIL&BEND PULLEY FOR BCN-1 AS PER DRAWING NO	242,467.09	153	245,609.20	243,528.92
130	CAPITAL SPARES	TPS II Expn	TS2E COMPLETE ASSEMBLY OF ROTARY AIR LOCK FEEDER	5,664,000.00	154	5,738,640.66	5,689,533.98
131	CAPITAL SPARES	TPS II Expn	TS2E SEAL POT BARE BLOWER OF GM 50L	1,848,065.97	155	1,872,419.94	1,856,500.64
132	CAPITAL SPARES	TPS II Expn	TPS2E-SINAMICS G130MODULE 380-480V 450KW 840A/1NO	3,322,719.78	156	3,361,135.88	3,336,225.46
133	CAPITAL SPARES	TPS II Expn	TPS2E-500A DC CHOKE FOR CALDYNE CHARGER,/1 NO	651,950.00	157	659,505.48	654,637.30



Capital Spares							
S.No	Assets Class Details	Unit Name	Asset Description	Current APC	Useful Life	Replacement Cost	FMV
134	CAPITAL SPARES	TPS II Expn	TPS2E-SINAMICS PM240-2 FSG-C3-400V-132KW/1NO	1,103,640.60	158	1,117,519.26	1,108,624.84
135	CAPITAL SPARES	TPS II Expn	TPS2E-SLEW BEARING FOR STACKER CUM RECLAIMER/2NOS	16,531,845.01	159	16,724,792.02	16,602,025.39
136	CAPITAL SPARES	TPS II Expn	TPS2E-CORIOLIS MASS FLOW METER/ 3 NOS	10,501,926.13	160	10,615,577.11	10,543,776.55
137	CAPITAL SPARES	TPS II Expn	TPS2E-UT Pumps HFO Pressurising pump PDHU 80 4/2NO	2,371,800.00	161	2,401,301.29	2,382,749.59
138	CAPITAL SPARES	TPS II Expn	TPS2E-COMPLETE CONVEYING CHAIN FOR LTC A&B/2SET	3,458,171.81	162	3,500,427.83	3,474,025.14
139	CAPITAL SPARES	TPS II Expn	TPS2E-4 CHANNEL VIBRATION ANALYZER/ 1 SET	2,200,000.02	163	2,227,605.50	2,210,457.11
140	CAPITAL SPARES	TPS II Expn	TPS2E-2V 1930 AH PLANTE CELL/ 1 SET	12,636,774.40	164	12,767,296.70	12,686,887.90
141	CAPITAL SPARES	TPS II Expn	TPS2E-BEARING SHELL ASSEMBLY FOR 250MW/2 NOS	9,758,930.00	165	9,875,235.06	9,803,907.08
142	CAPITAL SPARES	TPS II Expn	TPS2E-SAFETY VALVE_4415.7474/1 NO	1,101,861.01	166	1,115,083.34	1,107,022.50



Capital Spares

S.No	Assets Class Details	Unit Name	Asset Description	Current APC	Useful life	Replacement Cost	FMV
143	CAPITAL SPARES	TPS II Expn	TPS2E-RALF SEW EURO DRIVE GB WITH MOTOR/2 NOS	1,949,200.00	167	1,968,959.01	1,957,007.33
144	CAPITAL SPARES	TPS II Expn	TPS2E_COMPLETE CONVEYING CHAIN FOR LTC/1 SET	1,729,085.90	168	1,739,128.81	1,733,116.17
145	CAPITAL SPARES	TPS II Expn	TPS2E_MODIFIED ECCENTRIC VORTEX FINDER ASS./4NOS	47,319,732.72	169	47,581,611.79	47,425,796.18
146	CAPITAL SPARES	TPS II Expn	TS2E RAPH CE BASKETS FOR ONE PASS 29.0 VIMQ/2 SET	15,174,445.44	170	15,234,727.48	15,199,126.59
147	CAPITAL SPARES	TPS II Expn	TS2E RAPH CE BASKETS FOR ONE PASS 29.0 /2 SET	14,395,504.00	171	14,452,691.62	14,419,115.71
148	CAPITAL SPARES	TPS II Expn	TS2E RAPH CE BASKETS FOR ONE PASS 29.0 VIMQ/2 SET	12,133,477.00	172	12,181,678.48	12,153,543.04
149	CAPITAL SPARES	TPS II Expn	TS2E TAKE UP PULLEY FOR BCN 4,7,11 A/B	589,963.36	173	593,567.79	591,471.58
150	CAPITAL SPARES	TPS II Expn	TPS2E_110KW Motor/ 1 NO	815,149.23	174	817,538.85	816,161.48
151	CAPITAL SPARES	TPS II Expn	TS2E TAKE UP PULLEY FOR BCN 20A/B	246,101.88	175	247,605.46	246,741.02



Capital Spares

S.No	Assets Class Details	Unit Name	Asset Description	Current APC	Useful life	Replacement Cost	FMV
152	CAPITAL SPARES	TPS II Expn	TPS2E_LHS LT MODULES_55 KW SWITCHGEAR RDOL/1NO	765,000.00	176	767,179.73	765,937.72
153	CAPITAL SPARES	TPS II Expn	TPS2E_LHS LT MODULES_55 KW SWITCHGEAR DOL/1NO	763,700.01	177	765,876.03	764,643.14
154	CAPITAL SPARES	TPS II Expn	TPS2E_LHS LT MODULES_22 KW SWITCHGEAR RDOL/1NO	685,975.01	178	687,929.57	686,828.37
155	CAPITAL SPARES	TPS II Expn	TPS2E_LHS LT MODULES_22 KW SWITCHGEAR DOL/1NO	675,494.00	179	677,418.70	676,340.38
156	CAPITAL SPARES	TPS II Expn	TPS2E_LHS LT MODULES_9.3 KW SWITCHGEAR RDOL/1NO	645,582.01	180	647,421.48	646,396.64
157	CAPITAL SPARES	TPS II Expn	H2 PRESSURE REDUCER VALVE H2 GAS UNIT ORIFICE/2NOS	847,892.00	181	850,633.13	849,113.80
158	CAPITAL SPARES	TPS II Expn	H2 PRESSURE REDUCER VALVE H2 DISTRIBU ORIFICE/2NOS	1,088,087.99	182	1,091,605.64	1,089,666.62
159	CAPITAL SPARES	TPS II Expn	TPS2E_CWP HT MOTOR 1800KW 6.6 KV/ 1 NO	9,472,450.00	183	9,510,339.80	9,489,552.17
160	CAPITAL SPARES	TPS II Expn	TS2E_MD 400 Air Dryer Rotor - part No.1614761/1 NO	1,409,470.00	184	1,450,132.24	1,427,395.66



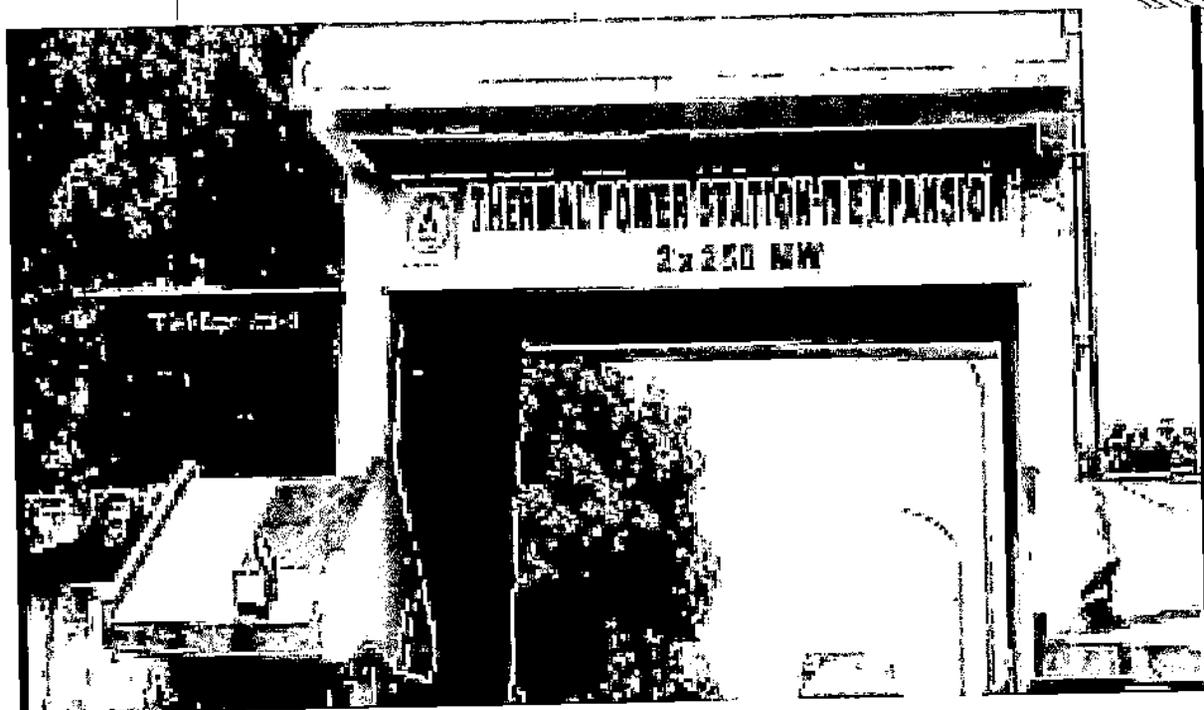
Capital Spares							
S.No	Assets Class Details	Unit Name	Asset Description	Current APC	Useful life	Replacement Cost	FMV
161	CAPITAL SPARES	TPS II Expn	FORKEY 142 MM PITCH/4 SET	4,358,024.30	185	4,366,859.75	4,362,074.15
162	CAPITAL SPARES	TPS II Expn	FORKEY 142 MM PITCH/2 SET	2,179,012.16	186	2,180,624.03	2,179,756.79
163	CAPITAL SPARES	TPS II Expn	TPS2E-4000A ACB /1 NOS/PO 5200011115	1,282,660.00	187	1,283,608.82	1,283,101.05
164	CAPITAL SPARES	TPS II Expn	Valve Soft Goods Kit/2 NOS	2,415,392.01	188	2,416,450.81	2,415,887.37
	Total			533,957,345.22		549,066,508.00	526,653,797.68
	Design Obsolescence Value 5%						26,332,689.88
	Net Fair Value						500,321,107.80

Valuation Report

M/s NLC India Limited (2*250MW) Lignite

Thermal Power Station II Expansion

LAND & BUILDING



**Address of the
property**

M/s Neyveli New Thermal Power Station
(2*250MW) NLC India Limited Navratna –
Govt. of India Enterprise Neyveli – 607 807,
Cuddalore District, Tamil Nadu, India

Valued for

SBICAP Trustee Company Ltd
Church Gate, Mumbai, India

Valued by

Er.V.V.SOUNDARARAJAN, B.E.D.I.I.T, FIV, FIE
CHARTERED ENGINEER
PANEL VALUER OF NATIONALISED BANKS
New No 21, Alamelumanga Puram, Mylapore,
Chennai – 600004.

Cell No 9176534093

Er. V.V. SOUNDARA RAJAN, B.E, DIIT, FIV, FIE

Government Approved Valuer

Chartered Engineer - F - 119469 - 7

Panel Valuer of Nationalized Banks

**REPORT ON VALUATION OF LAND & BUILDING SITUATED AT 2X 250MW
M/s. THERMAL POWER STATION II EXPANSION OPERATED BY NLC INDIA LIMITED.
'NAVRATNA' - GOVT OF INDIA ENTERPRISE NEYVELI, CUDDALORE DISTRICT, TAMIL
NADU - 607 807, INDIA.**

Ref: VVS/ SBI/2025-26/062

Date: 24-05-2025

1 Introduction

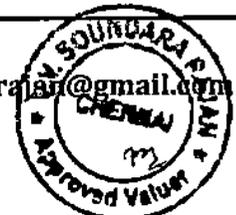
Name of the Property Owner	M/s NLC India Limited (2X250MW) Lignite Thermal Power Station II Expansion
Purpose of Valuation	To assess the Present Fair Market Value of the Property
Date of Inspection	18-03-2025
Date of valuation	31-03-2025
Date of Valuation Report	24-05-2025
Description of the property	Free Hold Properties Ammeri Vilage 54.8450 Hectrs Kunankurichi village - 38.74 Hectrs Umangalam Village - 0.845 Hectrs Uthangal Village- 17.105 Hectrs Kunankurichi Village - 27.260 Hectrs Mudhanai Village - 9.2450 Hectrs

2 Physical Characteristics of the property

a	Location/ Classification of the property	As per list enclosed here of Industrial / Mining - Government Land
i	Nearby Landmark	Neyveli Gate Cooperation office
ii	Postal Address of the Property	M/s. Neyveli Thermal Power Station -II Expansion ,operated by NLC India Limited. 'Navratna' - Govt of India Enterprise, Ammeri Vilage ,Kunankurichi village Umangalam Village ,Uthangal Village- Kunankurichi Village Mudhanai Village Neyveli, Cuddalore District, Tamil Nadu - 607 807, India.
iii	Area of the Plot / Land	365.716 Acres Or 148.04Hectrs

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	Details of the land area As per A Register	As per annexure - I
iv	Type of Land	Industrial Land
v	Independent access/approach to the property	Available road access
vi	Nearest Global Position Latitude, Longitude	11.5479, 79.4443
vii	Details of roads abutting the property	Bitumen and Concrete Road
viii	Details of adjoining properties	As per site
ix	Plot No.	
x	Door No.	
xii	S. No.	Refer Annexure
xiii	O.S. No.	
xiv	Ward	
xv	Village	Ammeri Vilage ,Kunankurichi village Umangalam Village ,Uthangal Village, Kunankurichi Village Mudhanai Village
xvi	Block	----
xvii	Taluk	Virdhachalam
xviii	Sub Registration Office	As per document - Kammapuram
xix	District	Cuddalore



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b Boundaries of the Property (As exists at site)

North by Thermal power station 2- NLC

South by U.Mangalam Village

East by Road

West by Agriculture Land

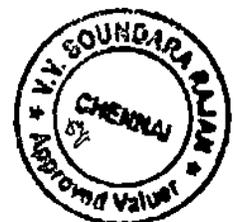
3 Town Planning parameters

- | | | |
|------|---|--|
| i | Master plan provisions related to the property in terms of land use | Factory Licence CDR01221 from Directorate of industrial Safety and Health
Ammeri Vilage ,
Kunankurichi village
Umangalam Village ,
Uthangal Village,
Kunankurichi Village
Mudhanai Village |
| ii | Whether Occupancy Certificate has been issued or not | NA |
| iii | Unauthorized constructions, if any | No |
| iv | Transferability of development rights | Yes |
| v | Planning area / zone
Local Planning Authority
Local Body | Refer Annexure – Inspector of factory
Licences |
| vi | Development controls | Not Applicable |
| vii | Zoning Regulations | NA |
| viii | Surrounding land uses and adjoining properties in terms of usage | Factory Building |
| ix | Demolitions proceedings, if any | Nil |
| x | Compounding / Regularization Proceedings | Not Applicable |
| xi | Any other aspect | NA |



4 Legal aspects of the property

A	Legal documents	Refer Photocopy of Land annexure - I Refer Photocopy of Sale deeds as per annexure Refer Photocopy of Building approval plan - Inspector Factory Licences
B	Reported Name of the owners	M/s NLC India Limited (2X250MW) Lignite Thermal Power Station II Expansion
C	Ordinary status of freehold or leasehold including restrictions on transfer	Freehold
D	Agreements of easements if any	Not Available
E	Notification for acquisition if any	Refer Legal opinion
F	Notification for road widening if any	Legal scope
G	Heritage restrictions if any	No
H	Comment on transferability of the property ownership	Transferable
I	Comment on existing mortgages/charges /encumbrances on the property, if any	Please refer latest legal opinion
J	Comment on whether the owners of the property have issued any guarantee (personal or Corporate) as the case may be	Details not available
K	Approved Layout plan	NA
L	Whether the property is Agricultural Land, if yes, any conversion is contemplated	No
M	Whether the property is SARFAESI compliant	Yes



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N	Qualification in TIR/mitigation suggested, if any	Legal scope
O	Any other aspect	No
5 Economic aspects of the property		
A	Reasonable letting value per month	NA
	Taxes and other outgoings	Available
	Property insurance	MEGA INSURANCE POLICY Policy No: 500101112410000003 Policy Renewed from 01.04.2024 to 31.03.2025
	Monthly maintenance charges	Details to be furnished by the client
	Security charges etc	NA
	Any other aspect	
6 Socio - cultural Aspects of the property		
A	Social Structure of the Area	All Religions
B	Population	Low
C	Social Stratification	Posh
D	Regional origin	Multi Linquistic
E	Age group	All
F	Economic levels	High
G	Location of slum / Squatter settlements nearby	Not available
H	Whether property belongs to social infrastructure like hospital, school, old age homes etc	Yes, Available at below 5 km



7 Infrastructure Availability

a Description of aqua infrastructure availability in terms of

- | | | |
|-----|------------------------|--------------------------------------|
| i | Protected Water supply | Raw water available |
| ii | Sewerage / sanitation | Sewage Treatment Plant & Septic tank |
| iii | Storm Water drainage | Available |

b Description of other physical infrastructure facilities viz

- | | | |
|-----|--|-----------|
| i | Solid waste management | Available |
| ii | Electricity | Available |
| iii | Roads and public transportation connectivity | Available |
| iv | Availability of other public utilities near by | Available |

c Social infrastructure in terms of

- | | | |
|-----|---|------------------|
| i | Schools | Available Nearby |
| ii | Medical facilities | Available Nearby |
| iii | Recreation facilities in terms of parks and open spaces | Available Nearby |

10 Marketability of the property

a Marketability of the property in terms of

- | | | |
|----|--|----------------------------|
| i | Locational Attributes | |
| | a. Distance to Work Place | |
| | b. Distance to Shopping & Market Place | |
| | c. Distance to Child School | Yes Available at below 5km |
| | d. Distance to Worship | |
| | e. Distance to CBD | |
| ii | Scarcity | No |
| b | Any other aspect which has relevance on the value or marketability of the property | Good |



10 Engineering and technology aspects of the property

b	Number of floors	
c	Materials and technology used	Refer Building Annexure -II
d	Specifications	
e	Maintenance issues	Good
f	Year of construction (As reported)	2016
g	Age of the building	9 years
h	Total life of the building	25 years
i	Extent of deterioration	Medium
j	Structural Safety - with naked eye vision	Visibly Good
k	Protection against natural disaster viz earthquakes	Details not available
l	Quality of construction	Good
m	Visible damages in the building if any	No
n	System of air conditioning	Independent units
o	Provision for firefighting elevator / escalators and approvals for the same	Elevator Available



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11 Environmental Factors

A	Use of environment friendly building materials, Green building techniques if any	Details not available
B	Provision for rainwater harvesting	Available
C	Use of solar heating and lighting systems, etc.	Available
D	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic etc	Refer Photocopy

12 Architectural and aesthetic quality of the property

A	Appearance of the Building	Good
B	Heritage value	No
C	Presence of landscaping elements	Good

13 Valuation

A	The procedure adopted for the valuation	Cost Approach Land and building Method
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B	Valuation of land	
	Prevailing Market value for the land in this locality	
		From Rs. 8,00,000/- To Rs. 10,00,000 /- per Acre

Market Rate Adopted for this land

Factors considered for the fixation of above rate

1. This property is abutting Main Road
2. The extent of the land is large
3. The frontage to this property is Good
4. This is not a vacant land, building exists
5. This is a linear property

Assessed Value for the land ₹ 31.07/-Crore



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14 Valuation of the Building

Floor Space Index

Approved Plan NA
Actual 0.083

Plinth area of the building

RCC Building area: 75377Sq.ft
Metal Sheet with PEB structure: 296956.78Sq.ft
Total Area = 354333Sq.ft

Replacement cost for the building : Refer Annexure II - Building Valuation

Depreciated Value for the building

Age of the building : 9 years
Total life of the building : 25 years
Salvage value : 5%
Rate of Depreciation :
or Say

Depreciation Value for the building
and Amenities

Other Amenities

Compound wall
Roads and Pavements
Landscape
Other ancillary structures

Refer Building Annexure II



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15 Abstracts

Land	Rs. 31,07,00,000/-
Building	Rs. 35,17,00,000/-
Interior and room furniture etc.,	
Total Amount =	Rs. 66,24,00,000 /-

16 Summary of Value

Guideline value (Land only)	
Fair Market Value	Rs. 66,24,00,000 /-
Estimated Net Realizable Value	Rs. 56,30,40,000/-
Forced Sale Value	Rs. 52,99,20,000/-

17 Remarks

Nil

18 Declaration

It is declared that

- This Property was inspected on 18-03-2025 owner's representative NLC Staff Mr. M. Chandrasekar GDM/Civil, Mr. Sourrav bakchi DEE/C&I, Mr. Anil Tirukkavalluri DCM/Finance and Mr. C. Pandi, Manger/Finance
- We have no direct or indirect interest in the property valued. The information and other details given above and in the Annexure are true to the best of our knowledge and belief and we have not been found guilty or misconduct in our career.
- In this Valuation Report the legal ownership aspects were not considered. The Lender institution authorities are requested to verify whether the extent of land mentioned in this valuation report is in conformity with the legal ownership / right of procession by the applicant / owner of the property who offers the security.
- We have verified only the Xerox copies of the documents. The concerned financial institution authorities are requested to compare these with the original documents and further the authenticity and genuineness of the original documents themselves may also to be to the satisfaction of the lender institution.
- Value varies with the location, context and date. This valuation report is not applicable if anyone factor like the context, location and/ or date is different other than what is mentioned in this report and hence the above valuation details are not comparable with valuation of any other similar property of the same area.
- Market value of land has been taken after local enquiry with local people and property dealers and no exact comparable sale deals of similar property in the same locality that are clinched in the near past are available.
- This valuer is as undersigned is not competent to ascertain the geniuses of document and the ownership he is not responsible for the same

Thanking You
Yours faithfully

V.V. Soundara Rajan

Er.V.V. Soundara Rajan
Govt. Approved Valuer
IBBI Registration IBBI/RV/02/2019/11392
Chartered Engineer.

Er. V.V. SOUNDARA RAJAN
B.E, PGD III (Prodn.) Dip. SGC&O.R.F.I.V. M.E.
Govt. Regd. Valuer - 775 of 2011-12
APPROVED VALUER F21497 AND
CHARTERED ENGINEER F- 119469-7
IBBI Registered Valuer



New No. 21, AlamelumangaPuram, Mylapore, Chennai - 600 004. 10

Phone No: 044- 24957271, Cell No: 9176534093 Email ID- vengadamrajan@gmail.com

Sl. No	Survey No: R.S.No.	Village	As per Survey No.as per MODT	As per MODT S.No. Extent in Are	As per Document Extent in Sq.ft	Market Value in Sq.ft	Market Value in Crores
27	340/1a	Ammeri	2.06	205.50	221198.4	431367.835	0.43
28	341	Ammeri	1.18	117.50	126475.9	2466280.879	0.25
29	343/6	Ammeri	0.76	75.50	81267.5	1584716.65	0.16
30	344	Ammeri	2.56	255.50	275017.9	5362849.06	0.54
31	345/2,6	Ammeri	1.63	162.50	174913.5	3410813.981	0.34
32	348	Ammeri	2.84	283.50	305156.8	5950558.546	0.60
33	349	Ammeri	0.30	30.00	32291.7	629688.735	0.06
34	350/1	Ammeri	1.11	111.00	119479.4	2329848.32	0.23
35	351	Ammeri	2.86	285.50	307309.6	5992537.795	0.60
36	352	Ammeri	1.00	99.50	107100.9	2088467.638	0.21
37	368	Ammeri	0.54	53.50	57586.9	1122944.911	0.11
38	370/1	Ammeri	1.30	129.50	139392.6	2718156.373	0.27
39	372/1	Ammeri	0.86	86.00	92569.6	1805107.707	0.18
40	373/1	Ammeri	0.24	23.50	25295.2	493256.1758	0.05
41	377/1	Ammeri	0.85	84.50	90955.0	1773623.27	0.18
1	86	Kunankurichi	1.83	183.00	196979.6	3841101.284	0.38
2	87/10	Kunankurichi	0.51	50.50	54357.7	1059976.037	0.11
3	88/1	Kunankurichi	0.59	58.50	62968.9	1227893.033	0.12
4	89/1	Kunankurichi	1.46	145.50	156614.9	3053990.365	0.31
5	90/1	Kunankurichi	1.30	129.50	139392.6	2718156.373	0.27
6	91/1	Kunankurichi	3.49	349.00	375660.5	7325378.951	0.73
7	92	Kunankurichi	0.36	35.50	38211.9	745131.6698	0.07
8	93	Kunankurichi	0.01	1.00	1076.4	20989.6245	0.00
9	94/1	Kunankurichi	1.92	192.00	206667.1	4030007.904	0.40
10	95/5	Kunankurichi	0.46	46.00	49514.0	965522.727	0.10
11	96	Kunankurichi	5.34	533.50	574254.6	11197964.67	1.12
12	97	Kunankurichi	1.63	162.50	174913.5	3410813.981	0.34
13	98	Kunankurichi	0.33	33.00	35520.9	692657.6085	0.07
14	99	Kunankurichi	0.65	65.00	69965.4	1364325.593	0.14





Sl. No	Survey No: R.S.No.	Village	As per Survey No.-as per MODT	As per MODT S.No. Extent in Acre	As per Document Extent in Sq.ft	Market Value in Sq.ft	Market Value in Crores
15	100	Kunankurichi	3.38	337.50	363282.0	7083998.269	0.71
16	101	Kunankurichi	1.51	151.00	162535.0	3169433.3	0.32
17	102/a1	Kunankurichi	0.10	9.50	10225.7	199401.4328	0.02
18	102/b2	Kunankurichi	0.04	4.00	4305.6	83958.498	0.01
19	103	Kunankurichi	0.26	25.50	27448.0	535235.4248	0.05
20	104	Kunankurichi	0.01	1.00	1076.4	20989.6245	0.00
21	113/a	Kunankurichi	0.08	7.50	8072.9	157422.1838	0.02
22	114a	Kunankurichi	1.07	107.00	115173.8	2245889.822	0.22
23	115	Kunankurichi	0.20	20.00	21527.8	419792.49	0.04
24	116/a1	Kunankurichi	1.40	140.00	150694.7	2938547.43	0.29
25	117/a1	Kunankurichi	0.03	2.50	2691.0	52474.06125	0.01
26	119/a1	Kunankurichi	1.06	105.50	113559.3	2214405.385	0.22
27	120	Kunankurichi	1.21	120.50	129705.1	2529249.752	0.25
28	121	Kunankurichi	0.31	30.50	32829.9	640183.5473	0.06
29	122	Kunankurichi	0.04	4.00	4305.6	83958.498	0.01
30	123	Kunankurichi	0.16	16.00	17222.3	335833.992	0.03
31	124	Kunankurichi	1.27	127.00	136701.7	2665682.312	0.27
32	125	Kunankurichi	1.50	149.50	160920.5	3137948.863	0.31
33	126	Kunankurichi	2.01	201.00	216354.6	4218914.525	0.42
34	127/a1	Kunankurichi	1.40	139.50	150156.5	2928052.618	0.29
35	129	Kunankurichi	0.27	26.50	28524.4	556225.0493	0.06
36	130/7	Kunankurichi	0.22	21.50	23142.4	451276.9268	0.05
37	133/4	Kunankurichi	1.26	126.00	135625.3	2644692.687	0.26
38	134	Kunankurichi	0.17	16.50	17760.5	346328.8043	0.03
				0.00	0.0	0	0.00
1	76a	Umangalam	0.31	31.00	33368.1	650678.3595	0.07
2	77a	Umangalam	0.27	27.00	29062.6	566719.8615	0.06
3	78a	Umangalam	0.26	26.00	27986.2	545730.237	0.05
				0.00	0.0	0	0.00

Sl. No	Survey No: R.S.No.	Village	As per Survey No.as per MODT	As per MODT S.No. Extent in Are	As per Document Extent in Sq.ft	Market Value in Sq.ft	Market Value in Crores
1	1	Uthangal	3.27	327.00	351979.9	6863607.212	0.69
2	2	Uthangal	5.44	544.00	585556.7	11418355.73	1.14
3	7	Uthangal	0.33	32.50	34982.7	682162.7963	0.07
4	8	Uthangal	0.23	22.50	24218.8	472266.5513	0.05
5	9	Uthangal	3.63	363.00	390729.9	7619233.694	0.76
6	12	Uthangal	4.22	421.50	453698.8	8847126.727	0.88
				0.00	0.0	0	0.00
1	11/1,2,3	Kunankurichi	2.19	219.00	235729.6	4596727.766	0.46
2	12	Kunankurichi	1.43	143.00	153923.9	3001516.304	0.30
3	13	Kunankurichi	4.37	436.50	469844.7	9161971.094	0.92
4	14	Kunankurichi	3.54	354.00	381042.4	7430327.073	0.74
5	15/1,5	Kunankurichi	3.00	299.50	322379.1	6286392.538	0.63
6	17	Kunankurichi	2.56	255.50	275017.9	5362849.06	0.54
7	18/1,7	Kunankurichi	5.29	529.00	569410.8	11103511.36	1.11
8	191	Kunankurichi	4.90	489.50	526893.4	10274421.19	1.03
				0.00	0.0	0	0.00
1	34/1,2	Mudhanai	0.74	74.00	79652.9	1553232.213	0.16
2	342	Mudhanai	0.37	36.50	39288.3	766121.2943	0.08
3	343	Mudhanai	2.53	252.50	271788.7	5299880.186	0.53
4	347	Mudhanai	5.62	561.50	604393.5	11785674.16	1.18
		TOTAL	148.04	14803.50	15934354.17		31.07



ANNEXURE - II		BUILDING VALUATION OF NLC - THERMAL POWER STATION-II EXPANSION 2X250MW									
S.NO.	BUILDING DESCRIPTION	AGE	ROOF HEIGHT	FLOOR DETAILS	METAL SHEET ROOF	RCC ROOF (Sq.ft)	RATE /SFT	VALUE OF BUILDING	DEPRECIATION AMOUNT	TOTAL VALUE in Crores	
1	Main Gate	6	40'0"	GF		1360.55	880	1197284	287348	0.09	
2	Time office Building	6	10'0"	GF		900	1980	1782000	427680	0.14	
3	Security Building	6	10'0"	GF	800		880	704000	168960	0.05	
6	E.B pannel Room	6	19'0"	GF		6000	1210	7260000	1742400	0.55	
7	HT Maintaneces NEW BLOCK WORK	1	10'0"	GF		2,820	1650	4653000	186120	0.45	
9	Open fire station serves Room with rest room	6	40'0"	GF		1,200	1100	1320000	316800	0.10	
10	L.H.T. Control Room (year of construction 2021)	1	24'0"	GF		5,350	1760	9416000	376640	0.90	
11	Compressor Room & Control Room	6	25'0"	GF		9230	1210	11168300	2680392	0.85	
12	OilpumpRoom	6	25'0"	GF		1632	1210	1974720	473933	0.15	
13	LHS - Storage Yard PEB Structure (Metal Roof)	6	300'	GF	160000		550	88000000	21120000	6.69	
14	Bed Metarial Storage Area	6	30'0"	GF	11664		660	7698240	1847578	0.59	
15	Open Fly ash Shed with Basement Rcc flooring using design Mix 4n.o.s and 600tons	6	00"	GF	5200		275	1430000	343200	0.11	
16	Chemical House Shed	6	20'0"	GF	2152.78		990	2131252	511501	0.16	
17	LHS Maintaince Building	6	30'	GF	5000		990	4950000	1188000	0.38	
18	AHS Maintainces Room	6	15'0"	GF	2100		1650	3465000	831600	0.26	
19	Other Service Area (Bike Parking & Car Parking Area) Metal Shet Roof Structure	6	15'0"	GF	15990		275	4397250	1055340	0.33	
20	Compound wall 15ft with Fencing 2'ft Approx 6km around @ 20000rft/ and NNTPPCONSTRUCTION OF COMPOUND WALL AROUND						2.42		0	1.98	
22	Boiler Maintainces Room	6	20'0"	GF		1,050	1210	1270500	304920	0.10	
23	Boiler Maintainces Room	6	40'0"	GF	7950		1100	8745000	2098800	0.66	
24	Lime Stone Compressor Unit -1&2	6	25'0"	GF		4734	1210	5728140	1374754	0.44	
25	DG Building & Esp Room	6	20'0"	GF+F.F		4500	1210	5445000	1306800	0.41	
26	Cateen Building	6	10'0"	GF+F.F		6100	1760	10736000	2576640	0.82	



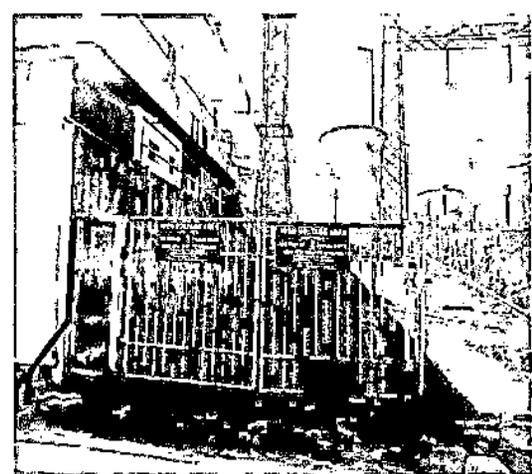
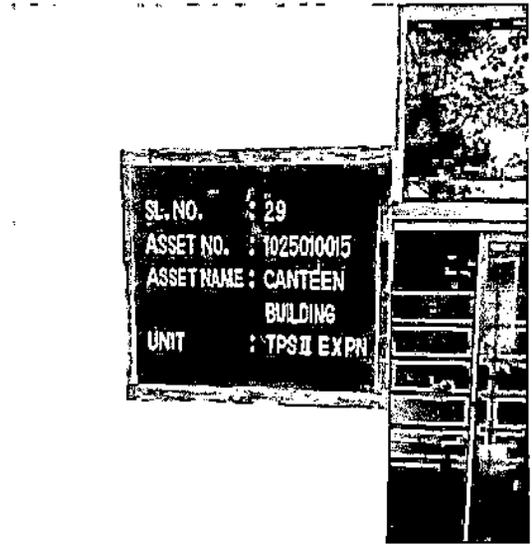
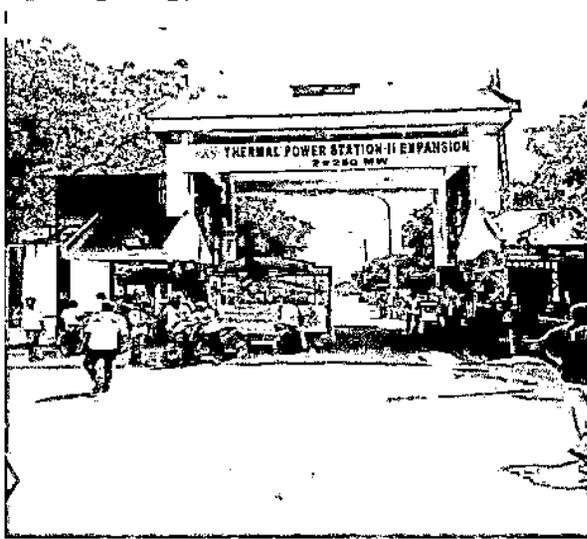
S.NO.	BUILDING DESCRIPTION	AGE	ROOF HEIGHT	FLOOR DETAILS	METAL SHEET ROOF	RCC ROOF (Sq.ft)	RATE /SFT	VALUE OF BUILDING	DEPRECIATION AMOUNT	TOTAL VALUE in Crores.
27	Main Serivces Building	6	10'0"	GF+3floor		12500	1980	24750000	5940000	1.88
28	Main Serivces Building G.I and Internal 3 Floor Slab of 250 mm Tk	6	122'0"	GF	78600		1760	138336000	33200640	10.51
29	Conveyor Belt Room Unit 1 to 5 No.s	6	60'0"	GF	7500		990	7425000	1782000	0.56
30	Bitument Road (lumsump) and Drainage (Road With 7mtrs)	6					0		0	3.60
31	Admin Block	6	12'00"	GF+FF	296957	18000	1760	31680000	7603200	2.41
						75377		385662686		35.17
TOTAL VALUE OF BUILDINGS IN CRORES										35.17

NOTE :

Value of the Chimney and Cooling Tower are including in Plant & Machinery Valuation



PHOTOGRAPHS TAKEN DURING INSPECTION



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