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F.No NA-203/6/2021-NA
Government of India
Ministry of Coal
O/o. the Nominated Authority

120-F, Shastri Bhawan, New Delhi
Dated: August 11, 2021

FINAL ORDER

Subject : - Valuation of Compensation for Mandakini coal mine to its prior allottee, M/s Mandakini Coal Co. Ltd., (Joint Venture of Monet Ispat Energy Ltd., Jindal Photo Ltd. Tata Power Co.Ltd.), (MCCL).

.....

Kindly refer the Order dated 10.02.2021 issued determining the compensation relating to land and mine infrastructure of Mandakini coal mine. Land compensation was determined as Rs.52,49,88,963.00 and for Mine Infrastructure, NIL compensation was determined on the basis of classification of assets by CMPDIL and report received from O/o. Chief Adviser (Costs). However, as per the principles of natural justice, Nominated Authority, on 22.02.2021 granted opportunity of hearing/ presenting objections or suggestions, to both prior and successful allottees.

2. Prior Allottee of Mandakini coal mine is M/s. Mandakini Coal Company Ltd. [MCCL- JV of Monnet Ispat & Energy Ltd., Jindal Photo Ltd. & Tata Power Company Ltd.] and successful allottee is M/s. Karnataka Power Corporation Ltd. [KPCL].

3. During the hearing held on 22.02.2021, prior allottee raised objections on not determining the compensation of following items:-

(a) Leasehold Private and Government land consists of cost of land, cost of trees, cost of houses, ground rent, cess, incidental charges, structure cost, 12 % Additional Land Value, 25 Times Capitalized Value, 30% Solatium, 10% Estt. Cost, Reg charges govt. to IDCO 10% and IDCO charges

(b) *Ex-gratia* amount as determined by Rehabilitation and Periphery Development Advisory Committee (RPDAC) committee is required to be paid to the collector, Angul for further distribution amongst the Displaced Families on account of acquisition of land.



(c) Rehabilitation & Resettlement Land which they had purchased and submitted sales deeds thereof.

4. Regarding finalisation of compensation following is mentioned:-

- In terms of the Section 16(1) of the CMSP Act, 2015 the quantum of compensation of land in relation to the coal mine, is to be "as per" the registered sale deeds lodged with the Nominated Authority in accordance with such rules as may be prescribed, together with 12% simple interest from the date of such purchase or acquisition till the date of execution of the Vesting Order or or Allotment Order as the case may be.
- Earlier, some prior allottees were aggrieved with determination of compensation of land as per the above-mentioned Section 16(1) of the CMSP Act and filed court cases before the Hon'ble Delhi High Court. As per Judgment dated March 09, 2017 of Hon'ble Delhi High Court, if the prior allottee is able to produce tangible evidence before the Nominated Authority that the fair market value of the land on the date of the execution of the vesting order was more than the said bench mark figure, then the prior allottee ought to be entitled to the same.
- After passing of the judgment dated March 09, 2017 by Hon'ble Delhi High Court, it has been decided that the higher determination of the value of land, either as per Section 16(1) of CMSP Act or as per the prevailing circle rate of such land on date of vesting date, will be compensated to the prior allottee.
- In order to value the compensation for Land, a land valuer has been engaged by the Nominated Authority. In respect of land pertaining to Mandakini Coal Mine, all the documents related to land submitted by prior allottee, were forwarded to the land valuator and clarification was also sought in respect of the objections raised by the prior allottee.

5. Objection raised by prior allottee as mentioned in para-3 have been considered and compensation for land valuation has been revised considering the followings:-

- (a) For leasehold private and government land, the lease period which has elapsed has not been considered and remaining lease period + 12% interest thereon has been considered. Since, this was a



leasehold land, hence, land value of cost of trees, cost of houses and other charges has not been considered.

(b) Land Valuer has stated that out of the total Rs.81.57 crores to compensate ex-gratia to 9 villages, prior allottee (MCCL) has paid an amount of Rs.64 crores from 26.03.2012 to 17.05.2013. Therefore, ex-gratia amount paid by prior allottee + 12% interest thereon upto 02.03.2020 i.e. Rs.120, 95, 39,725/- has been considered.

(c) Value of Rehabilitation & Resettlement (R&R) land along with 12% interest has been calculated as Rs.9,06,46,806/-.

In view of the above, considering the contentions of prior allottee and clarification submitted by present allottee, it has been decided that for compensation for land, prior allottee is entitled to INR 1,82,51,75,494.00/- including interest (Rupees One Eighty Two Crore Fifty One Lakh Seventy Five Thousand Four Hundred and Ninety Four Only) for land valuation comprising Leasehold Private and Government land, ex-gratia and Rehabilitation & Resettlement land in respect of Mandakini Coal Mine.

6. Mine Infrastructure:-

It was communicated to the prior allottee that Central Mine Planning and Design Institute Ltd. [CMPDIL] classified the list of assets provided by prior allottee as per the guidelines framed by the asset valuation committee and provided list of admissible mine infrastructure to the Office of Chief Advisor (Cost) [CAC]. Thereafter, O/o CAC undertook valuation of admissible mine infrastructure and has submitted its report dated March 26, 2019 (i.e. NIL for Mandakini Coal Block/Mine). Determination of compensation in all cases is done based on the guidelines framed by the assets valuation committee and it may not be possible to deviate from the said guideline for any particular allottee.

7. In view of above and order dated February 10, 2021, it has been decided that valuation of compensation for Land and Mine Infrastructure has been determined as below:-

(Fig in 'INR')

Land (A)	Mine infrastructure (B)	Total {C=(A+B)}
1,82,51,75,494/-	NIL/-	1,82,51,75,494/-

8. In accordance with Section 27 of the Act and the judgment dated 09.03.2017, it is open to M/s Mandakini Coal Co. Ltd. and M/s. Karnataka Power Corporation Limited (KPCL) to raise disputes with regard to the quantum of compensation before the Tribunal constituted under the Coal Bearing Areas (Acquisition and Development) Act, 1957.

Enclosure:-as Above

1. Land Valuation report Part II
2. Order dated 10.02.2021

M. N. Nagaraju 11/8/21

(M. NAGARAJU)

Additional Secretary & Nominated Authority

To,

1. M/s Mandakini Coal Company Limited, Regd. Off. Plot No 12, Local, Shopping Complex, Sector B-1, Vasant Kunj, New Delhi -110070. Email mccl.angul@gmail.com , punit_gupta@jindalgroup.com ayan.mukherjee@tatapower.com
2. M/s Managing Director, Karnataka Power Corporation Limited, No.82, Shakthi Bhavan, Race Course Road, Bengaluru-560001,

And

Transit Office, Room No.214, Karnataka Bhawan No.3 (Bhima), HUDCO Place, Andrews Ganj, New Delhi - 110 049 Email: - kpclre@gmail.com

Copy to:-

1. U.S, CBA-II (For Kind information).
2. Sr.T.D, NIC, MOC with request to upload this on the website of MOC.

THROUGH EMAIL/ SPEED POST

File No NA-203/6/2021-NA
Government of India
Ministry of Coal
Office of Nominated Authority

120-F, Shastri Bhawan, New Delhi
Dated : February 10, 2020

ORDER

Subject: Determination of compensation for land and mine infrastructure payable to M/s Mandakini Coal Co. Ltd., (Joint Venture of Monet Ispat Energy Ltd., Jindal Photo Ltd. Tata Power Co.Ltd.), (MCCL and Three others) as prior allottee of Mandakini Coal Block/Mine in terms of the Coal Mines (Special Provisions) Act, 2015 and Judgment dated March 09, 2017 passed by Hon'ble High Court of Delhi – Reg, where successful allottee is M/s Karnataka Power Corporation Limited (KPCL).

.....
Mandakini Coal Block/Mine was previously allotted to M/s MCCL and three other companies. After cancellation, the said block/mine was allotted to M/s. KPCL on March 02, 2020. The compensation for Cost of Geological Report ("GR") and Cost of consent ("CC") have been released to prior allottee vide sanction letter dated April 13, 2020, following the provisions of the Coal Mines (Special Provisions) Act, 2015 [CMSP Act] and Rules framed thereunder, i.e. mentioned in tabular form Marked as 'Table A'

Table

'A', Fig. in 'INR'

Cost of Geological Report (A)	Cost of consent (B)	Total {C=(A+B)}
6,39,15,192/-	33,88,40,391/-	40,27,55,583/-

The above compensation of GR and CC cost are in addition to and are separate from compensation of land and mine infrastructure as provided under Section 16 of the Act.

2. Certain Prior Allottees had filed writ petitions before Hon'ble High Court of Delhi challenging the constitutional validity of Section 16 of the CMSP Act and Rule 14 on the grounds that the Act/Ordinance does not provide for a fair and reasonable compensation. The said writ petitions were disposed of by Hon'ble High Court vide judgment dated March 09, 2017 wherein Hon'ble Court held as under:-

"35. Section 16 of the said Ordinance and Rule 14 of the said Rules are to be interpreted and worked in the manner indicated above. As such, they cannot be held to be violative of Articles 14, 19(1) (g) or 300-A of the Constitution. It is open to the individual petitioners to raise disputes with regard to the quantum of compensation, if the same has not been done in the manner indicated above, before the Tribunal which has been specifically indicated for this purpose under Section 27."

3. In view of the Judgment dated March 09, 2017 the Central Government

referred the matter of determination of compensation for land and mine infrastructure to the Inter-Ministerial Valuation Committee constituted under the Chairmanship of Mr. Pratyush Sinha, former Chief Vigilance Commissioner, for determination of methodology in accordance with the judgement dated March 09, 2017(Annexure-I).

4. As recommended by the Inter-Ministerial Valuation Committee, vide letter No. 110/01/2014-NA, dated 1st February, 2018, the office of Nominated Authority requested prior allottees including M/s MCCL and three others to submit the information regarding land and mine infrastructure according to the revised format. The revised claim is submitted by the prior allottee for land and mine infrastructure on dated February 22, 2018 and April 05, 2018 which are considered here in below.

5. The Inter-Ministerial Valuation Committee submitted its report to the Central Government which was considered and forwarded to the Nominated Authority for necessary action vide an OM dated 16th November, 2018. The said OM, *inter alia*, provide that before finalizing the compensation amount, the Nominated Authority, following the principles of natural justice, is required to provide opportunity of hearing to both the parties, i.e. prior allottee and allottee (successful bidder/allottee).

6. So far as claim of prior allottee is concerned, it is entitled to get compensation for land and mine infrastructure up till March 02, 2020 i.e when Mandakini Coal Block/Mine was vested to M/s KPCL.

6 (a) Land:-

In order to value the compensation for Land, Nominated Authority has engaged an expert land valuator in respect of Lease hold land pertaining to Mandakini Coal Block/Mine, all the documents related to Lease hold land submitted by MCCL, were forwarded to the land valuator for carrying out valuation by taking the valuation as on March 02, 2020 i.e. date on vesting of Mandakini Coal Block/Mine was allotted to M/s KPCL.

Land valuator has determined the compensation of lease hold land as Rs. 52,49,88,963/- (including interest). Prior allottee took lease hold private and government land for Madakini Coal Mine for 30 years during period 2011-12, 2012-13 and 2013-14 for the amount of INR 37,37,19,264.00. While calculating interest, land valuator has considered only transaction cost of remaining period of lease plus interest thereon i.e the date on which mining lease acquired by prior allottee till vesting order date (March 02, 2020), for lease hold land valuation.

Therefore, as per CM (SP) Act 2015, M/s MCCL and three others, prior allottee is entitled for the amount of Rs. 52,49,88,963.00/- for compensation of lease hold land (copy of Land Valuation enclosed).

6 (b) Mine Infrastructure:-

(i) The Hon'ble Delhi Court has directed that valuation of mine infrastructure should be done as on the date of execution of vesting/allotment order i.e. March 02, 2020 in this case. Accordingly, the prior allottee forwarded the details of its mine infrastructure to Central Mine Planning and Design Institute Ltd. CMPDIL for classification and CMPDIL has not classified any item mentioned by prior allottee as 'Mine infrastructure' and thereafter O/o Chief Advisor (Cost) re-valued compensation,

keeping in view of statutory auditor's certificate of the quarter ending 31.03.2017 and has submitted its Report, dated March 26, 2019 for the amount of Rs. NIL/-.

(ii) As per para 13 of the Inter-Ministerial Valuation Committee report that:-

"The committee also observed that in case of schedule II mines the prior allottees were allowed to operate the mines till 31.03.2015 and, thereafter, the coal mines were either vested in the successful bidder/allottee or in the Central Government under section 17 of the Act. Thus, the prior allottee cannot create any physical infrastructure in these mines after 31.03.2015. Similarly, the coal mines other than schedule II were declared illegal by Supreme Court judgement dated 25.08.2014 and were cancelled by Supreme Court order dated 24.09.2014. Thus, the prior allottee cannot create any physical infrastructure in such coal mines after 25.08.2014."

Hence, it can be established from the above point (i) & (ii) that the prior allottee cannot create any physical infrastructure in these mines after 25.08.2014.

On the basis of the statutory audited certificate dated 31.03.2017 no items was classified as mine infrastructure and as mentioned above prior allottee cannot create any mine infrastructure after 25.08.2014. Hence, the valuation done on the basis of statutory audited certificate 31.03.2017 is stated as final.

(iii) **Movable items:** - On the basis of recommendations of the Valuation Committee, CMPDIL and O/o CAC have determined the value of mine infrastructure. The list of assets provided by M/s MCCL and Three others (prior allottee) have been classified into movable and immovable. As per the provisions of the Act and recommendation of the Valuation Committee, only the assets classified as 'immovable assets' by CMPDIL are considered admissible as 'mine infrastructure' and assets in other categories are not considered mine infrastructure.

It is also highlighted that Section 10, sub-sections (1), (2) and (3) of the CMSP Act 2015 reproduced below:-

"10. (1) A successful bidder or allottee in respect of Schedule I coal mines, may negotiate with prior allottee to own or utilise such movable property used in coal mining operations on such terms and conditions as may be mutually agreed to by them.

(2) Where a successful bidder or allottee is not vested with any movable property of a Schedule I coal mine, then, he is not bound by any liabilities or obligations arising out of such ownership or contractual rights, obligations or liabilities which shall continue to remain with the prior allottee.

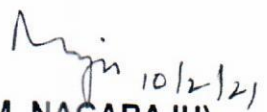
(3) In the event that the successful bidder or allottee is unable to satisfactorily negotiate with the prior allottee or any third party who has a contract with the prior allottee for the movable property, it shall be the obligation of the prior allottee or the third party to remove such movable property within a period not exceeding thirty days from the date of the vesting order, or the allotment order, as the case may be, and the successful bidder or allottee shall not be liable for any damage to such property."

7. In case any objection is raised by prior allottee, viz. M/s MCCL and Three others or by present allottee of the coal Blocks, viz. M/s KPCL, an opportunity of hearing is given as per OM dated November 16th, 2018 and the same would be examined and a further determination would be made, if required. M/s MCCL and Three others and M/s KPCL are hereby called upon to present their comments/ objection if any on the above determination on **February 15, 2021 at 3:00 P.M.**

8. In accordance with Section 27 of the Act and the judgment dated March 09, 2017, it is open to M/s MCCL and Three others and M/s KPCL to raise disputes with regard to the quantum of compensation before the Tribunal constituted under the Coal Bearing Areas (Acquisition and Development) Act, 1957.

Enclosure as above

- I. GR & CC of sanction letter dated April 13, 2020.
- II. Vesting Order, Dated March 02, 2020.
- III. Annexure I (Inter Ministerial Valuation Report).
- IV. Mail of Prior allottee dated February 22, 2018 and April 05, 2018.
- V. Annexure II (CAC Report dated March 26, 2019).
- VI. Report of Land Valuer enclosed.


(M. NAGARAJU)

Additional Secretary & Govt. of India)

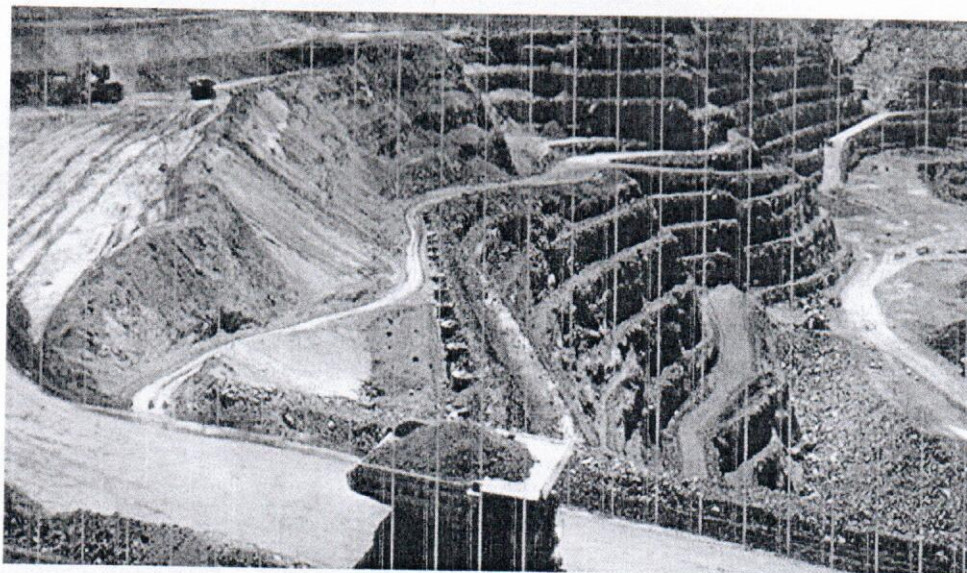
To,
M/s Mandakini Coal Company Limited
Regd. Off. Plot No 12, Local, Shopping Complex, Sector B-1, Vasant Kunj, New Delhi
-110070. Email mccl.angul@gmail.com, punit_gupta@jindalgroup.com
,ayan.mukherjee@tatapower.com

Copy to:-

1. Under Secretary (CBA-II Section), Ministry of Coal.
2. M/s Managing Director, Karnataka Power Corporation Limited, No.82, Shakthi Bhavan, Race Course Road, Bengaluru-560001, and
Transit Office, Room No.214, Karnataka Bhawan No.3 (Bhima), HUDCO
Place, Andrews Ganj, New Delhi - 110 049
Email :- kpclre@gmail.com

M/s RAVI ASSOCIATES

VALUATION REPORT-MANDAKINI COAL BLOCK (PART-II)



Prepared by
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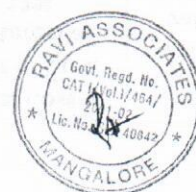
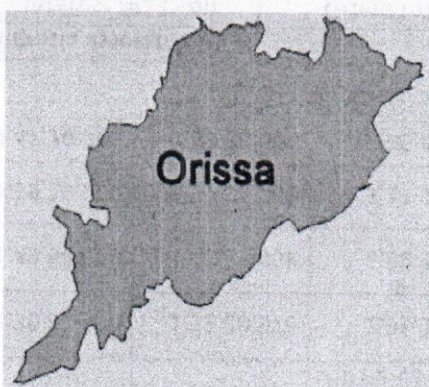
MANDAKINI COAL BLOCK INTRODUCTION

COAL BLOCK NAME	MANDAKINI
STATE	ORISSA
DISTRICT	ANGUL
LOCATION(VILLAGE)	MAHITALA-7, PALASPASI, ANDHARI
PRIOR ALLOTTE	M/s MANDAKINI COAL COMPANY LIMITED, M/S.MONTE POWER COMPANY LIMITED & M/S.XETA PROPERTIES PVT LIMITED



АУГЛАЦИОН БЕГОВИ-МАНДАКИНИ СОУГ БЛОК (Б/В/Б-11)

M/s RAVI ASSOCIATES



ABSTRACT :A

Part –A (R&R) land valuation						
S.no	Description of Item (Prior allottee)	Area in Acre as per Sale deed	Transaction Consideration (Cost of Land) as per sale deed in INR	Interest at 12% till 02-03-2020 (On Cost of Land) in INR	Total Cost = Cost of Land +Interest at 12% On (Cost of Land) in INR till 02-03-2020	Fair market value as on 02-03-2020. In INR
1	M/S.MANDAKINI COAL COMPANY LIMITED	25.25	1,38,87,500	1,52,28,976	2,91,16,476	1,38,87,500
2	M/S.MONTE POWER COMPANY LIMITED	24.94	1,49,64,000	1,48,55,868	2,98,19,868	1,02,66,000
3	M/S.XETA PROPERTIES PVT LIMITED	24.64	1,59,19,200	1,57,91,262	3,17,10,462	1,32,34,800
	Total		4,47,70,700	4,58,76,106	9,06,46,806	3,73,88,300

ABSTRACT :B

Part –B (Ex-gratia assessment)				
Sno	Description of Item (Prior allottee)	Total Ex-gratia paid by Prior allottee	Interest @12%on Total cost till 02-03-2020	Grand total cost=Amount + interest@12% on Total Ex-gratia till 02-03-2020
1	Mandakini coal company	Rs 64,00,00,000	Rs 56,95,39,725	Rs 120,95,39,725



VALUATION PROCESS

1. PURPOSE OF VALUATION

The purpose of valuation is,

- A) Calculation of Interest @ 12% payable to the prior allottee (M/S Mandakini Coal Company Limited, M/S. Monte Power Company Limited & M/S.Xeta Properties Pvt Limited on land from date of allotment to date 02-03-2020.
- b) Fair market value of land as on 02-03-2020 for knowledge and information of the client. The value obtained is purpose-specific and likely to change for other purposes.

2. DATE OF VALUATION

The date of the valuation is 02-03-2020.

3. SCOPE OF VALUATION

Taking into consideration the purpose of this valuation & surrounding locality has been done. The following information is given importance

- The location of the property.
- The use of the plot.
- Potential of the Land.
- Suitability of Land for use.

4. BROAD SCOPE WORK

The broad scope of work of the Consultant entails the following areas (the "Transaction"):

To carry out an independent professional valuation of land of the coal mines as per relevant deeds and/or the valuation/ determination/fixation of fair market value. The scope of work includes otherwise obtained by the prior allottee in accordance with deeds submitted for:

- a) Land for the mining purpose (as per the Mining Lease)
- b) Compensatory afforestation land
- c) Land for rehabilitation & resettlement



M/s RAVI ASSOCIATES

- d) Any other land
- e) Leasehold land rights

The scope of work also includes there view of the deeds related to the land acquired/purchased or otherwise obtained by the prior allottee for the mine infrastructure.

The process of valuation will broadly cover:

A. REVIEW OF DATA SHEET PROVIDED BY PRIORALLOTTEE:

We have completed data sheet according to the documents provided to us.

B. REVIEW AND COMMENT ON AVAILABILITY OF THE BACK-UP DOCUMENTS/DEED FOR THE LAND MENTIONED UNDER THE DATASHEET:

We reviewed all the sale deed documents provided to us.

- We found that in document "Annexure Land- 2" (M/s. Monte Power Company limited), the provided market rates of land in registered deeds and guide line rates mentioned in website are having variations. i.e. In registered deed the market rate is mentioned as -Rs 6,00,000/-acre - and as per the guideline rates mentioned in **Inspector General of Registration Revenue & Disaster Management Department** the same area rate is given as Rs. 3,10,000/-Acre.
- "Annexure Land- 3" (M/s.XETA Properties Pvt Limited), the market rates in provided registered deeds and guide line rates mentioned in website are are having variations. i.e. In registered sale deeds the market rate is uniformly mentioned as -Rs 6,00,000/-acre and as per the guideline rate mentioned in Inspector General of Registration Revenue & Disaster Management Department ,partly some area rates are given as Rs. 3,10,000/-Acre and some areas rates given as Rs 6,00,000/-acre.



M/s RAVI ASSOCIATES

- i) For **M/s MANDAKINI COAL COMPANY LIMITED**, the observation of comparative rates provided in Sale deed and Guide line rates mentioned in **Inspector General of Registration Revenue & Disaster Management Department** was given below. The rates taken from the website <http://lgrodisa.gov.in/ViewFeeValue.aspx#>

SI	Mouza	Name of Vendor/ Attorney holder	Khata No	Kissam	Plot No	Area (acres)	Total Area (Acres)	Deed No	Land cost as per sale deed	Land rate as per guide line (of Registration Revenue Dept ODISHA)
1	Angul (Bada Mahitala-7)	Smt.ArunaMaharana	30	Patita	103	1.00	1.00	10011100560	5,50,000	5,50,000
2	Angul (Bada Mahitala-7)	Sri. Debendrakumarmaharana	30	Patita	105	1.00	2.00	10011100566	5,50,000	5,50,000
			30		105	1.00				
3	Angul (Bada Mahitala-7)	Sri. Debrajpradhan	3	Patita	98	1.45	1.45	10011103476	5,50,000	5,50,000
		Sri. Chichabipradhan								
		Sri. Dhadiapradhan								
		Sri. Golekhapradhan.								
		Sri Bijaykumarprachan								
4	Angul (Bada Mahitala-7)	Sri. Dhirendrakumarmaharana	30	Patita	103	1.00	2.00	10011007416	5,50,000	5,50,000
			30		102	1.00				
5	Angul (Bada Mahitala-7)	Sri. Gajendrakumarmaharana	30	Patita	105	0.50	2.80	1001100034	5,50,000	5,50,000
			30		103	0.05				
			30		102	0.25				
			30		105	1.00				
			30		105	1.00				



M/s RAVI ASSOCIATES

Sl	Mouza	Name of Vendor/ Attorney holder	Khata No	Kissam	Plot No	Area (acres)	Total Area (Acres)	Deed No	Land cost as per sale deed	Land rate as per guide line (of Registration Revenue Dept ODISHA)
6	Angul (Bada Mahitala-7)	Smt.HarapriyaMaharana	30	Patita	102	1.00	1.00	10011100189	5,50,000	5,50,000
7	Angul (Bada Mahitala-7)	Smt.JyotsnaMaharana	30	Patita	102	0.26	1.00	10011100043	5,50,000	5,50,000
			30		92	0.35				
			30		79	0.39				
8	Angul (Bada Mahitala-7)	Sri.KhirendrakumarMaharana	30	Patita	103	1.00	2.00	10011100044	5,50,000	5,50,000
			30		103	1.00				
9	Angul (Bada Mahitala-7)	Smt.Mamatha rani Maharana	30	Patita	105	1.00	1.00	10011100033	5,50,000	5,50,000
10	Angul (Bada Mahitala-7)	Sri.NarendrakumarMaharana	30	Patita	105	1.00	2.00	10011007418	5,50,000	5,50,000
			30		92	1.00				
11	Angul (Bada Mahitala-7)	Smt.PuspithaMaharana	30	Patita	103	1.00	1.00	10011100046	5,50,000	5,50,000
12	Angul (Bada Mahitala-7)	Sri.RabindrakumarMaharana	30	Patita	105	1.00	2.00	10011100035	5,50,000	5,50,000
			30		105	1.00				
13	Angul (Bada Mahitala-7)	Smt.RanjushreeMaharana	30	Patita	103	1.00	1.00	10011100565	5,50,000	5,50,000
14	Angul (Bada Mahitala-7)	Smt.SoudhaminiMaharana	30	Patita	102	1.00	1.00	1.00111E+11	5,50,000	5,50,000
15	Angul (Bada Mahitala-7)	Sri.SurendraMaharana	30	Patita	79	1.00	2.00	10011100045	5,50,000	5,50,000
			30		79	1.00				
16	Angul (BadaMahitala-	Sri.UpendrakumarMaharana	30	Patita	102	1.00	2.00	10011100188	5,50,000	5,50,000
			30		102	1.00				



M/s RAVI ASSOCIATES

Sl	Mouza	Name of Vendor/ Attorney holder	Khata No	Kissam	Plot No	Area (acres)	Total Area (Acres)	Deed No	Land cost as per sale deed	Land rate as per guide line (of Registration Revenue Dept ODISHA)
	7)									

Note: The above details i.e. Kissam, area of land Katha no etc is gathered from provided sale deed, the guideline rates are taken based on the registration and revenue deptOdisha web information.

- ii) For **M/s.Monte Power Company limited**, the observation of comparative rates provided in Sale deed and Guide line rates mentioned in **Inspector General of Registration Revenue & Disaster Management Department** was given below. The rates taken from the website <http://lgrodisha.gov.in/ViewFeeValue.aspx#>

Sl	Mouza	Name of Vendor/ Attorney holder	Khata No	Kissam	Plot No	Area (acres)	Total Area (Acres)	Deed No	Land cost per Acre as per sale deed	Land rate as per guide line (of Registration Revenue dept ODISHA)
1	Angul (Palaspasi)	Sri ArakshithNaik	1	Bhagayat-III	52/121	3.00	3.00	10011107749	6,00,000	3,10,000
2	Angul (Palaspasi)	Sri DuryodhanBilas	14	Bhagayat-III	52/112	1.72	1.72	10011107723	6,00,000	3,10,000
3	Angul (Palaspasi)	SmtHiramaniSatpathy	39/2	Taila-I	106/145	6	6.5	10011107755	6,00,000	6,00,000
			39/2		106/146	0.5				
4	Angul (Palaspasi)	Sri Krushna Chandra Samal	4	Bhagayat-III	52/122	1.80	1.80	10011107747	6,00,000	3,10,000



M/s RAVI ASSOCIATES

SI	Mouza	Name of Vendor/ Attorney holder	Khata No	Kissam	Plot No	Area (acres)	Total Area (Acres)	Deed No	Land cost per Acre as per sale deed	Land rate as per guide line (of Registration Revenue dept ODISHA)
5	Angul (Palaspasi)	Sri Mitu @ MitikaSarnal	30	Bhagayat- III	52/115	1.00	1.00	10011107751	6,00,000	3,10,000
6	Angul (Palaspasi)	Sri NathaBishi	16	Bhagayat- III	52/123	2.00	2.00	10011107756	6,00,000	3,10,000
7	Angul (Palaspasi)	Sri NeuliSamal	19	Bhagayat- III	52/116	1.40	1.40	10011107754	6,00,000	3,10,000
8	Angul (Palaspasi)	Sri Padukaran	23	Bhagayat- III	52/113	1.30	1.30	10011107930	6,00,000	3,10,000
9	Angul (Palaspasi)	SmtPanchaliKishori	21	Bhagayat- III	52/125	1.88	1.88	10011107746	6,00,000	3,10,000
10	Angul (Palaspasi)	Sri Samir Kumar samal	36	Taila-II	13	0.50	0.50	10011107750	6,00,000	6,00,000
11	Angul (Palaspasi)	SmtSangeetha Jena	36	Taila-II	13	0.50	0.50	10011107748	6,00,000	6,00,000
12	Angul (Palaspasi)	Sri Sisir Kumar Jena	36	Taila-II	13	1.24	1.24	10011107752	6,00,000	6,00,000
13	Angul (Palaspasi)	Sri TrilochanGarnaik	13	Bhagayat- III	52/117	2.10	2.10	10011107753	6,00,000	3,10,000

Note: The above details i.e. Kissam, area of land Katha no etc is gathered from provided sale deed, the guideline rates are taken based on the registration and revenue deptOdisha web information.



M/s RAVI ASSOCIATES

- iii) For **M/S.XETA PROPERTIES PVT LIMITED**, the observation of comparative rates provided in Sale deed and Guide line rates mentioned in **Inspector General of Registration Revenue & Disaster Management Department** was given below. The rates taken from the website <http://igrodisha.gov.in/ViewFeeValue.aspx#>

Sl	Mouza	Name of Vendor/ Attorney holder	Khata No	Kissam	Plot No	Area (acres)	Total Area (Acres)	Deed No	Land cost as per sale deed	Land rate as per guide line (of Registration Revenue dept ODISHA)
1	Angul (Andhari)	Sri ArakhitaBala	1	Taila-1	299/401	1.60	1.60	10051103171	6,00,000	6,00,000
2	Angul (Andhari)	Sri Arjun Kumar Bal	43	Taila-1	124/383	1.5	1.5	10051103185	6,00,000	6,00,000
3	Angul (Palaspasi)	Sri Basantha Kumar samal	39/5	Bagayat- III	52/148	0.18	0.18	10051103064	6,00,000	3,10,000
4	Angul (Andhari)	Sri Bhima Jena	29	Taila-1	124/384	1.20	1.20	10051103172	6,00,000	6,00,000
5	Angul (Palaspasi)	Sri Bikram Chandra chamba	25	Taila-II	6 7	4.10 0.23	4.33	10051103065	6,00,000	6,00,000
6	Angul (Palaspasi)	Sri DharmarajMohanty	39/2	Bagayat- III	52/145	0.18	0.18	10051103063	6,00,000	3,10,000
7	Angul (Palaspasi)	Sri Gopal Chandra samal	6	Bagayat- III	52/124	1.92	1.92	10051103059	6,00,000	3,10,000
8	Angul (Palaspasi)	SmtHarabati @ HiramaniSahu	39	Bagayat- III	52/119	1.60	1.60	10051103173	6,00,000	3,10,000
9	Angul (Palaspasi)	Sri JhasaketanSamal	10	Bagayat- III	52/114	1.80	1.80	10051103066	6,00,000	3,10,000
10	Angul (Palaspasi)	Sri KamarajMohanty	39/3	Bagayat- III	52/146	0.12	0.12	10051103058	600,000	3,10,000



M/s RAVI ASSOCIATES

Sl	Mouza	Name of Vendor/ Attorney holder	Khata No	Kissam	Plot No	Area (acres)	Total Area (Acres)	Deed No	Land cost as per sale deed	Land rate as per guide line (of Registration Revenue dept ODISHA)
11	Angul (Palaspasi)	SmtKiranbalaMohanty	39/6	Bagayat- III	52/149	0.24	0.24	10051103061	6,00,000	3,10,000
12	Angul (Palaspasi)	LopamudraMohanty, SubhasisMohanty	39/10	Bagayat- III	52/152	0.18	0.18	10011107752	6,00,000	3,10,000
13	Angul (Palaspasi)	Sri MangarajMohanty	27	Bagayat- III	52/126	0.90	0.90	10051103068	6,00,000	3,10,000
14	Angul (Andhari-1)	Sri Musei @ Musa Jena	33	Taila-1	299/403	1.64	1.64	10051103169	6,00,000	6,00,000
15	Angul (Andhari)	SmtRaibariNatia	7	Taila-1	124/385	2.10	2.10	10051103170	6,00,000	6,00,000
16	Angul (Palaspasi)	Sri SangramKeshariThamb	34	Taila-II	5 & 10	3.84	3.84	10051103062	6,00,000	6,00,000
17	Angul (Palaspasi)	SubhashreeMohanty	39/4	Bagayat- III	52/147	0.18	0.18	10051103060	6,00,000	3,10,000
18	Angul (Palaspasi)	Sri SuraprathapMohanty	39/7	Bagayat- III	52/150	0.18	0.18	10051103067	6,00,000	3,10,000
19	Angul (Palaspasi)	SmtTarabati @ TaramaniSahu	12	Bagayat- III	52/128	2.00	2.00	10051103595	6,00,000	3,10,000
20	Angul (Palaspasi)	Sri Umesh @ Ramesh Chandra Panda	38	Taila-1	299/390	0.95	0.95	10051103184	6,00,000	6,00,000

Note: The above details i.e. Kissam, area of land Katha no etc is gathered from provided sale deed, the guideline rates are taken based on the registration and revenue deptOdisha web information.



M/S RAVI ASSOCIATES

C. VERIFICATION OF INFORMATION MENTIONED IN THE DATA SHEET WITH THE DETAILS OF THE DEED:

We have compared the extent of the land mentioned in the documents along with the name of the lessee holder.

D. VERIFICATION OF THE IMPORTANT ASPECTS OF THE TRANSACTION INCLUDING NAME OF PARTIES TO THE DEEDS, DATE OF REGISTRATION, CONSIDERATION MENTIONED IN THE DEED, AREA OF LAND UNDER TRANSACTION ETC.

Verified the name of the parties involved, khata number, date of deed/agreement, extent of the land, and consideration money mentioned in the lease deed under the transaction.

A. CALCULATION OF INTEREST PAYABLE TO PRIOR ALLOTTEE. (REF at Annexure-1 M/S.MANDAKINI COAL COMPANY LIMITED)

Type of Land	Area as per Data Sheet	Area considered for calculation of Interest at 12%	Transaction Consideration (Cost of Land)	Interest at 12% till 02-03-2020 (On Cost of Land)	Total Cost = Cost of Land + Interest at 12% On (Cost of Land) till 02-03-2020
	Acres	Acres	INR	INR	INR
Pvt. Land	25.25	25.25	1,38,87,500	1,52,28,976	2,91,16,476



M/s RAVI ASSOCIATES

B. CALCULATION OF INTEREST PAYABLE TO PRIOR ALLOTTEE. (REF at Annexure-2 -M/S.MONTE POWER COMPANY LIMITED)

Type of Land	Area as per Data Sheet	Area considered for calculation of Interest at 12%	Transaction Consideration (Cost of Land)	Interest at 12% till 02-03-2020 (On Cost of Land)	Total Cost = Cost of Land +Interest at 12% On (Cost of Land) till 02-03-2020
	Acres	Acres	INR	INR	INR
Pvt. Land	24.94	24.94	1,49,64,000	1,48,55,868	2,98,19,868

C. CALCULATION OF INTEREST PAYABLE TO PRIOR ALLOTTEE. (REF at Annexure-3 -M/S.XETA PROPERTIES PVT LIMITED)

Type of Land	Area as per Data Sheet	Area considered for calculation of Interest at 12%	Transaction Consideration (Cost of Land)	Interest at 12% till 02-03-2020 (On Cost of Land)	Total Cost = Cost of Land +Interest at 12% On (Cost of Land) till 02-03-2020
	Acres	Acres	INR	INR	INR
Pvt. Land	26.64	26.64	1,59,19,200	1,57,91,262	3,17,10,462



Note: While calculating interest we have considered the following, matters,

- a) We have considered only the cost of land for valuation.
- b) Stamp duty, registration fees, etc. not considered.

D. ESTIMATION OF THE VALUATION OF SAID LAND IN ACCORDANCE WITH THE GUIDELINE LAID-DOWN IN THE SAID ACT AND RULES AND GUIDELINES ISSUED BY THE NOMINATED AUTHORITY FROM TIME TO TIME AND STANDARD INDUSTRY PRACTICES. Data sheet attached at Annexure-1 -M/S.MANDAKINI COAL COMPANY LIMITED

Type of Land	Area as per data sheet	Area considered for ascertaining the fair market value	Fair market value as on 02-03-2020.
	Acres	Acres	INR
Freehold Land-within mining area	25.25	25.25	1,38,87,500

E. ESTIMATION OF THE VALUATION OF SAID LAND IN ACCORDANCE WITH THE GUIDELINE LAID-DOWN IN THE SAID ACT AND RULES AND GUIDELINES ISSUED BY THE NOMINATED AUTHORITY FROM TIME TO TIME AND STANDARD INDUSTRY PRACTICES. Data sheet attached at Annexure-2 -M/S.MONTE POWER COMPANY LIMITED

Type of Land	Area as per data sheet	Area considered for ascertaining the fair market value	Fair market value as on 02-03-2020.
	Acres	Acres	INR
Freehold Land-within mining area	24.94	24.94	102,66,000



M/s RAVI ASSOCIATES

F. ESTIMATION OF THE VALUATION OF SAID LAND IN ACCORDANCE WITH THE GUIDELINE LAID-DOWN IN THE SAID ACT AND RULES AND GUIDELINES ISSUED BY THE NOMINATED AUTHORITY FROM TIME TO TIME AND STANDARD INDUSTRY PRACTICES. Data sheet attached at Annexure-3 -M/S.XETA PROPERTIES PVT LIMITED

Type of Land	Area as per data sheet	Area considered for ascertaining the fair market value	Fair market value as on 02-03-2020.
	Acres	Acres	INR
Freehold Land-within mining area	26.64	26.64	1,32,34,800

Note: While calculating interest we have considered the following matters,

- i. We have considered only the land cost (premium) for valuation. Rent, Cess are not considered in this valuation
 - ii. Stamp duty, registration fees, etc. not considered.
 - iii. The date of valuation considered is 02-03-2020.
- iv) The market value is ascertained based on the (Guideline rates) circle rate received from the **Inspector General of Registration Revenue & Disaster Management Department** (Market value web enquiry). The rates taken from the website <http://lgrodlsha.gov.in/ViewFeeValue.aspx#>



G. VERIFICATION/ESTIMATION OF FAIR MARKET VALUE AS NEEDED.

Fair market price ascertained based on the circle rates provided by the respective district magistrate.

❖ **COLLECTION AND VERIFICATION OF DATA**

Physical: The area of land is taken from various documents such as sale deed sale agreement. Guideline obtained from the respective district Magistrate.

❖ **FAIR MARKET VALUE**

The Fair Market value obtained in this report is defined below –

Fair Market value is the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an Arm's length transaction after proper marketing wherein the parties had each acted knowledgeably and without compulsion. (As defined by the International Valuation Standards Committee, London.) Thus, the characteristics of the 'Fair Market Value' are

- a. It is a free will sale.
- b. It is an estimated amount and not a predetermined or an actual sale price.
- c. It is time-specific as on the given date.
- d. It depends on the 'purpose of valuation'.
- e. Buyer & Seller are actuated by business principles. They are unrelated and are acting independently.
- f. The asset would be exposed to the market most appropriately to affect its disposal at the best price possible.



M/s RAVI ASSOCIATES

R & R



M/s RAVI ASSOCIATES

ANNEXURE I-DATA SHEET

BLOCK NAME: MANDAKINI COAL BLOCK (Bada Mahitala-7, Angur), Extent of land : Ac 25.25

ORIGINAL ALLOTTEE: M/s MANDAKINI COAL COMPANY LIMITED

DATE OF VALUATION: 03-02-2020

Sl	Muza	Name of Vendor/ Attorney holder	Kh ata No	Plot No	Area (acres)	Total Area (Acres)	Sale Deed No	Date of sale deed	Date of valuation	No days	Land cost in Rs	Interest @12% on Total cost till 02-03-2020	Grand total cost=Total cost + interest@12% on Total cost till 02-03-2020	Market rate per acre as of 02-03-2020	Fair market value of land as on 02-03-2020
1	2	3	4	5	6	7	8	9	10	11	12	$13 = 12\% \times 12 / 365 \times 11$	$14 = 12 + 13$	15	16
1	Angul (Bada Mahitala-7)	Smt.ArunaMaharana	30	103	1.00	1.00	10011100560	25/01/11	02/03/20	3325	5,50,000	6,01,233	11,51,233	5,50,000	5,50,000
2	Angul (Bada Mahitala-7)	Sri. Debendrakumar Maharana	30	105	1.00	2.00	10011100566	25/01/11	02/03/20	3325	11,00,000	12,02,466	23,02,466	5,50,000	11,00,000
3	Angul (Bada Mahitala-7)	Sri. Debrajpradhan Sri. Chichabipradhan Sri. Dhadiapradhan Sri. Colekhaipradhan Sri. BijaykumarPradhan	3	98	1.45	1.45	10011103476	25/05/11	02/03/20	3205	7,97,500	8,40,325	16,37,825	5,50,000	7,97,500
4	Angul (Bada Mahitala-7)	Sri. Chirendrakumar Maharana	30	103	1.00	2.00	10011007416	28/12/10	02/03/20	3353	11,00,000	12,12,592	23,12,592	5,50,000	11,00,000
5	Angul (Bada Mahitala-7)	Sri. Gajendrakumar Maharana	30	102	1.00	2.80	1001100034	03/01/11	02/03/20	3347	15,40,000	16,94,591	32,34,591	5,50,000	15,40,000
			30	103	0.05										
			30	102	0.25										
			30	105	1.00										
6	Angul (Bada Mahitala-7)	Smt. HarapriyaMaharana	30	102	1.00	1.00	10011100189	10/01/11	02/03/20	3340	5,50,000	6,03,945	11,53,945	5,50,000	5,50,000
7	Angul (Bada Mahitala-7)	Smt. JyotsnaMaharana	30	102	0.25	1.00	10011100043	04/01/11	02/03/20	3346	5,50,000	6,05,030	11,55,030	5,50,000	5,50,000
			30	92	0.35										
8	Angul (Bada Mahitala-7)	Sri. Khirendrakumar Maharana	30	103	1.00	2.00	10011100044	04/01/11	02/03/20	3346	11,00,000	12,10,060	23,10,060	5,50,000	11,00,000
9	Angul (Bada Mahitala-7)	Smt. Marnatharani Maharana	30	103	1.00	1.00	10011100033	03/01/11	02/03/20	3347	5,50,000	6,05,211	11,55,211	5,50,000	5,50,000
10	Angul (Bada Mahitala-7)	Sri. Narendrakumar Maharana	30	105	1.00	2.00	10011007418	28/12/10	02/03/20	3353	11,00,000	12,12,592	23,12,592	5,50,000	11,00,000
			30	92	1.00										



M/s RAVI ASSOCIATES

Sl	Mouza	Name of Vendor/ Attorney holder	Kh ata No	Plot No	Area (acres)	Total Area (Acres)	Deed No	Date of Agreement/ Registration	Date of valuation	No days	Land cost in Rs	Interest @ 12% on Total cost till 02-03-2020	Grand total cost=Total cost + Interest@ 12% on Total cost till 02-03-2020	Market rate per acre as of 02-03-2020	Fairmarket value of land as on 02-03-2020
11	Angul (Bada Mahitala-7)	Smt.PuspithaMahar ana	30	103	1.00	1.00	10011100046	04/01/11	02/03/20	3346	5,50,000	6,05,030	11,55,030	5,50,000	5,50,000
12	Angul (Bada Mahitala-7)	Sri.Rabindrakumar Maharana	30	105	1.00	2.00	10011100035	03/01/11	02/03/20	3347	11,00,000	12,10,422	23,10,422	5,50,000	11,00,000
13	Angul (Bada Mahitala-7)	Smt.RanjushreeMa harana	30	103	1.00	1.00	10011100565	25/01/11	02/03/20	3325	5,50,000	6,01,233	11,51,233	5,50,000	5,50,000
14	Angul (Bada Mahitala-7)	Smt.SoudhaminiMa harana	30	102	1.00	1.00	10011007417	28/12/10	02/03/20	3353	5,50,000	6,06,296	11,55,296	5,50,000	5,50,000
15	Angul (Bada Mahitala-7)	Sri.SurendraMahar ana	30	79	1.00	2.00	10011100045	04/01/11	02/03/20	3346	11,00,000	12,10,060	23,10,060	5,50,000	11,00,000
16	Angul (Bada Mahitala-7)	Sri.Upendrakumar Maharana	30	102	1.00	2.00	10011100188	10/01/11	02/03/20	3340	11,00,000	12,07,890	23,07,890	5,50,000	11,00,000
						25.25							Rs 2,91,16,476		Rs 1,38,87,500



ANNEXURE II-DATA SHEET

BLOCK NAME: PALASPASI-ANGUL, Extent of land: Ac 24.94

ORIGINAL ALLOTTEE: M/S. MONTE POWER COMPANY LIMITED

DATE OF VALUATION: 03-02-2020

Sl	Mouza	Name of Vendor/ Attorney holder	Khat a No	Plot No	Area (acres)	Total Area (Acres)	Deed No	Date of Agreement/ Registration	Date of valuation	No days	Land cost in Rs	Interest @12%on Total cost till 02-03-2020	Grand total cost=Total cost + interest @12% on Total cost till 02-03-2020	Market rate per acre as of 02-03-2020	Fairmarket value of land as on 02-03-2020
1	2	3	4	5	6	7	8	9	10	11	12	13=12%x12/ 365*11	14=12+13	15	16
1	Angul (Palaspasi)	Sri Arakshith Naik	1	52/121	3.00	3.00	10311107749	26/11/11	02/03/20	3020	18,00,000	17,87,178	35,87,178	3,10,000	9,30,000
2	Angul (Palaspasi)	Sri Duryodhan Bilas	14	52/112	1.72	1.72	10311107723	26/11/11	02/03/20	3020	10,32,000	10,24,649	20,56,649	3,10,000	5,33,200
3	Angul (Palaspasi)	Smt Hiramani Satpathy	39/2 39/2	106/145 106/145	6 0.5	6.5	10311107755	26/11/11	02/03/20	3020	39,00,000	38,72,219	77,72,219	6,00,000	39,00,000
4	Angul (Palaspasi)	Sri Krushna Chandra Samal	4	52/122	1.80	1.80	10311107747	26/11/11	02/03/20	3020	10,10,000	10,72,307	21,52,307	3,10,000	5,58,000
5	Angul (Palaspasi)	Sri Mitu @ Mitika Samal	30	52/115	1.00	1.00	10311107751	26/11/11	02/03/20	3020	6,00,000	5,95,726	11,95,726	3,10,000	3,10,000
6	Angul (Palaspasi)	Sri Natha Bishi	16	52/123	2.00	2.00	10311107756	26/11/11	02/03/20	3020	12,00,000	11,91,452	23,91,452	3,10,000	6,20,000
7	Angul (Palaspasi)	Sri Neuli Samal	19	52/116	1.40	1.40	10311107754	26/11/11	02/03/20	3020	8,40,000	8,34,016	16,74,016	3,10,000	4,34,000
8	Angul (Palaspasi)	Sri Padukaran	23	52/113	1.30	1.30	10311107930	02/12/11	02/03/20	3014	7,80,000	7,72,905	15,52,905	3,10,000	4,03,000
9	Angul (Palaspasi)	Smt Panchali Kishor	21	52/125	1.88	1.88	10311107746	26/11/11	02/03/20	3020	11,28,000	11,19,965	22,47,965	3,10,000	5,82,800
10	Angul (Palaspasi)	Sri Samir Kumar samal	36	13	0.50	0.50	10311107750	26/11/11	02/03/20	3020	3,00,000	2,97,863	5,97,863	6,00,000	3,00,000
11	Angul (Palaspasi)	Smt Sangeetha Jena	36	13	0.50	0.50	10311107748	26/11/11	02/03/20	3020	3,00,000	2,97,863	5,97,863	6,00,000	3,00,000
12	Angul (Palaspasi)	Sri Sisir Kumar Jena	36	13	1.24	1.24	10311107752	26/11/11	02/03/20	3020	7,44,000	7,38,700	14,82,700	6,00,000	7,44,000
13	Angul (Palaspasi)	Sri Trilochan Garnaik	13	52/117	2.10	2.10	10311107753	26/11/11	02/03/20	3020	12,60,000	12,51,025	25,11,025	3,10,000	6,51,000
						24.94							Rs 2,98,19,868		Rs 102,66,000



ANNEXURE III- DATA SHEET

BLOCK NAME: PALASPASI- ANGUL-ANDHARI, Extent of land : Ac 26.64

ORIGINAL ALLOTTEE: M/S. KETA PROPERTIES PVT LIMITED

DATE OF VALUATION: 03-02-2020

Sl	Mouza	Name of Vendor/ Attorney holder	Khat a No	Plot No	Area (acres)	Total Area (Acres)	Deed No	Date of sale deed	Date of valuation	No days	Land cost in Rs	Interest @12% on Total cost till 02-03-2020	Grand total cost=Total cost+ interest@12% on Total cost till 02-03-2020	Market rate per acre as of 02-03-2020	Fairmarket value of land as on 02-03-2020
1	2	3	4	5	6	7	8	9	10	11	12	13=12%*12 / 365*11	14=12+13	15	16
1	Angul (Andhari)	Sri Arakshita Bala	1	299/401	1.60	1.60	10051103171	25/11/11	02/03/20	3021	9,60,000	9,53,477	19,13,477	6,00,000	9,60,000
2	Angul (Andhari)	Sri Arjun Kumar Bal	43	124/383	1.5	1.5	10051103185	26/11/11	02/03/20	3020	9,00,000	8,93,589	17,93,589	6,00,000	9,00,000
3	Angul (Palaspasi)	Sri Basantha Kumar samal	39/5	52/148	0.18	0.18	10051103064	17/11/11	02/03/20	3029	1,08,000	1,07,550	2,15,550	3,10,000	55,800
4	Angul (Andhari)	Sri Bhima Jena	29	124/384	1.20	1.20	10051103172	25/11/11	02/03/20	3021	7,20,000	7,15,108	14,35,108	6,00,000	7,20,000
5	Angul (Palaspasi)	Sri Bikram Chandra chamba	25	6 7	4.10 0.23	4.33	10051103065	17/11/11	02/03/20	3029	25,98,000	25,87,181	51,85,181	6,00,000	25,98,000
6	Angul (Palaspasi)	Sri Dharmaraj Mohan ty	39/2	52/145	0.18	0.18	10051103063	17/11/11	02/03/20	3029	1,08,000	1,07,550	2,15,550	3,10,000	55,800
7	Angul (Palaspasi)	Sri Gopal Chandra simal	6	52/124	1.92	1.92	10051103059	17/11/11	02/03/20	3029	11,52,000	11,47,203	22,99,203	3,10,000	5,95,200
8	Angul (Palaspasi)	Smt Harabati @ Hiramanisahu	39	52/119	1.60	1.60	10051103173	25/11/11	02/03/20	3021	9,60,000	9,53,477	19,13,477	3,10,000	4,96,000
9	Angul (Palaspasi)	Sri Jhasaketan Samal	10	52/114	1.80	1.80	10051103066	17/11/11	02/03/20	3029	10,80,000	10,75,502	21,55,502	3,10,000	5,58,000
10	Angul (Palaspasi)	Sri Kamara Mohanty	39/3	52/146	0.12	0.12	10051103058	17/11/11	02/03/20	3029	7,200	7,170	14,370	3,10,000	37,200
11	Angul (Palaspasi)	Smt Kiranbala Moh anty	39/6	52/149	0.24	0.24	10051103061	17/11/11	02/03/20	3029	1,44,000	1,43,400	2,87,400	3,10,000	74,400
12	Angul (Palaspasi)	Lopamudra Moha nty, Subhasis Mohanty	39/1 0	52/152	0.18	0.18	10011107752	30/12/13	02/03/20	2255	1,08,000	80,068	1,88,068	3,10,000	55,800
13	Angul (Palaspasi)	Sri Mangaraj Mohant y	27	52/126	0.90	0.90	10051103068	17/11/11	02/03/20	3029	5,40,000	5,37,751	Rs. 10,77,751	3,10,000	2,79,000
14	Angul (Andhari-1)	Sri Musel @ Musa Jena	33	299/403	1.64	1.64	10051103169	25/11/11	02/03/20	3021	9,84,000	9,77,314	19,61,314	6,00,000	9,84,000
15	Angul (Andhari)	Smt Raibari Natia	7	124/385	2.10	2.10	10051103170	25/11/11	02/03/20	3021	12,60,000	12,51,439	25,11,439	6,00,000	12,60,000
15	Angul (Palaspasi)	Sri Sangram Keshari T	34	5 & 10	3.84	3.84	10051103062	17/11/11	02/03/20	3029	23,04,000	22,94,405	45,93,405	6,00,000	23,04,000

M/s RAVI ASSOCIATES

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17	Angul (Palaspasi)	SubhashreeMohanty	39/4	52/147	0.18	0.18	10051103060	17/11/11	02/03/20	3029	1,08,000	1,07,550	2,15,550	3,10,000	55,800
18	Angul (Palaspasi)	Sri SurapratapMohan	39/7	52/150	0.18	0.18	10051103067	17/11/11	02/03/20	3029	1,08,000	1,07,550	2,15,550	3,10,000	55,800
19	Angul (Palaspasi)	SmtTarabati @ TaramaniSahu	12	52/128	2.00	2.00	10051103595	30/12/11	02/03/20	2985	12,00,000	11,78,038	23,78,038	3,10,000	6,20,000
20	Angul (Palaspasi)	Sri Umesh @ Ramesh Chandra Panda	38	299/390	0.95	0.95	10051103184	26/11/11	02/03/20	3020	5,70,000	5,65,940	11,35,940	6,00,000	5,70,000
						26.64							Rs 3,17,10,462		Rs 1,32,34,800



Ex-gratia

1) The amount paid as Ex-gratia and calculation of interest is detailed herebelow.

S.no	Description	Date of transaction	Date of valuation	Bank & transaction details	Receipt No	Amount in Rs	Interest @12% on Total cost till 02-03-2020	Grand total cost=Amount + interest@12% on Total cost till 02-03-2020
1	Received from Manager F & A Mandakini coal company	17/05/13	03/02/20	Axis bank-Angul Cq.no-663234 dt : 17/05/2013	L-1906436	5,00,00,000	4,03,39,726	9,03,39,726
2	Received from Manager F & A Mandakini coal company	02/03/13	03/02/20	Axis bank-Angul Cq.no-662991 dt : 01/03/2013	L-1906435	5,00,00,000	4,15,89,041	9,15,89,041
3	Received from Manager F & A Mandakini coal company	01/09/12	03/02/20	Axis bank-Angul DD.no-500895 dt : 31/08/2012	L-1906415	5,00,00,000	4,45,80,822	9,45,80,822
4	Received from Manager F & A Mandakini coal company	11/02/13	03/02/20	Axis bank-Angul Cq.no-662919 dt : 11/02/2013	L-1906432	5,00,00,000	4,19,01,370	9,19,01,370
5	Received from Manager F & A Mandakini coal company	26/03/12	03/02/20	Axis bank-Angul Cq.no-581343 dt : 26/03/2012	L-042	5,00,00,000	4,71,94,521	9,71,94,521



M/s RAVI ASSOCIATES

S.no	Description	Date of transaction	Date of valuation	Bank & transaction details	Receipt No	Amount in Rs	Interest @12%on Total cost till 02-03-2020	Grand total cost=Amount + interest@12% on Total cost till 02-03-2020
6	Received from Manager F & A Mandakini coal company	08/11/12	03/02/20	Axis bank-Angul Cq.no-662580 dt : 6/11/2012	L-1906426	10,00,00,000	8,69,26,027	18,69,26,027
7	Received from Manager F & A Mandakini coal company	15/09/12	03/02/20	Axis bank-Angul Cq.no-500958 dt : 15/09/2012	L-1906417	5,00,00,000	4,43,50,685	9,43,50,685
8	Received from Manager F & A Mandakini coal company	05/06/12	03/02/20	Axis bank-Angul Cq.no-581596 dt : 05/06/2012	L-1906408	5,00,00,000	4,60,27,397	9,60,27,397
9	Received from Manager F & A Mandakini coal company	23/07/12	03/02/20	Axis bank-Angul DD.no-50075 dt : 20/07/2012	L-1906412	2,00,00,000	1,80,95,342	3,80,95,342
10	Received from Manager F & A Mandakini coal company	16/05/12	03/02/20	Axis bank-Angul Cq.no-581512 dt : 16/05/2012	L-1906403	8,00,00,000	7,41,69,863	15,41,69,863
11	Received from Manager F & A Mandakini coal company	08/05/12	03/02/20	Axis bank-Angul Cq.no-581494 dt : 08/05/2012	L-1906401	1,00,00,000	92,97,534	1,92,97,534



M/s RAVI ASSOCIATES

S.no	Description	Date of transaction	Date of valuation	Bank & transaction details	Receipt No	Amount in Rs	Interest @12%on Total cost till 02-03-2020	Grand total cost=Amount + interest@12% on Total cost till 02-03-2020
12	Received from Manager F & A Mandakini coal company	25/04/12	03/02/20	Axis bank-Angul Cq.no-581396 dt : 24/04/2012	L-49	3,00,00,000	2,80,20,822	5,80,20,822
13	Received from Manager F & A Mandakini coal company	04/04/12	03/02/20	Axis bank-Angul Cq.no-581395 dt : 04/04/2012	L-45	5,00,00,000	4,70,46,575	9,70,46,575
						Rs 64,00,00,000	Rs 56,95,39,725	Rs 120,95,39,725



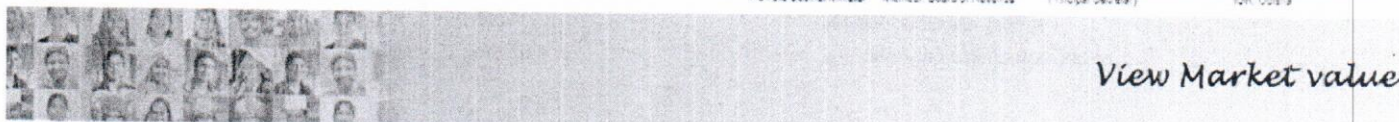
M/s RAVI ASSOCIATES

ANNEXURE II

Circle rates received from the respective district Magistrate.



**Inspector General of Registration
Revenue & Disaster Management Department**
Govt. of Odisha



Citizen Corner

- ★ Ease of Doing Business
- ★ Regd. & Stamp Duty Calculator
- ★ Model Deed
- ★ Acts & Rules
- ★ Stamp Act and Rules
- ★ Marriage Act
- ★ Partnership Firm Registration
- ★ Society Registration
- ★ Public Service Delivery Timeline

BMV / Registration & Stamp Duty Calculator

District

ANGUL

Registration Office

ANGUL

Village - Thana

BADA MAHITALA - 7

Kisam

PATITA

Plot No.

79

Area

1

Unit

Acre

SEARCH

★ Area: 1 - Acre

★ Areawise Benchmark Value: 550000

★ Stamp Duty: 27500.00

★ Registration Fees: 11000.00

22000.00 [In case of women buyer in sale and gift deed]



M/s RAVI ASSOCIATES



**Inspector General of Registration
Revenue & Disaster Management Department
Govt. of Odisha**



Shri. Sudam Mohapatra
Hon'ble Cabinet Minister



Shri. C.J. Venugopal, IAS
Member Board of Revenue



Shri. Binod Kumar Sahoo, IAS
Principal Secretary



Shri. Anjan Kumar Murthy, IAS
IGR, Odisha



[View Market value](#)

Citizen Corner

★ [Ease of Doing Business](#)

★ [Regd. & Stamp Duty Calculator](#)

★ [Model Deed](#)

★ [Acts & Rules](#)

★ [Stamp Act and Rules](#)

★ [Marriage Act](#)

★ [Partnership Firm Registration](#)

★ [Society Registration](#)

★ [Public Service Delivery Timeline](#)

BMV / Registration & Stamp Duty Calculator

District

ANGUL

Village - Thana

PALASAPASI - 11

Area

1

Registration Office

TALCHER

Kisam

CLASS - III

Plot No.

51

Unit

Acre

SEARCH

★ Area : 1 - Acre

★ Stamp Duty : 15500.00

★ Areawise Benchmark Value : 310000

★ Registration Fees : 6200.00

12400.00 (In case of women buyer in sale and gift deed)





**Inspector General of Registration
Revenue & Disaster Management Department**
Govt. of Odisha



View Market value

Citizen Corner

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- Stamp Act and Rules
- Marriage Act
- Partnership Firm Registration
- Society Registration
- Public Service Delivery Timeline

BMV / Registration & Stamp Duty Calculator

District	Registration Office		
ANGUL	TALCHER		
Village - Thana	Kisam	Plot No.	
ANDHARI - 8	TAILA-I	299/401	
Area	Unit		
1	Acre		
SEARCH			

☆ Area : 1 - Acre

☆ Areawise Benchmark Value : 600000

☆ Stamp Duty : 30000.00

☆ Registration Fees : 12000.00

24000.00 (In case of women buyer in sale and gift deed)

