**To,**

BANK OF BARODA CAPITAL MARKETS LTD, BKC, G-BLOCK BANDRA EAST, MUMBAI-400051

**Dated: 30.09.2024**

**SUBJECT: SUMMARY OF VALUATION OF ADDITIONAL ASSETS FOR WHICH THE SURVEY COULDN’T BE DONE.**

**Dear Sir,**

Please refer to your letter no. BCML/29/MB/2024-25/23/TDDV dated 27th August, 2024 regarding valuation assignment of the fixed assets of Gupta Power Infrastructure Ltd.

It is stated that the site survey of following properties couldn’t be done since land could not be identified as per the given details of the property and of the unavailability of owner / owner’s representative at the site.

1. Property No. 1: - Property Situated at Mouza Sauria, Gurudi Jhatia and, District Cuttack, Odisha.
2. Property No. 12:- Mouza Kochila Nuagan, Tehsil Tangi, District Cuttack, Odisha
3. Property No. 5:- Mouza Brahmapur, Tehsil Khurda, District Khurda, Odisha
4. Property No. 15:- Mouza Khadipur, Tehsil Khurda, District Khurda, Odisha
5. Property No. 17:- Mouza Brahmapur, Tehsil Khurda, District Khurda, Odisha
6. Property No. 18:- Mouza Taraboi, P.S. Jatani, District Khurda, Odisha
7. Property No. 13:- Mouza –Biramachadrapur, P.S. – Satyabadi, Distt. – Puri, Odisha
8. Property No. 25:- Mouza –Biramachadrapur, P.S. – Satyabadi, Distt. – Puri, Odisha
9. Property No. 4:- Land at Mouza -Gopinathpur, PO-Bhataasahi, Ps-Nayagarh, TS-Nuagoan-32, District Nayagarh, Odisha
10. Property No. 10:- Land at Mouza - Kataksahar, P.S.-Ranapur, District Nayagarh, Odisha
11. Property No. 11:- Land at Mouza - Kataksahar, PS- Ranapur, District Nayagarh, Odisha
12. Property No. 14:- Land at Mouza - Kataksahar, PS- Ranapur, District Nayagarh, Odisha

In absence of site survey, we had to rely on the detail as per the documents, which were provided to us by your bank.

Also, in most of the cases market references in general area of these properties could not be obtained in absence of property market players.

Property wise details with general market rate value/circle rate value is given below.

|  |  |
| --- | --- |
| **PART A** | **DETAILS OF THE ASSETS UNDER VALUATION** |

1. **Property no. 1:- PROPERTY SITUATED AT MOUZA SAURIA, GURUDI JHATIA AND, DISTRICT CUTTACK, ODISHA**
* This is a vacant residential land admeasuring land area of 21.30 acres as per documents provided.
* No representative was available to identify the site therefore the survey of the property could not be done.
* The subject property is located remote area as per the coordinated obtained from old valuation report. The subject property appears to be located at a distance of ~8.5 km from Cuttack Highway which is ~70 feet wide and about 25 km from Bhubaneshwar. Nearest railway station is Machapur Railway Station which is about 7 km. No basic amenity is available within close vicinity.
* Guideline value – Rs. 2,70,51,000/-
* General Market of that location is around 25 Lakh per acre.
* Approximate Market Value without considering plus and minuses of the property - **Rs. 5,32,50,000/-**
1. **Property no. 12:-** **MOUZA KOCHILA NUAGAN, TEHSIL TANGI, DISTRICT CUTTACK, ODISHA**
* This is a vacant residential land admeasuring land area of 20 acres as per documents provided.
* No representative was available to identify the site therefore the survey of the property could not be done.
* The subject property is located remote area as per the coordinated obtained from old valuation report. The subject property appears to be located at a distance of ~16 km from Cuttack Highway which is ~70 feet wide and about 25 km from Bhubaneshwar. Nearest railway station is Gurudijhatia Railway Station which is about 11 km.
* Guideline value – **Rs. 70,00,000/-**
* General Market of the subject location is not available on public domain.
1. **Property no. 5:-****MOUZA BRAHMAPUR, TEHSIL KHURDA, DISTRICT KHURDA, ODISHA**
* This is a residential land admeasuring land area of 16.684 acres as per documents provided.
* No representative was available to identify the site therefore the survey of the property could not be done.
* The subject property is located remote area as per the coordinated obtained from old valuation report. The subject property appears to be located at a distance of ~3 km from Chennai-Kolkata Highway which is ~100 feet wide and about 25 km from Bhubaneshwar. Nearest railway station is Khurda Railway Station which is about 12 km.
* Guideline value – **Rs. 3,35,48,337/-**
* General Market of the subject location is not available on public domain.
1. **Property no. 15:-****MOUZA KHADIPUR, TEHSIL KHURDA, DISTRICT KHURDA, ODISHA**
* This is a residential land admeasuring land area of 9.14 acres as per documents provided.
* No representative was available to identify the site therefore the survey of the property could not be done.
* The subject property is located remote area as per the coordinated obtained from old valuation report. The subject property appears to be located at a distance of ~1.2 km from Bhuwaneshwar-Khurda highway which is ~100 feet wide and about 25 km from Bhubaneshwar. Nearest railway station is Khurda Railway Station which is about 22 km.
* Guideline value – **Rs. 2,05,94,714/-**
* General Market of the subject location is not available on public domain.
1. **Property no. 17:-****MOUZA BRAHMAPUR, TEHSIL KHURDA, DISTRICT KHURDA, ODISHA**
* This is a residential land admeasuring land area of 5.133 acres as per documents provided.
* No representative was available to identify the site therefore the survey of the property could not be done.
* The subject property is located in remote area as per the coordinated obtained from old valuation report. The subject property appears to be located at a distance of ~3 km from Chennai-Kolkata Highway which is ~100 feet wide and about 25 km from Bhubaneshwar. Nearest railway station is Khurda Railway Station which is about 12 km.
* Guideline value – **Rs. 1,03,21,483/-**
* General Market of the subject location is not available on public domain.
1. **Property no. 18:-****MOUZA TARABOI, P.S. JATANI, DISTRICT KHURDA, ODISHA**
* This is a residential land admeasuring land area of 1.946 acres as per documents provided.
* No representative was available to identify the site therefore the survey of the property could not be done.
* The subject property is located in remote area as per the coordinated obtained from old valuation report. The subject property appears to be located at a distance of ~3 km from Chennai-Kolkata Highway which is ~100 feet wide and about 25 km from Bhubaneshwar. Nearest railway station is Khurda Railway Station which is about 12 km.
* Guideline value of subject location– **Rs. 1,52,56,640/-**
* General Market of the subject location is not available on public domain.
1. **Property no. 13:-****MOUZA –BIRAMACHADRAPUR, P.S. – SATYABADI, DISTT. – PURI, ODISHA**
* This is a Residential land admeasuring land area of 6.83 acres as per the documents provided to us.
* No representative was available to identify the site therefore the survey of the property could not be done.
* Guideline value – Rs. 1,63,92,000/-
* General Market of that location is around Rs. 55 Lakh per acre.
* Approximate Market Value without considering plus and minuses of the property - **Rs. 4,09,80,000/-**
1. **Property no. 25:-****MOUZA –BIRAMACHADRAPUR, P.S. – SATYABADI, DISTT. – PURI, ODISHA**
* This is a Residential land admeasuring land area of 6.20 acres as per the documents provided to us.
* No representative was available to identify the site therefore the survey of the property could not be done.
* Guideline value – Rs. 1,48,80,000/-
* General Market of that location is around Rs. 55 Lakh per acre.
* Approximate Market Value without considering plus and minuses of the property - **Rs. 3,72,00,000/-**
1. **Property no. 4:-****LAND AT MZ-GOPINATHPUR, PO-BHATAASAHI, PS-NAYAGARH, TS-NUAGOAN-32, DISTRICT NAYAGARH, ODISHA**
* The subject land parcel admeasuring land area of 16.160 acres as per the documents provided.
* Owner of the subject property is Mr. Abhishek Gupta S/o Mr. Mahendra Kumar Gupta
* The subject property is located in remote area as per the coordinated obtained from old valuation report. The subject property appears to be located 3 Km away from village Bhatasahi. Nearest railway station is Mahipur Railway Station which is about 9 km.
* No representative was available to identify the site therefore the survey of the property could not be done.
* Guideline value – **Rs. 27,22,152/-**
* General Market of the subject location is not available on public domain.
1. **Property no. 10:-****LAND AT MZ-KATAKSAHAR, TS/PS-RANAPUR, DISTRICT NAYAGARH, ODISHA**
* The subject land parcel admeasuring land area of 0.77 acres as per the documents provided.
* Owner of the subject property is M/s Gupta Power Infrastructures Pvt Ltd
* No representative was available to identify the site therefore the survey of the property could not be done.
* The subject property is located remote area as per the coordinated obtained from old valuation report. The subject property appears to be located at Chennai-Kolkata Highway. Nearest railway station is Mukteshwar Railway Station which is about 6.4 km.
* Guideline value – **Rs. 2,54,100/-**
* General Market of the subject location is not available on public domain.
1. **Property no. 11:-****LAND AT MZ- KATAKSAHAR, TS/PS- RANAPUR, DISTRICT NAYAGARH, ODISHA**
* The subject land parcel admeasuring land area of 1.120 acres as per the documents provided.
* Owner of the subject property is M/s Gupta Power Infrastructures Pvt Ltd.
* No representative was available to identify the site therefore the survey of the property could not be done.
* The subject property is located remote area as per the coordinated obtained from old valuation report. The subject property appears to be located at Chennai-Kolkata Highway. Nearest railway station is Mukteshwar Railway Station which is about 6.4 km.
* Guideline value – **Rs. 3,99,300/-**
* General Market of the subject location is not available on public domain.
1. **Property no. 14:-****LAND AT MZ- KATAKSAHAR, TS/PS- RANAPUR, DISTRICT NAYAGARH, ODISHA**
* The subject land parcel admeasuring land area of 8.33 acres as per the documents provided.
* Owner of the subject property is M/s Gupta Power Infrastructures Pvt Ltd
* No representative was available to identify the site therefore the survey of the property could not be done.
* The subject property is located remote area as per the coordinated obtained from old valuation report. The subject property appears to be located at Chennai-Kolkata Highway. Nearest railway station is Mukteshwar Railway Station which is about 6.4 km.
* Guideline value – **Rs. 27,48,900/-**
* General Market of the subject location is not available on public domain.

|  |  |
| --- | --- |
| **PART B** | **SUMMARY OF ASSETS UNDER VALUATION** |

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **Property no.** | **Location** | **Approximate Market Value** | **Guideline Value** | **Approximate Value Considered** | **Approximate Value Considered****(Round-off)** | **Realizable Value** | **Distress Value** |
| 13 | **Biramachandrapur,Satyabadi, Puri 6.83 acre** | 4,09,80,000 | 1,63,92,000 | 4,09,80,000 | **4,10,00,000** | **3,48,50,000** | **3,07,50,000** |
| 25 | **Biramachandrapur, Puri 6.20 acre** | 3,72,00,000 | 1,48,80,000 | 3,72,00,000 | **3,72,00,000** | **3,16,20,000** | **2,79,00,000** |
| 1 | **Mouza-Sauria, P.S.- Gurudijitha, Atagarh, Cuttak 21.30 acre** | 5,32,50,000 | 2,70,51,000 | 5,32,50,000 | **5,33,00,000** | **4,53,05,000** | **3,99,75,000** |
| 12 | **Kochilanuagaon, Cuttack 20.00 acre** | - | 70,00,000 | 70,00,000 | **70,00,000** | **70,00,000** | **70,00,000** |
| 4 | **Gopinathpur, Nuagaon, Nayagarh 16.16 acre** | - | 27,22,152 | 27,22,152 | **27,00,000** | **27,00,000** | **27,00,000** |
| 10 | **Gateksahar, Ranaour, Nayagarh 0.770 acre** | - | 2,54,100 | 2,54,100 | **2,50,000** | **2,50,000** | **2,50,000** |
| 11 | **Kotaksahor, Ranapur, Nayagarh 1.210 acre** | - | 3,99,300 | 3,99,300 | **4,00,000** | **4,00,000** | **4,00,000** |
| 14 | **Kataksahari, Nayagarh 8.33 acre** | - | 27,48,900 | 27,48,900 | **27,00,000** | **27,00,000** | **27,00,000** |
| 5 | **Bramhapura, Khurda 16.684 acre** | - | 3,35,48,337 | 3,35,48,337 | **3,35,00,000** | **3,35,00,000** | **3,35,00,000** |
| 15 | **Kaipadar, Khurda 9.137 acre** | - | 2,05,94,714 | 2,05,94,714 | **2,06,00,000** | **2,06,00,000** | **2,06,00,000** |
| 17 | **Brahmapura Khurda 5.133 acre** | - | 1,03,21,483 | 1,03,21,483 | **1,03,00,000** | **1,03,00,000** | **1,03,00,000** |
| 18 | **Taraboi, Khurda 1.946 acre** | - | 1,52,56,640 | 1,52,56,640 | **1,53,00,000** | **1,53,00,000** | **1,53,00,000** |