

Property - 28
(1.501)

REF. NO.-IBR/5281/2024

Date: 14.05.2024

VALUATION REPORT

OF

IMMOVABLE PROPERTIES (LAND)

OF



NAME OF THE BORROWER: M/S GUPTA POWER INFRASTRUCTURES LTD

PLOT NO-2308(P),2317(P),IDCO PLOT-65/A & 65/B

KHATA NO-787, MOUZA-MUKUNDAPRASAD,KHURD

For

CANARA BANK

FAIR MARKET VALUE:- Rs. 3,92,30,000/-

REALIZABLE VALUE:- Rs. 3,53,07,000/-

DISTRESS VALUE:- Rs. 3,13,84,000/-

PREPARED BY :-

I.B.RATH & ASSOCIATES

(Registered Valuer Canara Bank)

AT- "BIBHUTI"

B 2/1, KHARAVEL NAGAR,

BHUBANESWAR-1

By
Municipal

ANNEXURE- 8
VALUATION OF PROPERTY (LAND)

REF. NO.-IBR/5281/2024

Date: 14.05.2024

PART A-BASIC DATA

I	GENERAL	
01.	Purpose for which the valuation is made	: To assess present market value of the property
02.	a) Date of inspection	: 18.03.2024
	b) Date on which the valuation is made	: 14.05.2024
03.	Name of the reported owner with present address and phone number Name of the owner(s) and his /their address (es) with phone no. (Details of share of each owner in case of joint ownership)	: M/s Gupta Power Infrastructres ltd MD-Mahendra Kumar Gupta At-Plot no- 896, Gupta Nivas etc puri road, Po-Budheswari, Ps-Laxmisagar, Bhubaneswar, Khurda.
04.	List of documents produced for perusal	: Sale Deed,
05.	Brief description of the property	: Land
06.	Scope of the valuation	: Land
07.	If this report is to be used for any bank purpose, state the name of the bank and branch, if known	: Canara Bank,

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II	DESCRIPTION OF THE PROPERTY	
01.	Location of the property	: At-Plot No-2308(P), IDCO PLOT-65/A & 65B , Khata no-787, Mz-Mukundaprasad, Dist-Khurda,
01.	Postal address of the property	: M/s Gupta Power Infrastructres Ltd At-Khurda Industrial Estate Barunei Road Mz-Mukundaprasad, Dist-Khurda,
02.	City/Town/Village	: Town
	Residential area	:
	Commercial area	: Commercial
	Industrial area	: Industrial
03.	Classification of the area	: Semi Urban
04.	Coming under corporation limit /Village	: Under Khurda Municipality

	/Panchayat /Municipality		
05.	Whether covered under any State/Central Govt. enactment (e.g., Urban land Ceiling Act) or notified under agency area/scheduled area/Cantonment area	:	NA
06.	In case it is an agricultural land, any conversion to house site plots is contemplated	:	No
07.	Location of the property		
	Allot Plot/Plot No./Survey No.	:	2308(P), IDCO PLOT-65/A & 65/B
	Khata No/Drawing No	:	787,
	Police station &No-	:	Khurda-118
	T.S & No.-	:	Khurda
	Ward/ Taluka/Mouza	:	Mukundaprasad
	Mandal/Dist.-	:	Khurda
08.	Boundary details	As Per Sale Deed	As Per Verification
	North	Idco plot no- 76 & 98	Idco plot no- 76 & 98
	South	Road	Road
	East	Idco Plot no- 60	Idco Plot no- 60
	West	Idco Plot no-F/5	Idco Plot no-F/5
09.	Latitude, longitude, and coordinates of the site	:	
10.	Property tax receipt referred		
	Assessment Number	:	NA
	Tax amount	:	NA
	Receipt in the name of	:	NA
11.	Electricity service connection		NA
	Consumer number	:	NA
	In the name of	:	NA
	Other details if any	:	NA
12.	Property is presently occupied by	:	Owner
13.	If tenanted fully, what is the gross monthly rent?	:	NA
14.	If occupied by both By assuming the entire building is let out, i. What is the probable monthly rent? ii. What is the advance amount?	:	Occupied by Owner

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Land Schedule

Mouza	Khata no	Plot no	Idco Plot no	PS	Ts/Dist	Boundary	Area
Mukundaprasad	787	2308(P)	65/A & 6/B	Khurda-118	Khurda	North- Idco plot no- 76 & 98 South- Road East- Idco Plot no- 60 West- Idco Plot no-F/5	Ac.1.501Dec
Total							Ac.1.501Dec

III	PROCEDURE OF VALUATION		
	Valuation Details	:	Discussed in part B,C,D,E &F
	F.S.I.	:	
	Plot Coverage	:	

PART B - LAND

01.	Dimension of the site		As per title deed (a)	Actual (b)
		North		
		South		
		East		
		West		
02.	Extent of site (least of 1a & 1b)			
	Size of the plot	:		
	North & South	:		
	East & West	:		
	Total Extent of the plot	:	Ac.1.501Dec ie 65383.56Sqft	
03.	Characteristics of the site	:		
	• What is the character of the locality?	:	Middle Class	
	• What is the classification of the locality?	:	Developed	
	• Development of surrounding areas	:	Yes	
	• Possibility of frequent flooding	:	No	
	• Availability of the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All within 1km to 7km Range	
	• Level of land with topographical conditions	:	Leveled	
	• Shape of land	:	Rectangular	
	• Type of use to which it can be put	:	Industrial	
	• Any usage restriction	:	No	
	• Is plot in town planning approved layout?	:	No Rev Road	


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	• Corner plot or intermittent plot?	:	Cornor plot
	• Type of road available at present Road facilities are available?	:	Bituminous Road
	• Width of road- is below 20ft. or more than 20ft	:	Above 20ft. road
	• Is it a land- locked land?	:	No
	• Water Potentially	:	Yes
	• Underground sewerage system	:	Yes
	• Power supply is available in the site	:	Yes
	• Advantage of site	:	-
	• Special remarks, if any like threat of acquisition of land for public service purpose, road widening or applicability of CRZ provisions etc (distance from seacoast/ tidal level must be incorporated) • Any factors which affect the marketability of the land?	:	
04	Value of adopting GLR (Guideline Rate)		
	i. Guideline rate obtained from registers office (evidence thereof to be enclosed)	:	Rs. 138 per sqft
	ii. Value of land adopting GLR (65383.56 x 138.00)	:	Rs. 90,23,000 /-
05.	Value by adopting PMR (Prevailing Market Rate)		
	i. Prevailing market rate (Along with details/ reference of two latest deals or transactions with respect to adjacent properties in the areas)	:	Rs.550/- Rs.600/- per Sqft
	ii. Unit rate adopted in this valuation after considering the characteristics of the subject plot	:	Rs.600/- per Sqft
	iii. Value of the land by adopting PMR (65383.56x 600.00)	:	Rs. 3,92,30,136/-


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PART C- BUILDING

	Type of Building		
1.	Type of construction	:	
2.	Quality of construction	:	
3.	Appearance of Building	:	
4.	Maintenance / Condition of The building	:	
5.	Plinth Area	:	

6	Number of floors and height of each floor Including basement if any	:	
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DETAIL OF BUILDING VALUATION

DESCRIPTION	G F & FF	S F & TF
Specification Floor finish, Superstructure, Roof, Doors, Windows, Weathering course		
Plinth area		
Year of construction (as reported / as observed / as per the deed)		
Age of the building		
If the age is not exactly known , further life expected		
Total life of the building estimated		
Depreciation percentage (assuming salvage value 5%)		
Replacement rate of construction with the existing conditions and Specifications		

Particulars of items	Plinth Area in sqft	Roof Height in ft	Age of the building in years	Estimated replacement rate of construction .Rs.	Replacement Cost Rs.	Depreciation on Rs.	Net value after depreciations Rs.
Ground Floor							
First Floor							
Second Floor							
Third Floor							
Total							


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PART D – AMENITIES & EXTRA ITEMS
(Value after Depreciation)

1.	Portico	:	Rs.
2.	Ornamental Front / Pooja door	:	Rs.
3.	Sit-out/ Verandah with Steel grills	:	Rs.
4.	Extra Steel / collapsib legates	:	Rs.
5.	Open stair case	:	Rs.
6.	Wardrobes,showcases,wooden cup boards	:	Rs.
7.	Glazed tiles	:	Rs.
8.	Extras inks and bath tub	:	NA
9.	Marble/ ceramictiles flooring	:	Rs.
10.	Interior decorations	:	Rs.
11.	Architectural Elevation works	:	Rs.
12.	False ceiling works	:	Rs.
13.	Paneling works	:	NA
14.	Aluminum works	:	NA
15.	Aluminum handrails	:	Rs.
16.	Separate Lumber Room	:	NA
17.	Separate Toilet Room	:	NA
18.	Separate water tank/sump	:	Rs.
19.	Trees , gardening	:	NA
20.	Any other	:	NA
	Total	:	Rs.

PART E – SERVICES
(Value after Depreciation)

01.	Water supply arrangements	:	Rs.
	Open well	:	NA
	Bore well	:	Yes
	Hand pump	:	NA
	Motor	:	Yes
	Corporation Tap	:	NA
	Underground level sump overhead water tank	:	NA
02.	Drainage arrangements	:	Rs.
	Septic Tank		
	Under ground sewerage		NA
03.	Compound Wall 1200mm Height Length Type of construction	:	Rs.
04.	Land Dev civil work for mechanary	:	Rs.
05.	Steel gate	:	
06.	E.B Deposits , water deposits ,	:	


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	drainage deposits etc.		
07.	Electrical fittings & others	:	Rs.
	Type of wiring		NA
	Class of fittings(superior/Ordinary/Poor)		NA
	Number of light Points		NA
	Fan Points		NA
	Spare Plug Points		NA
	Any other item		NA
08.	Plumbing installation	:	NA
	No.of water closet and their type		NA
	No. of washbasins		NA
	No. of bathtubs		NA
	Water meter,tapsetc		NA
	Any other fixtures		NA
09.	Any other (GI sheet sheds)	:	NA
	Total		Rs.

TOTAL ABSTRACT OF THE PROPERTY:

Part	Description	Value of adopting	
		GLRRs.	PMRRs.
B	Land	90,23,000/-	3,92,30,136.00
C	Building		
D	Amenities		
E	Services		
Total Say			3,92,30,136.00
			3,92,30,000.00

Factors favoring for an additional value.		
1. Locality of the property,		
2. Scarcity of the land in the area		
3. Future prospects of the land		Rs.
	Add (+)	
Factors favoring for less value.		
1.		Rs.
	Less (-)	
Present Market Value 3,92,30,000.00		Rs. (F)

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with a for said specifications is Rs.**3,92,30,000.00** (Rupees Three Crore Ninety Two lakh Thirty Thousand Only) . The book value of the above property as of is Rs. Rs.**3,92,30,000.00** (Rupees Three Crore Ninety Two lakh Thirty Thousand Only) and the distress value is Rs.**3,13,84,000.00** (Rupees Three Crore Thirteen Lakh Eighty Four Thousand Only). Realizable Value is Rs.**3,53,07,000.00** (Rupees Three Crore Fifty Three Lakh Seven Thousand Four Hundred Only).


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PARTC-CERTIFICATE

1. It is here by certified that in my opinion.
 - i) The present market value of the property discussed in the report (above) by adopting prevailing market rate for land is Rs. Rs. **3,92,30,000.00** (Rupees Three Crore Ninety Two lakh Thirty Thousand Only).
 - ii) The forced sale value of the property is estimated as 20% less than the present market value.
2. Value varies with the purpose and date of valuation . This report is not to be referred if the purpose is different other than mentioned din I (1).
3. The property was inspected on 18.03.2024 by me in the presence of property owner's representative.
4. The legal specs were not considered in this valuation.
5. This valuation work was / has been undertaken by the valuer based upon the request from branch manager Canara Bank.

Place :BHUBANESWAR
Date :14.05.2024

(Panel Valuer)

Note :This report contains Pages

Indu
Bhushan
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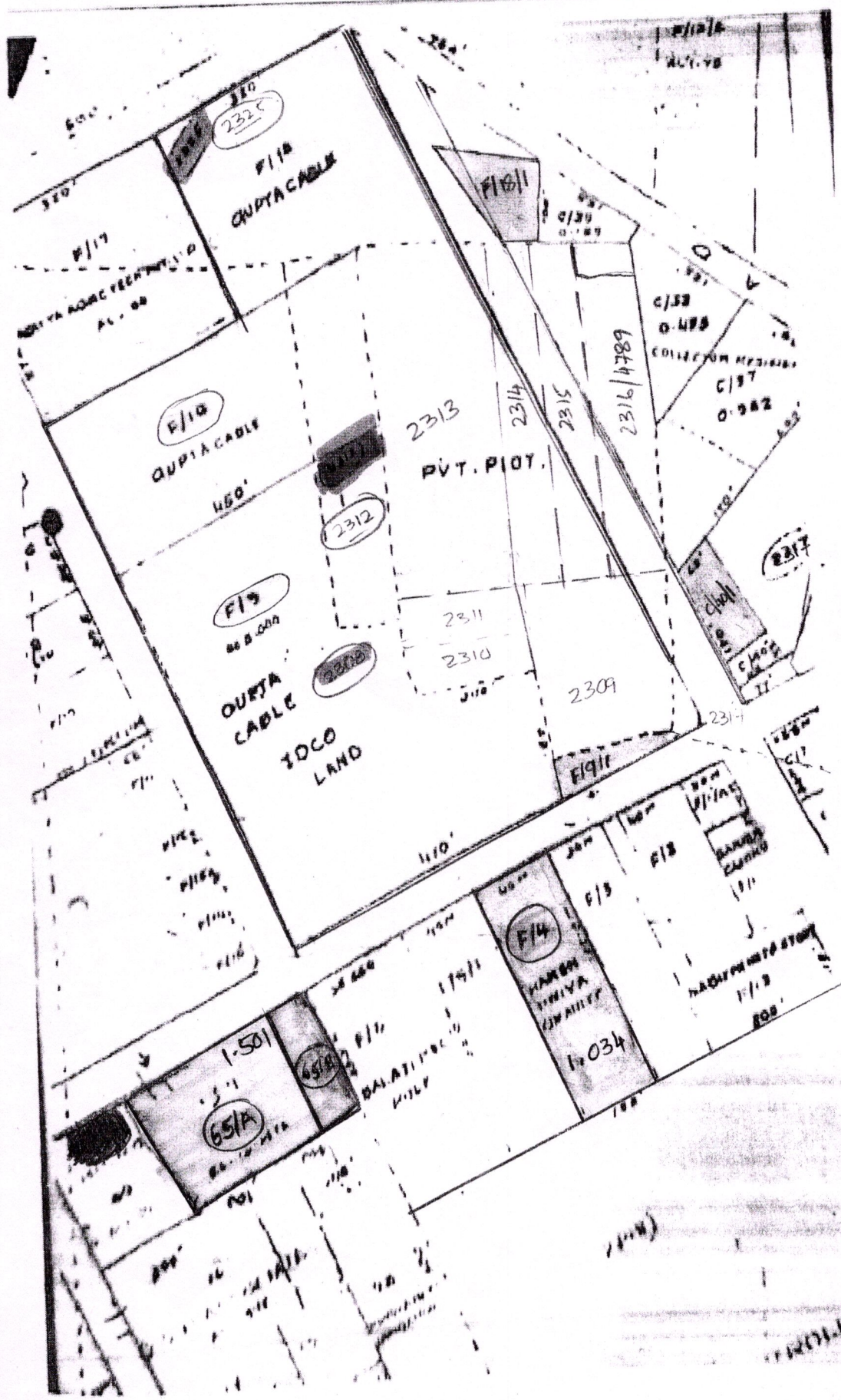
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by Indu Bhushan
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Date: 2024.05.30
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Enclosures:

- Key plan showing the location of the property.
- Site plan with boundaries
- Photograph of owner / representative with property in background
- Screen shot of longitude / latitude and co-ordinates of property using GPS / Various Apps / Internet sites

(Note: The valuer may add any number of additional sheets for providing any vital data and relevant information)


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