

Property No-27  
Mukundaprasad Khurda - 1.034 Dec

REF. NO.-IBR/5282/2024

Date: 12.05.2024

**VALUATION REPORT**

OF

IMMOVABLE PROPERTIES (LAND & BUILDING)

OF



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

REV PLOT NO-2308(P) ,IDCO PLOT-F/4, REV KHATA NO-787

MOUZA-MUKUNDAPRASADIID CENTER ,KHURDA

For

CANARA BANK

FAIR MARKET VALUE:- Rs. 3,15,24,000/-

REALIZABLE VALUE:- Rs. 2,83,71,400/-

DISTRESS VALUE:- Rs. 2,52,19,000/-

PREPARED BY :-

I.B.RATH & ASSOCIATES

(Registered Valuer Canara Bank)

AT- "BIBHUTI"

B 2/1, KHARAVEL NAGAR,

BHUBANESWAR-1

9437005477, 7873005477

P 22  
M. 10/24

**ANNEXURE- 8  
VALUATION OF PROPERTY (LAND)**

**REF. NO.-IBR/5281/2024**

**Date: 12.05.2024**

**PART A-BASIC DATA**

| <b>I</b> | <b>GENERAL</b>  |  |
|----------|---|--|
| 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  | : 12.05.2024   |
| 03.      | Name of the reported owner with present address and phone number<br>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<br>MD-Mahendra Kumar Gupta<br>At-Plot no- 896, Gupta Nivas etc puri road, Po-Budheswari, Ps-Laxmisagar, Bhubaneswar, 751006 Khurda. |
| 04.      | List of documents produced for perusal  | : Previous Valuation   |
| 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,   |

  
**Proprietor**  
**IB RATH & ASSOCIATES**

| <b>II</b> | <b>DESCRIPTION OF THE PROPERTY</b>                               |  |
|-----------|--|--|
| 01.       | Location of the property   | : <b>At-Plot No-2308(P), IDCO PLOT NO-F/4</b><br>Khata no-787, Mz-Mukundaprasad, Dist-Khurda,                      |
| 01.       | Postal address of the property                                   | : M/s Gupta Power Infrastructres Ltd<br>At-Khurda Industrial Estate Barunei Road<br>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 /Panchayat /Municipality | : Under Khurda Municipality limit  |
| 05.       | Whether covered under any State/Central Govt. enactment (e.g.,   | : No   |

|     |  |                    |                        |
|-----|--|--------------------|------------------------|
|     | Urban land Ceiling Act) or notified under agency area/scheduled area/Cantonment area   |                    |                        |
| 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-F/4 |
|     | 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- 33   | Idco plot no- 33       |
|     | South  | Road               | Road                   |
|     | East   | Idco Plot no-F/5-1 | Idco Plot no-F/5-1     |
|     | West   | Idco Plot no-F/3   | Idco Plot no-F/3       |
| 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<br>By assuming the entire building is let out,<br>i. What is the probable monthly rent?<br>ii. What is the advance amount? | :                  | Occupied by Owner      |

  
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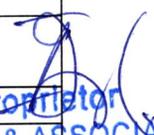
**Land Schedule**

| Mouza         | Khata no | Plot no | Idco Plot no | PS         | Ts/Dist | Boundary   | Area        |
|---------------|----------|---------|--------------|------------|---------|--|-------------|
| Mukundaprasad | 787      | 2308(P) | F/4          | Khurda-118 | Khurda  | North- Idco plot no- 33<br>South- Road<br>East- Idco Plot no-F/5-1, West- Idco Plot no-F/3 | Ac.1.034Dec |
| Total         |          |         |              |            |         |  | Ac.1.034Dec |

| 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.1.034Dec ie 45,041.04Sqft |            |
| 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                           |            |

  
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|     |  |   |  |
|-----|--|---|--|
|     | • Corner plot or intermittent plot?  | : | intermittent plot                      |
|     | • Type of road available at present<br>Road facilities are available?  | : | Block top Road                         |
|     | • Width of road- is below 20ft. or<br>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<br>like threat of acquisition of land for<br>public service purpose, road<br>widening or applicability of CRZ<br>provisions etc (distance from<br>seacoast/ tidal level must be<br>incorporated)<br>• Any factors which affect the<br>marketability of the land? | : |  |
| 04  | Value of adopting GLR (Guideline Rate)   |   |  |
|     | i. Guideline rate obtained from<br>registers office (evidence thereof to<br>be enclosed)   | : | Rs. 138 per sqft or say Rs.60,00,000/- |
|     | ii. Value of land adopting GLR<br>(45,041.04sqft x 138.00)   | : | Rs. 62,16,000 /-                       |
| 05. | Value by adopting PMR (Prevailing Market Rate)   |   |  |
|     | i. Prevailing market rate (Along with<br>details/ reference of two latest<br>deals or transactions with respect to<br>adjacent properties in the areas)  | : | Rs.550/- Rs.600/- per Sqft             |
|     | ii. Unit rate adopted in this valuation<br>after considering the characteristics<br>of the subject plot  | : | Rs.600/- per Sqft                      |
|     | iii. Value of the land by adopting PMR<br>(45,041.04sqft x 750.00)   | : | <b>Rs. 2,70,24,624/-</b>               |

  
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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<br>The building | : |                     |
| 5. | Plinth Area                                | : | As per is 3861-1975 |

|   |   |   |                               |
|---|---|---|-------------------------------|
| 6 | Number of floors and height of each floor Including basement if any | : | Load Bearing/Rcc/Steel Framed |
|---|---|---|-------------------------------|

**DETAIL OF BUILDING VALUATION**

| DESCRIPTION  | G | F |
|--|---|---|
| Specification<br>Floor finish,<br>Superstructure,<br>Roof, Doors,<br>Windows,<br>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 sqm | Roof Height in ft | Age of the building in years | Estimated replacement rate of construction. Rs | Net value after depreciations Rs. |
|----------------------|--------------------|-------------------|------------------------------|--|-----------------------------------|
| Acc                  | 450sqm             | 10'               |                              | Rs.10,000/-                                    | Rs.45,00,000/-                    |
|                      |                    |                   |                              |  |                                   |
|                      |                    |                   |                              |  |                                   |
| <b>Total</b>         |                    |                   |                              |  | Rs.45,00,000/-                    |

**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 / collapsible gates     | : | Rs. |

  
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|     |                                       |   |            |
|-----|---------------------------------------|---|------------|
| 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         |
|     | <b>Total</b>                          | : | <b>Rs.</b> |

**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<br>Length<br>Type of construction | : | Rs.       |
| 04. | Land Dev civil work for mechanary                             | : | Rs.       |
| 05. | Steel gate  | : |           |
| 06. | E.B Deposits , water deposits , drainage deposits etc.        | : |           |
| 07. | Electrical fittings & others                                  | : | Rs.       |
|     | Type of wiring  |   | Concealed |
|     | Class of fittings(superior/Ordinary/Poor)                     |   | Ordinary  |
|     | Number of light Points  |   | 10 nos.   |
|     | Fan Points  |   | 8 nos.    |
|     | Spare Plug Points   |   | 10 nos.   |

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|     |                                   |   |          |
|-----|-----------------------------------|---|----------|
|     | Any other item                    |   | NA       |
| 08. | Plumbing installation             | : | Ordinary |
|     | No.of water closet and their type |   | 2 nos.   |
|     | No. of washbasins                 |   | 4 nos.   |
|     | No. of bathtubs                   |   | NA       |
|     | Water meter,tapsetc               |   | 2nos     |
|     | Any other fixtures                |   | NA       |
| 09. | Any other (GI sheet sheds)        | : | NA       |
|     | <b>Total</b>                      |   |          |

**TOTAL ABSTRACT OF THE PROPERTY:**

| Part      | Description | Value of adopting |                |
|-----------|-------------|-------------------|----------------|
|           |             | GLRRs.            | PMRRs.         |
| B         | Land        | 62,16,000/-       | 2,70,24,624.00 |
| C         | Building    |                   | 45,00,000/-    |
| D         | Amenities   |                   |                |
| E         | Services    |                   |                |
| Total Say |             |                   | 3,15,24,624.00 |
|           |             |                   | 3,15,24,000.00 |

|   |                      |         |
|---|----------------------|---------|
| 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           |                      |         |
|   | Add (+)              | Rs.     |
| Factors favoring for less value.          |                      |         |
| 1.  |                      | Rs.     |
|   | Less (-)             |         |
| Present Market Value                      | <b>3,15,24,000/-</b> | 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. **3,15,24,000.00** (Rupees Three Crore Fifteen lakh Twenty Four Thousand Only) . The book value of the above property as of is **3,15,24,000.00** (Rupees Three Crore Fifteen lakh Twenty Four Thousand Only) and the distress value is Rs. **2,52,19,000.00** (Rupees Two Crore Fifty Two Lakh Nineteen Thousand Only). Realizable Value is Rs. **2,83,71,000.00** (Rupees Two Crore Eighty Three Lakh Seventy One Thousand Only).

  
 Proprietor  
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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 **3,15,24,000.00** (Rupees Three Crore Fifteen lakh Twenty Four Thousand Only )
  - ii) The forced sale value of the property is estimated as 80% 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 in 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 LCB Canara Bank.

Place :BHUBANESWAR  
Date :12.05.2024

(Panel Valuer)

Note :This report contains ..... Pages

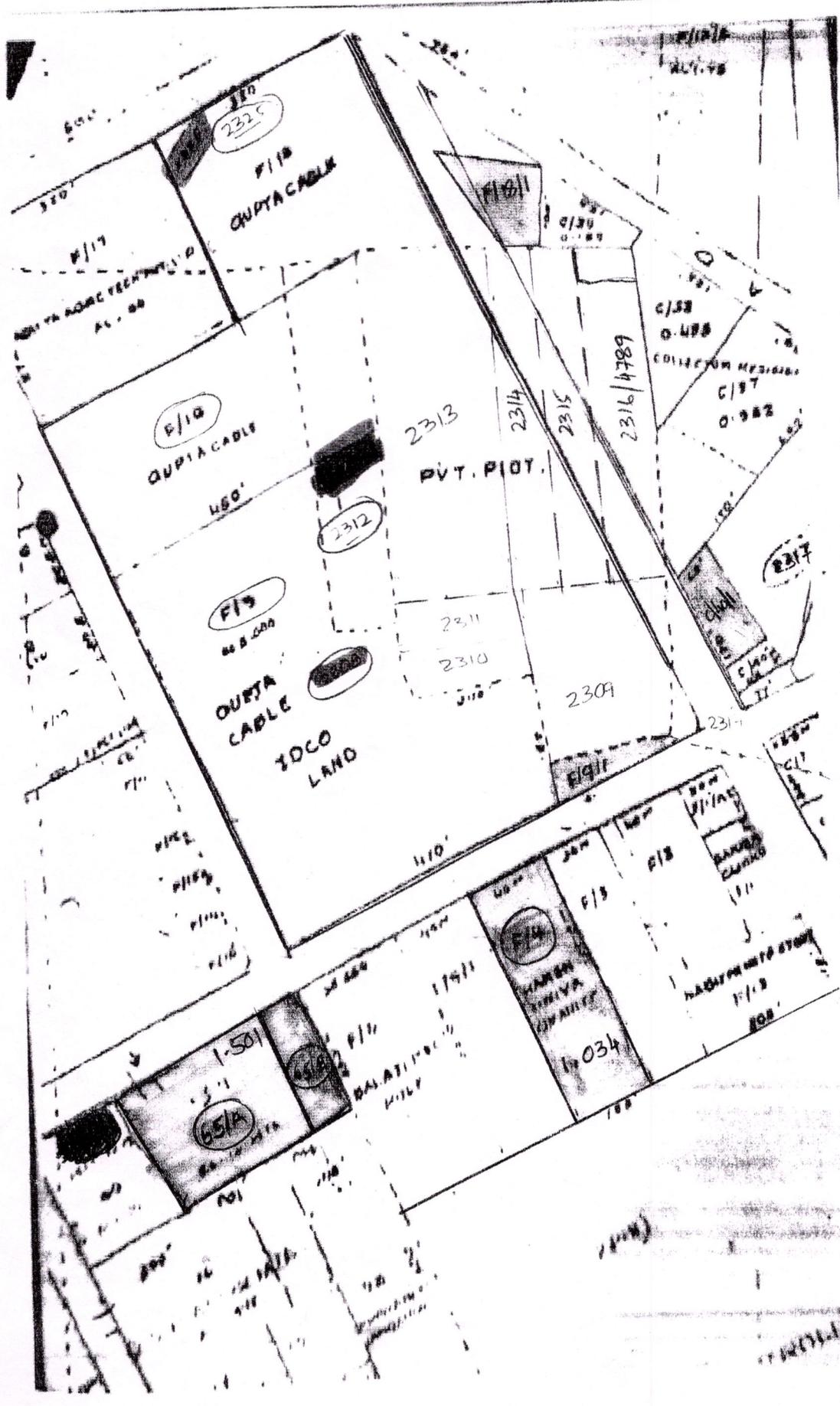
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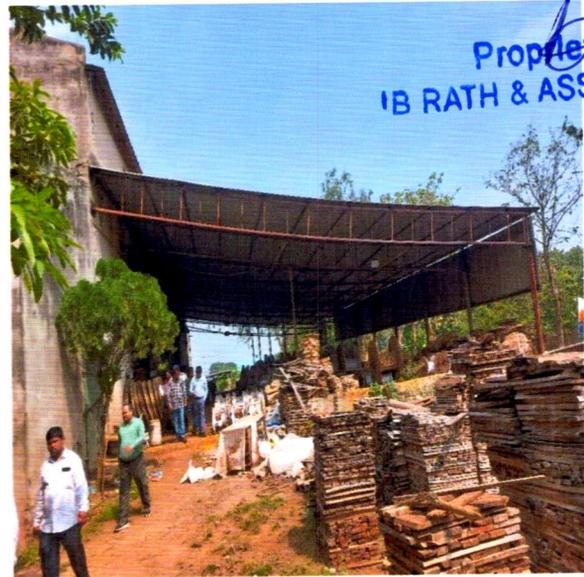
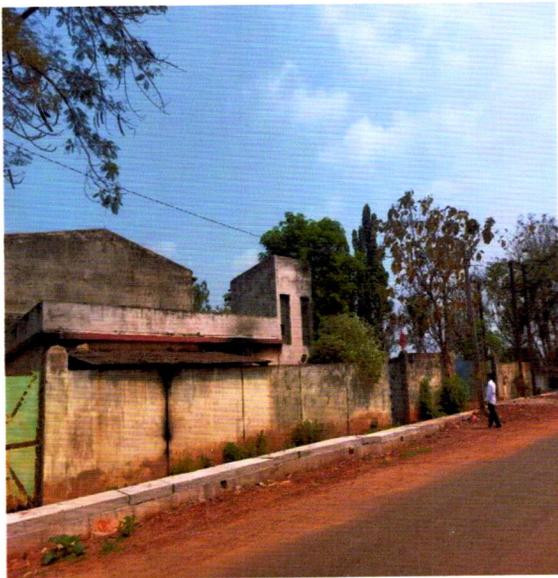
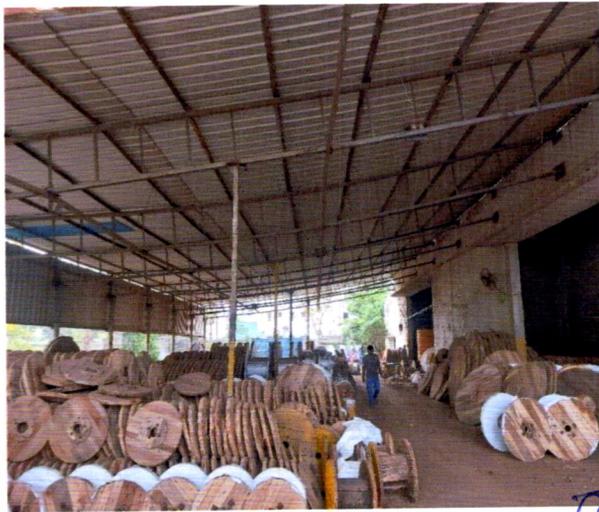
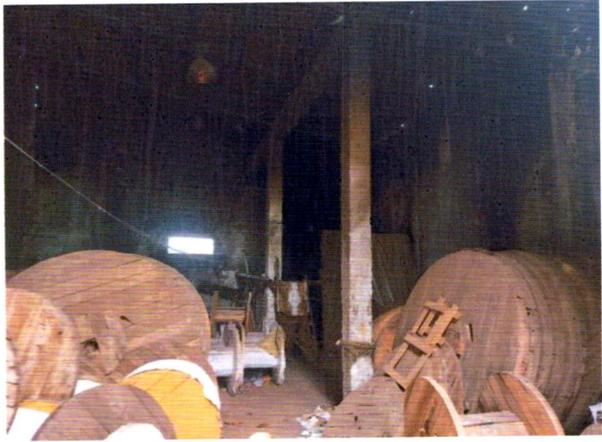
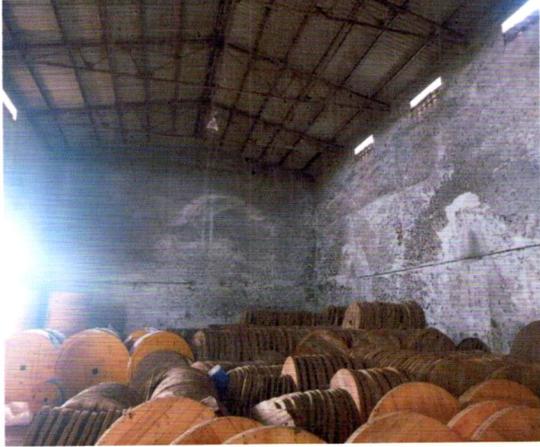
Enclosures:

- 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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