

Path Katilet Lera

REF. NO.-IBR/5285/2024

Date: 16.05.2024

VALUATION REPORT

OF

IMMOVABLE PROPERTIES (LAND)

OF



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

REV PLOT NO- 110/1524 & 109, REV KHATA NO-355/362.

MOUZA-KOCHILA NUAGOAN,PO-CHARBATIA,PS-CHOUDWAR,TS-TANGI CHOUDWAR DIST-CUTTACK,754028

For

CANARA BANK

FAIR MARKET VALUE:- Rs. 2,00,00,000/-

REALIZABLE VALUE:- Rs. 1,80,00,000/-

DISTRESS VALUE:-

Rs. 1,60,00,000/-

PREPARED BY :-

I.B.RATH & ASSOCIATES

(Registered Valuer Canara Bank)

AT- "BIBHUTI"

B 2/1, KHARAVEL NAGAR,

BHUBANESWAR-1

9437005477, 7873005477

I B RATH & ASSOCIATES

Engineering & Project Consultant

B 2/1, Kharavel Nagar,Bhubaneswar -01

Date: 16.05.2024

Email: ibrathnassociates@gmail.com Mob: 7873005477,9437005477

ANNEXURE- 8 VALUATION OF PROPERTY (LAND)

REF. NO.-IBR/5285/2024

branch, if known

purpose, state the name of the bank and

01.

02.

03.

04.

05.

06.

07.

PART A-BASIC DATA

T	GENERAL		1 to the ofthe	
†	Purpose for which the valuation is made	:	To assess present market value of the	
			property	
†	a) Date of inspection	:	27.03.2024	
+	b) Date on which the valuation is made	:	16.05.2024	
+	Name of the reported owner with	:	M/s Gupta Power Infrastructres ltd	
	present address and phone number		MD-Mahendra Kumar Gupta	
	Name of the owner(s) and his /their		At-Plot no- 896, Gupta Nivas etc puri	
	Name of the owner(s) and ms rener		road,Po-Budheswari,Ps-Laxmisagar,	
	address (es) with phone no. (Details of		Bhubaneswar, 751006 Khurda.	
	share of each owner in case of joint		Bhubaneswar, 70100	
	ownership)	-	C. I. Dood	
	List of documents produced for perusal	<u> </u>	Sale Deed, Propiletor V	
	Brief description of the property	:	Free Hold IB RATH & ASSOCIATES	
	Scope of the valuation	:	Land	
-	If this report is to be used for any bank	:	Canara Bank,	
	Cul hands and			

II	DESCRIPTION OF THE PROPERTY		
01.	Location of the property	:	At-Plot No-110/1524 & 109, Khata no-355/362, Mz-Kochila Nuagoan,Po-Charbatia,Ts-Choudwar,Ps- Tangi Choudwar,Dist-Cuttack,754028
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	:	Village
02.	Residential area	:	Residential
	Commercial area	:	-
	Industrial area	:	Industrial
03.	Classification of the area	:	Rural
04.	Coming under corporation limit /Village	:	Under Village Panchayat limit
"	/Panchayat /Municipality		
05.	Whether covered under any	:	No

	State/Central Govt. enactment (e.g.,					
	Urban land Ceiling Act) or notified					
	under agency area/scheduled					
	area/Cantonment area		+,	. T		
06.	In case it is an agricultural land, any	:		No		
	conversion to house site plots is					
	contemplated		+			
07.	Location of the property		+			
	Allot Plot/Plot No./Survey No.		:	110/1524 & :	109	
		-		355/362		
	Khata No/Drawing No	_		Tangi Choudwa	ar 1	
	Police station &No-			Choudwar 1	ai i	
	T.S & No	_		Kochila Nuago	nan	
	Ward/ Taluka/Mouza			Cuttack	,,,,,,	
	Mandal/Dist			r Sale Deed	As Per Verification	
08.	Boundary details	Ros	od &	Govt Land	Road &Govt Land	
	TTOTEH		rt Plot		Pvt Plot	
	South		Pyt. Plot		Pvt. Plot	
	Last		vt. plot		Pvt. plot	
	West		:	not	1 (0) page	
09.	Latitude, longitude, and coordinates o	1				0
	the site		-		OX	
10.	Property tax receipt referred		:	NA	/_	
	Assessment Number			NA		Y
	Tax amount		:	NA	Proprietor	TES
	Receipt in the name of		•	NA	IB RATH & ASSO	CIANES
11.	Electricity service connection		:	NA		
	Consumer number		:	NA		
	In the name of		:	NA		
	Other details if any		:	Owner		
12.	Property is presently occupied by		:	NA		
13.	If tenanted fully,			14/1		
	what is the gross monthly rent?		:	Occupied by	v Owner	
14.	. If occupied by both	ŀ		occupied of		
	By assuming the entire building is let	L				
	out,	nt?				
	i. What is the probable monthly re	1111;				
	ii. What is the advance amount?					

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

PART B - LAND

	PARI D'LAND	1.41
01. Dimension of the site	As per title deed (a)	Actual (b)

	North		
	South		
	East		
	West	\neg	AC.20.00 Dec or say 8,71,200 sqft
02.	Extent of site (least of 1a & 1b)		AS per revenue map
	Size of the plot	:	As per revenue and
	North & South	:	
	East & West	\vdots	AC.20.00 Dec or say 8,71,200 sqft
	Total Extent of the plot	:	110.200
03.	Characteristics of the site	:	M
	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, 	:	All within 1km to 7km Range
	Market etc. • Level of land with topographical		Leveled
	conditions	+:	Rectangular Proprietor \
	Shape of land High it can be put.	1:	Industrial IB RATH & ASSOCIATE
	Type of use to which it can be put	+	No
	Any usage restriction	+:	No
	Is plot in town planning approved layout?	Į.	
	Corner plot or intermittent plot?	:	
	Type of road available at present Road facilities are available?	:	Murom Road
	Width of road- is below 20ft. or	:	Above 20ft. road
_	more than 20ft	1	No
	Is it a land- locked land? Note: Petertially.	+	Yes
	Water Potentially	+	: Yes
	Underground sewerage system	_	: Yes
	Power supply is available in the site.		
	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?		

bjr	Value of adopting GLR (Guideline Rate)		
04			RS-3,50,000/-per acre
	i. Guideline rate obtained from	:	RS-3,50,000/-per acre
	registers office (evidence thereof to		
	be enclosed)		70.00.000/
	:: Value of land adopting GLR	:	Rs. 70,00,000/-
0.5	Value by adopting PMR (Prevailing Mark	et l	Rate)
05.	i. Prevailing market rate (Along with	:	Rs.9Lakh to Rs.10Lakh per Acre
	1. Prevailing market face (1998)		*
	details/ reference of two latest		
	deals or transactions with respect to		
	adjacent properties in the areas)		
-	ii. Unit rate adopted in this valuation	:	Rs.10 per Acre
	11. Utilit face adopted in this variations		
	after considering the characteristics		
	of the subject plot	-	- • • • • • • • • • • • • • • • • • • •
	iii. Value of the land by adopting PMR	:	Rs.2,00,00,000/-
	III. Value of the		

PART C- BUILDING

	PA	ΚI	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		

DETAIL OF BUILDING VALUATION		C.F. % TE
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)		

Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Proprietor | Propr

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	

Particul ars of items	Plinth Area in sqft	Roof Heig ht in ft	Age of the building in years	Estimatedre placementrat e of construction .Rs.	Replacement Cost Rs.	Depreciati on Rs.	Net value after depreciations Rs.
Ground							
Floor	_						
First Floor							
Second							
Floor							
Third							
Floor							
Total							

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

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

Propretor
IB RATH & ASSOCIATES

	D.
:	Rs.
:	NA
:	NA
:	Rs.
_	:

PART E – SERVICES
(Value after Depreciation)

	(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	:	NA	
	water tank			
02.	Drainage arrangements	:	Rs.	
	Septic Tank		0	
	Under ground sewerage		NA	
03.	Compound Wall 1200rm	:	Rs.	
	Height		Drawisto	
	Length		Preprieto B RATH & ASSO	
	Type of construction			
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		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

B C	Land Building	GLRRs. 70,00,000/-	PMRRs.	2,00,00,000.00
D	Amenities			
Е	Services Total Say	70,00,000/-		2,00,00,000.00 2,00,00,000.00

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	(1)	Rs.	
Add Factors favoring for less value.	(+)	Rs.	
Less Present Market Value 2,00,00,000.00	(-)	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. 2,00,00,000.00 (Rupees One Crore Thirty Three lakh Eighty Six Thousand Only) . The book value of the above property as of is Rs. 2,00,00,000.00 (Rupees One Crore Thirty Three lakh Eighty Six Thousand Only) and the distress value is Rs.1,60,00,000.00 (Rupees One Crore Sixty Lakh Only). Realizable Value is Rs.1,80,00,000.00 (Rupees One Crore Eighty Lakh Only).

Proprietor IB RATH & ASSOCIATES

PARTC-CERTIFICATE

- It is here by certified that in my opinion. 1.
 - i) The present market value of the property discussed in there port (above)by adopting prevailing market rate for land is Rs. 2,00,00,000.00 (Rupees One Crore Thirty Three lakh Eighty Six Thousand Only).
 - ii) The forced sale value of the property is estimated as 20% less than the present market value.

IB RAPAHERVADED CIATES

- Value varies with the purpose and date of valuation . This report is not to be 2. referred if the purpose is different other than mentioned din I (1).
- The property was inspected on 27.03.2024 by me in the presence of property owner's 3. representative.
- The legal specs were not considered in this valuation. 4.
- This valuation work was / has been undertaken by the valuer based upon the 5. request from branch manager LCB Canara Bank.

Place

:BHUBANESWAR

Date

:16.05.2024

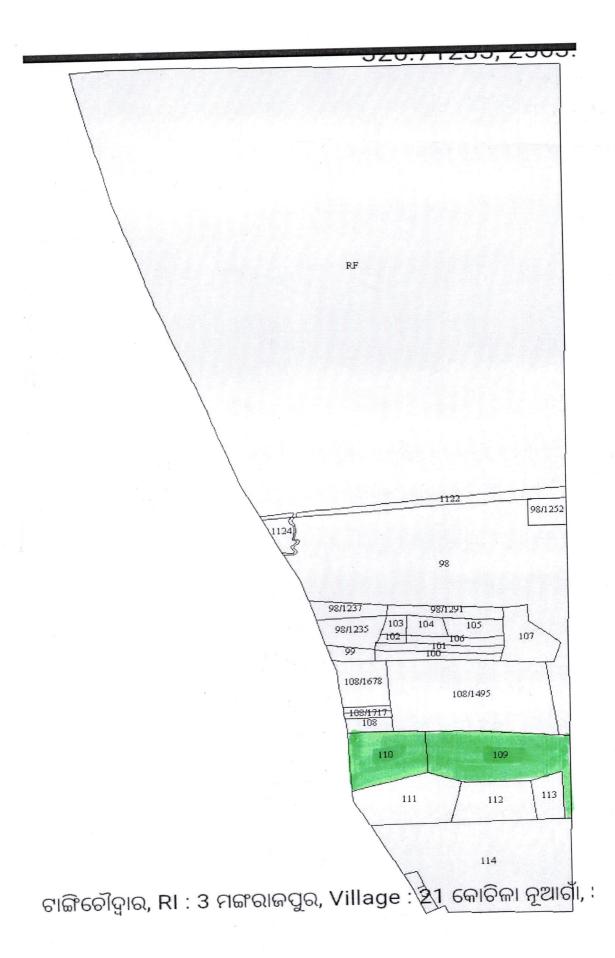
Note

:This report contains Pages

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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	se of Doing Business (Ease.aspx) 🖾
OReg	d. & Stamp Duty Calculator (StampDutyCalc.aspx)
O Mo	del Deed (ModelDeed.aspx)
	ts & Rules (ActRule.aspx)
O St	amp Act and Rules (StampAct.aspx)
	arriage Act (Marraige.aspx)
O Pa	artnership Firm Registration
O Sc	ociety Registration
O PL	ablic Service Delivery Timeline (pdf/PublicServicesDeliveryTimeLine.pdf)
Bei	nchMark Valuation
	District
	CUTTACK
	Registration Office
	JAGATPUR
	Village - Thana
	KOCHILANUAGAN - 1
	Kisam
	CLASS-III
	Plot No.
	109
	Area
	1
	Unit

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SHOW

☆ Area:1-Acre

☆ Areawise Benchmark Value: ₹3,50,000

Unit Wise BenchMark Value:

₹ 3,50,000 (Per Acre)

₹ 8,64,905 (Per Hecter)

₹ 3,500 (Per Decimal (100D=1Acre))

₹ **350** [Per Decimal (1000D=1Acre)]

₹ 86 (Per Square Meter)

₹ 8 (Per Square Feet)

Let's Get in Touch!

Inspector General of Registration Odisha, 2nd-floor, Board of Revenue Building, Chandinchowk , Cuttack (Odisha)-753002



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Feedback



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Site Updated on 28-May-2024 06:15:20 PM Design & Developed By TerraCIS Technologies Ltd.

