

BOB/ CFSBHU/ADV/GPIL/35/2022

Date: 08.04.2022

To
The Managing Director
Gupta Power Infrastructure Ltd
Cuttack Road, Bhubaneswar – 751 006

Dear Sir,

Re: Review of existing credit facilities

We are pleased to inform you that our sanctioning authorities have reviewed the credit facilities sanctioned to you for a period of 12 months as under:-

(Rs. in Crs)

SI No	Facility	Amount	Remark
1	Cash Credit (Hypothecation of stock and book debts upto 120 days)	33.21	Review
	Sub limit: WCDL (Upto 120 days)	(33.21)	Review
2	Bank guarantee (Per/Fin)	135.00	Review
	Sub limit: Foreign Bank Guarantee	(20.00)	Review

Further the competent authorities have also approved the following

1. Allow to charge concessional rate of interest on cash credit @1.35% over one year MCLR+SP on monthly rest, reset annually (Effective MCLR applicable as on the date of review)
2. Allow to charge concessional rate of interest on WCDL @1.35% over tenure based MCLR+SP with monthly rest.
3. Allow to charge concessional commission @0.75% p.a. on performance bank guarantee and @ 1.00% p.a. on financial bank guarantee.
4. Processing charges on working capital limit @ 50% of applicable charges. i.e. Rs.175 per lakh.
5. Accept deviation in current ratio and interest coverage ratio
6. Continue to accept cash margin @ 5% on bank guarantee (Per/ fin)
7. Allow debtors upto 150 days for computation of DP
8. Continue to allow submission of stock and book debt statement upto 25th of succeeding month.
9. Release of personal guarantee of Mr. Manmohan Gupta and Mr. Vineet Gupta, subject to similar approval by all other lenders of the consortium.

Detailed terms and conditions are enclosed as Annexure. Further directives of sanctioning authority, if any, shall be conveyed in due course and will form part of the sanction. We request you to return us copy of this letter (containing 15 pages including annexure) duly signed as acknowledgement of the same and call upon for execution of the suitable documents for availing of the facility.

Yours faithfully,





Asst. General Manager

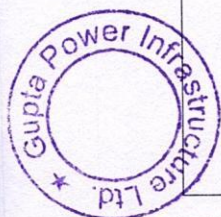
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Accepted
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Terms & Conditions

Facility	Cash Credit (Hypothecation of Stocks & Book Debts upto 120 days)
Limit	Existing & Proposed - Rs. 33.21 crores (Sublimit WCDL upto -120- days: Rs. 33.21 crs)
Purpose	Working capital requirement
Margin	Stock 25%, Book debts : 25%
Period	-12- Months
Rate of Interest	CC:-1.35% over 1 year MCLR +SP on monthly rest. (effective MCLR will be applicable as on the date of review) WCDL: 1.35% over Tenor base MCLR + SP. (effective MCLR will be applicable as on the date of disbursement) Present One Year MCLR is 7.35 %, Six months MCLR is 7.20 % p.a. and Three month MCLR is 7.10% as on 10.05.2022 and SP is 0.25% Note:- The next Re-set date of one year MCLR will normally be one year from the date of review of the working capital credit facility limit. The MCLR prevailing on the date of first disbursement, whether partial or full, shall be applicable till the next reset date, irrespective of MCLR applicable on the date of sanction and irrespective of changes in the benchmark during the interim.
Penal Interest	In case of overdue in the account, penal interest @ 2% p.a. over & above the rate on overdue amount shall be applicable.
Commitment charges	If Average utilization is below 60% of the limit, Commitment charges to be recovered @ 0.20% p.a. for the unutilized portion.
Insurance	<ul style="list-style-type: none"> ➤ The Company shall arrange to keep insured all the plant and machinery, building and other fixed assets with agreed bank clause indicating names of our bank. All the stocks at factory, stock in process, finished goods at the port/warehouse and other location shall be kept insured with bank clause ➤ A copy of the policies should be submitted to our Bank. In addition to the normal cover, the Company should arrange to provide riot and strikes cover, should the bank desire it necessary at any time. A list of current insurance policies should be submitted to the Bank with monthly stock statements detailing therein the names of insurance companies, amount of cover and date of expiry of such policies. The policies should be in the Joint name of the bank and company. All expenses towards insurance policy is to be borne by the company.
Security documents	<ul style="list-style-type: none"> a) D. P. Note executed by Company, under common seal supported by requisite Board Resolution. b) Letter of Continuing Security. c) 1st pari passu charge by way Hypothecation agreement of entire raw materials, stock-in-process, stores & spares, packing materials, finished goods and Book-debts of the Company (both present & future).



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	<p>d) Irrevocable Power of Attorney for Book-debts duly notarized.</p> <p>e) Book-debt Undertaking</p> <p>f) Declaration cum undertaking cum authority.</p> <p>g) Any other usual undertaking as per bank extant guideline.</p>
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Proviso	<p>a) The Company to submit monthly Stock & Book-debt statements before -25th- of the next month in Bank's prescribed format. The Company is also to submit certified Book debts statement by practicing C.A. or regular Auditor of the Company, once in every quarter, certifying age (i.e. upto 90 days, 90-150 days & more than 180 days) with amount of the book-debts, within 15 days of close of each quarter.</p> <p>b) Although all Stocks and Book Debts are to be hypothecated to Bank, the drawings in the account are to be allowed on the basis of value of paid stocks only (cost or market price whichever is lower) and Book Debts not older than 150 days and book-debts other than those of its associates/ Group concern.</p> <p>c) The unpaid goods and goods received under DA L/C are to be shown separately and to be subtracted while calculating the drawing power.</p> <p>d) The advance payments received from the customers directly or under advance BG are also to be shown separately and to be subtracted while calculating the drawing power.</p> <p>e) Letter of undertaking to be obtained not to include book debts of associate/ Group concerns in the statement of book debts submitted to the bank.</p> <p>f) Stock/Book debt audit be conducted by Chartered Accountant who is in our Panel, twice in a year. The charges for the audit to be borne by the borrower.</p> <p>g) Old and obsolete stocks should be shown separately in stock statement so as to exclude them while calculating DP. No finance shall be made against unpaid stocks.</p> <p>h) Stocks should be stored at a place, which is easily accessible to Bank's officials for conducting periodical inspections and address of the store/ godown be provided to the bank.</p> <p>i) Company to route proportionate sales/ revenue through our bank.</p> <p>j) The Company is to submit Statements under the Quarterly Monitoring Report System (QMR) / Quarterly Information System (QIS) within the time stipulated by Bank as follows.</p> <p>QIS-I : before commencement of the quarter</p> <p>QIS-II: within 6 weeks from the end of the quarter to which it relates.</p> <p>QIS-III: within 8 weeks from the end of the half year (March & Sept)</p>
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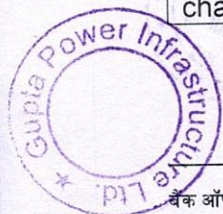
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	<ul style="list-style-type: none"> • Basis of valuation: <ul style="list-style-type: none"> ➤ Raw materials/Stores: At cost price or market price or Govt. controlled Rates, invoice rates, whichever is lower. ➤ Finished Goods: Lower of cost of Sales or Market price. ➤ Stock-in-process: Raw material at cost plus conversion cost. ➤ Book Debts: At realizable value.
Additional conditions for WCDL	<p>a) WCDL should be duly covered under drawing power as calculated for Cash Credit purposes.</p> <p>b) In case of any shortfall in DP at any point of time, the WCDL shall be liquidated immediately over and above the amount of DP</p> <p>c) WCDL to be allowed for a minimum tenure of -7- days and Repayment may be fixed in installment /bullet.</p> <p>d) WCDL to be repaid on the due date.</p> <p>e) In terms of RBI Guidelines on Loan System for Delivery of Bank Credit, following has to be ensured w.e.f. 01.07.2019:</p> <ul style="list-style-type: none"> ○ Drawings at least upto 60% of the total fund based working capital limits shall only be allowed as WCDL ('loan component') ○ Drawings in excess of the minimum 'loan component' threshold may be allowed in the form of cash credit facility ○ Such bifurcation shall be effected after excluding the export credit limits (pre-shipment and post-shipment) and bills limit for inland sales from the working capital limit.

Inland Bank Guarantee (Financial/Performance):-

Limit	Rs. 135.00 crs		
Sub limit	<table border="1"> <tr> <td>Foreign BG</td><td>Rs. 20.00 crs</td></tr> </table> <p>Maximum period of BG is allowed upto 60 months including claim period. BG for 60 months or more is allowed with 100% cash margin</p>	Foreign BG	Rs. 20.00 crs
Foreign BG	Rs. 20.00 crs		
Commission	<p>Performance BG : @ 0.75% p.a. + applicable tax</p> <p>Financial BG : @ 1.00% p.a. + applicable tax</p> <p>Refund for guarantees tendered for cancellation before the expiry date: 50% of the commission charged for the unexpired period from the original date of issue / date of extension (part of month in unexpired period, to be ignored). Please note if the guarantee is partially closed/reduced, then no commission shall be refunded.</p>		
Margin	<p>5% (By way of FDRs kept under Bank's lien)</p> <p>Note- Bank Guarantees for disputed matters, statutory liabilities, cash, court cases and above the sanctioned limit will be issued against 100% cash margin / FDRs under bank's lien.</p>		
Period	-12- months		
Purpose	For bidding the tenders, mobilization of advances money, performance of the contract, warrantee guarantee in favour of Central / State Govt and its various departments and reputed pvt ltd companies		
Commitment charges	If Average utilization is below 60% of the limit, Commitment charges to be recovered @ 0.25% p.a. for the unutilized portion.		

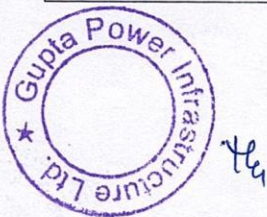


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Securities	<ul style="list-style-type: none"> Counter Indemnity Signed by Company Extension of charge on current assets.
Proviso	<ol style="list-style-type: none"> Guarantees issued shall be specific & unequivocal as regards: a) Amount b) Period c) Beneficiary and d) Purpose. Guarantees should be generally issued as per standard format. The following type of guarantees shall not be issued: <ol style="list-style-type: none"> Guarantees having unlimited validity / maturity of more than 5 years. Bank Guarantees for disputed matters, statutory liabilities, cash court cases will be issued against 100% cash margin / FDRs under bank's lien. Guarantees in respect of deposits / loans received from any person/Bank/NBFC, in lieu of their risk appraisal. BG for EPC business will on project specific & the release of credit facility (i.e. BG) w.r.t. EPC business will be on case to case basis to the satisfaction of bank i.e. on providing detail of cash flow of the project, payment term, tenor of BG etc. The bank designated account shall be incorporated while issuing BG (performance/ financial) for routing of cash flow (i.e. advance payment/ other payment) related to work order awarded to the company. In case of invocation of BG if any, commitment under the guarantees will be honored by the company from its own resources. The goods received on credit against issuance of guarantee should not be included for drawing power in cash credit limit, till such time the payment to the supplier is not made / liability under the guarantee ceases. Such stocks should always be shown separately in stock statements submitted by the company. No deferred payment guarantee will be issued under this limit. The purpose of Bank Guarantee should be incidental to the business of the constituent. Guarantee with 'assignment clause' are not to be issued at all. Guarantee with onerous clause not to be issued. No Guarantee should be issued containing, in any form, 'auto renewal clause' as it would tantamount to issuing guarantee for indefinite period. No guarantee favoring Associate/ Group / subsidiary concerns to be issued. In case of invoked BG, no further guarantee is to be issued without permission from competent authority as per guidelines. The company to provide a certificate / letter from the beneficiary on quarterly interval giving project wise progress report/milestones achieved / quality of work done under performance bank guarantee issued on behalf of company. To follow the extant guidelines w.r.t to issuance of BG including SFMS platform.



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Other Charges:-

Particular	
Processing charges	Processing charges on working capital limit @ 50% of applicable charges. i.e. Rs.175 per lakh.
Commitment Charges	As per guidelines
Inspection Charges	Rs. 25000/- per visit excluding GST
Modification & Other Charges	As per guidelines

The above charges are subject to change in the guidelines of bank from time to time.

All the credit facilities to be secured by following:

FOR WORKING CAPITAL (FB & NFB)

Primary:

- 1st charge on RM, SIP, FG & book debts of the company on Pari-Passu basis (both present and future) with consortium lenders.
- 5% cash margin on BG by way of FDRs kept under Bank's lien.

Collateral: As listed out in Annexure-1 to this terms and conditions

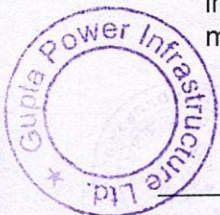
Apart from the securities listed in Annexure -1, if company offers any other security to consortium of lenders the same shall be available to our bank also

iii) Personal Guarantee of following :-

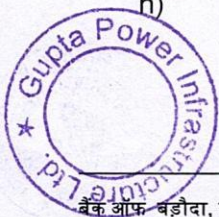
- Mr. Mahendra Kumar Gupta
- Mr. Jitendra Mohan Gupta
- Mr. Abhishek Gupta
- Mrs. Kiran Devi Gupta

General terms and conditions

- All the money advanced or to be advanced by the bank will be utilized exclusively for the purpose set forth in application / project report submitted to the Bank. In case the advance is utilized or attempted to be utilized for any other purpose or if the bank apprehends or has reasons to believe that the said loan is being utilized for any other purpose the bank shall have the right to recall the entire or any part of the loan/ advance forthwith without assigning any reason thereof. The operations in the accounts of the company should be monitored and the actual performance viz. Sales / production should be compared with estimations made/ accepted on regular basis.
- Company to submit necessary CMA data, Balance-sheet etc, and other information/data required for renewal of the credit facilities 3 months before expiry of the validity period of sanction which is normally 12 months from the date of sanction. In case of default/ delay Bank may charge penal interest for non- submission of the renewal data for the period of delay.
- The securities charged to the Bank are to be inspected on bi-monthly / quarterly / half yearly intervals, as per Bank's guidelines. Inspection charges for periodical verification of stocks / machinery / securities are to be borne by the Company.



4. The Bank shall have the right to securitize the secured assets and in the event of such securitization the Bank is not bound to send an individual intimation as to the said securitization to the borrower and /or guarantor(s).
5. The banks will have the right to examine at all times, the company's books of accounts and to have the company's factories inspected from time to time, by officer(s) of the Banks and/or qualified auditors and/or technical experts and/or management consultants or other persons of the Bank/s choice. Cost of such inspections will be borne by the company.
6. Bank reserves the right to withdraw/modify or amend the terms and conditions of advance and bank would not be bound to disburse full amount of advance in the event of any failure on the part of the borrower in satisfying any of the terms and conditions stipulated.
7. The company's entire banking business relating to its activities including deposits, bills business, foreign exchange business, etc. should be confined to members proportionate to their shares in the cash credit limits.
8. Branch to ensure that charge with the CERSAI shall be created in line with circular no. BCC:BR:108:301 dt. 05.07.2016 and ensure registration of charge on the following types of securities as well apart from registration of charge created by way of equitable mortgage if available to us.
 - a. Security interest in hypothecation of plant and machinery, stocks, debt including book debt or receivables by hypothecation
 - b. Security interest in intangibles assets, being knowhow, patent, copyright, trade mark, license, franchise or any other business or commercial right of similar nature.
 - c. Security interest in any under construction residential or commercial building or a part thereof by an agreement or instrument other than by mortgage.
9. During the currency of the banks' credit facilities, the company will not, without the Banks' prior permission in writing:
 - a) Effect any change in the company's capital structure and should not make any drastic change in their management setup.
 - b) Implement any scheme of expansion/ modernization/ diversification/renovation or acquire any fixed assets during any accounting year other than present activity, which shall be from the cash flow of the company and shall not lead to down gradation of estimated/projected financial parameters (i.e.Current Ratio/DER).
 - c) Formulate any scheme of amalgamation or re-construction.
 - d) Invest by way of share capital in, or lend or advance funds to, or place deposits with any other concern including sister/associate/family concerns. Normal trade credit or security deposits in the normal course of business or advances to employees can, however, be extended.
 - e) Undertake guarantee obligations on behalf of any other company, firm or person.
 - f) Monies brought/ to be brought in by principal shareholders/directors/depositors/friends and relatives of the directors as mentioned in CMA data will not be allowed to be withdrawn without the bank's permission.
 - g) Effect any change in the remuneration payable to the directors either in the form of sitting fees or otherwise, except to the extent allowed under companies act.
 - h) Pay guarantee commission to the guarantors whose guarantees have been stipulated/furnished for the credit limits sanctioned by the bank.



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- i) Create any further charge, lien or encumbrance over the assets and properties of the company charged/ to be charged to the banks in favour of any other Bank, Financial institution, company, firm or person.
 - j) Sell, assign, mortgage or otherwise dispose off any of the fixed assets charged to the banks; and
 - k) Undertake any trading activity other than the sale of products arising out of its own manufacturing operations.
 - l) The Company should keep the Bank informed of the happening of any event likely to have substantial effect on its profits or business. If, for instance, the monthly production or sales are substantially less than what had been indicated to the bank, the company should inform the banks accordingly with the reasons therefore and the remedial steps taken.
10. The Company should not induct into its board a person whose name appears in the 'willful defaulters' lists of RBI/ CIBIL/ECGC (other than nominee/ professional/ honorary director). In case such a person is already on the Board of the company, it would take expeditious and effective steps for removal of such person from its Board and suitably.
 11. The directors of the borrowing company and guarantors will submit a declaration that none of them is related to any director of our Bank/ any other Banking Company or to any staff of our bank.
 12. Net worth of the company, directors and guarantors shall be updated on annual basis and satisfied upon with documentary evidences and the same should be kept up dated form time to time.
 13. The Banks will have the option of appointing its nominee on the Board of directors of the company to look after their interest. The director's normal fees and expenses will be borne by the Company. Such director shall not be required to hold qualification shares and shall not be liable to retirement so long as the credit facilities granted by the Banks to the company are outstanding. When the option is exercised by the banks, the company shall submit sufficiently in advance, agenda papers relating to meetings of the Board of Directors or any committees thereof and forward duly certified copies of the proceedings of such meetings. The bank will have the right to appoint a nominee to attend any meetings of shareholders.
 14. Separate control records/accounts shall be maintained by the Company in respect of outstanding statutory dues as well as dues towards small scale suppliers.
 15. The guarantors shall undertake that no consideration by way of commission, brokerage/ fees or in any other way has been/ will be received for guaranteeing the facilities sanctioned by the Bank
 16. Penal interest will be charged, @ 2.00% p.a., as per Bank's norms, for the following irregularities:
 - a. Non / Delayed submission of monthly stock & book-debt statement and / or quarterly certified book-debt statement.
 - b. Non / Delayed submission of provisional / audited financials, CMA, I. T. returns, etc for review of the facilities.
 - c. Non / Delayed submission of review proposal.
 - d. Non / Delayed submission of QIS statement.

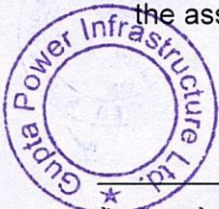


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- e. Non / Delayed payment of invoked guarantee.
 - f. Non-compliance of any of the terms and conditions of sanction and as conveyed from time to time.
 - g. In case of more than 10% negative variation from estimated and projected financial ratios additional interest @1% shall be charged.
17. Company to obtain and continue to obtain NOC/Clearance/Permission of the Pollution control board and/ or any other sanctions/ permissions/ licenses required by the company from various Govt., Departments and shall get it renewed from time to time and shall be made available to the Bank for verification.
 18. Valuation Reports in respect of the Factory Land & Building, other immovables charged to the Bank and Machineries should be obtained from the Bank's approved Architect Engineer / Valuer once in every -3- years as per Bank's norms, the fees for which are to be borne by the Company. In respect of any particular property/ies offered as prime/collateral security valued at Rs. 10.00 crores and above, Valuation Report from two empanelled valuers approved by the Bank shall be obtained and the lower value will be considered. The Company is to submit list of machineries and other movable fixed assets once in a year to the Branch.
 19. The Company and its directors are to undertake that during the currency of our advance, they will:
 - (a) Increase Paid-up Capital & Share Premium to meet margin, as estimated/ projected.
 - (b) Increase and Maintain Interest Free/Interest bearing Unsecured Loans from Directors, Shareholders & Associates to meet Working Capital margin, as estimated/projected. Subordinate Unsecured Loans to the Bank's borrowings.
 - (c) Retain entire Net Profit after Tax, as estimated/projected.
 - (d) Bring additional long term funds to meet with the repayment obligations of the Bank in time, if there is negative cash profit or positive cash profit is not adequate to service repayment obligations of the Bank.
 - (e) Bring additional long term funds to meet with estimated/projected Net Working Capital, in case estimated/projected net profit is not achieved.
 - (f) Improve and Maintain Debt Equity Ratio (TOL/ATNW) as estimated/projected.
 - (g) Not to divert Working capital funds for long term purposes.
 20. The Bank will have the right to examine the books of accounts and carry out inspection or valuation of assets of the Company, which are charged to the Bank, from time to time by Bank's official / technical experts / external agencies / C.A. firms / management consultants and / or valuers. The inspection / valuation charges so incurred will be borne by the Company.
 21. The company should maintain adequate books of accounts, which should correctly reflect its financial position and scale of operations and should not radically change its accounting system without notice to the Bank.
 22. All stipulated charges over the assets of borrower/guarantor companies are to be registered with the Registrar of the Companies (ROC) within 30 days from the date of its creation.
The company to provide search report from ROC and to ensure that all our stipulated charges are duly registered. All expenses in this regard to be borne by the company.
 23. The company to inform well in advance information w.r.t. availing credit facility over and above the assessed limit for consortium from any banks/FIs (outside consortium).

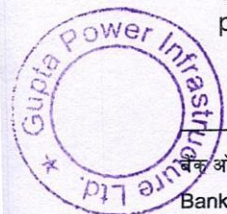


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24. No account in any other bank/ branch (other than availing credit facility within assessed limit) shall be opened without prior permission of the bank in writing. Company to close any such accounts immediately.
25. Any sale/ job work transactions with the associate concerns should be at the prevailing market rates/ Arm length price.
26. The position of availability of NWC shall be reviewed/ monitored by the branch/branch from time to time. Also, the performance vis-à-vis projections and drawings in the accounts vis-à-vis the level of performance should be compared and accounts monitored / regulated accordingly the branch/branch should release need based working capital facility/ies in phased manner after viewing the actual level of production/ sales of the company and satisfying about the availability of sufficient NWC.
27. Company to submit external credit rating carried out by any approved External Credit Rating Agencies viz. CRISIL, CARE, ICRA, BRICKWORTH & FITCH etc. every year for full amount of credit facility and submit the copy to the branch/bank. The Bank will have liberty to withdraw all concessions for non-submission / non-renewal of the External Credit Rating. The external
28. Legal Audit" of Title documents and other related loan documents is to be carried out periodically as per BCC: BR: 105 / 573 dated 13.11.2015.
29. The company to ensure that transaction (obtaining/providing corporate guarantee) is not hit by prohibition contained u/s 185 of the companies act 2013 or any other provisions of Companies Act 2013 w.r.t. Sec 180 (1) (a) & (c) [BCC/BR/105/514 dated 18.11.2013].
30. Exchange of information should be done on regular basis with other banks under consortium banking arrangement as per guidelines The Company to provide due diligence certificate from its CA/Cs as per format approved by RBI.
31. The company should display name plate at conspicuous place indicating charge of our Bank on the assets of the company at all the place where stock stored by the company i.e. godown etc.
32. As per the RBI directives, no LOC /LOU shall be opened on behalf of the borrower.
33. Unsecured Loans from promoters / related parties will be subordinated to Bank Finance and the Company to maintain Unsecured Loans at the estimated level throughout the currency of Bank Finance and the same should not be withdrawn without prior written permission of the Bank.
34. Any additional security offered to consortium bank separately, if any shall also be charge to our bank and our ROI/ other charges should not be lower than lead bank.
35. The company to provide and ensure that
 - a) Copies of GST Returns / Income Tax Returns / TDS Return are obtained and verified with the original challans for depositing the tax.
 - b) Proof of filing of Annual Returns such as Audited Financials with ROC is obtained.
 - c) Documentary evidence of payment of other statutory dues should be obtained and satisfied upon.
36. Concession is valid for -12- month or due date of review whichever is earlier and renewal of the same is subject to satisfactory conduct of the account. Concession will be withdrawn in case of down gradation of credit rating and fresh view may be taken by competent authority.
37. Company to submit certified copy of the passport of the directors. in case, where the any of director is not having passport, a certificate in the form of declaration that he does not possess passport is to be submitted.



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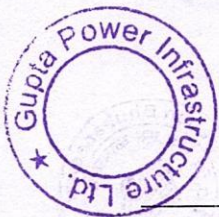
38. As per RBI directive, specialized monitoring agencies (SMA) to be appointed by Lead Bank on common engagement basis as per PSB reform agenda.
39. Certified copies of passports of promoters, directors and other authorized signatories to be obtained and kept on record in compliance of circular no. BCC:BR:111:123 dt. 08.03.2019.
40. To carry-out the re-rating (Internal) of the account, if the account (Internally rated BOB1 to BOB 4) is classified under SMA 1 category. The re-rating is to be carried out based on the latest available financials. In case rating is already carried out based on the latest financials, then re-rating is to be carried out keeping financials same and rate other parameters.
41. The company has to close of all current account within time line as prescribed by RBI in Cir No. RBI/2020-21/20/DOR.No.BP.BC./7/21.04.048/2020-21 dt. 06.08.2020.
42. The next renewal due date is 30.03.2023.



Detail of collateral securities (i.e. Charge on Fixed Assets (Movable/Immovable) :-

1st pari-passu charge on the following properties with other consortium members:

Vacant Land		
Land (Gharabari) at Sauria, Athagarh in the name of Sri M.K. Gupta measuring Ac 21.30 Dec	As per VR dated 26.06.2020 by ER N K Mohanty	MV-3.20 CV-2.72
Land (Gharabari) at Tangi, Choudwar in the name of Sri Abhishek Gupta measuring Ac 2.99 Dec with Plot Nos 315,3090,316,317,314,313,318,319 & 310/423.	As per VR dated 22.06.2020 by ER N K Mohanty	MV-3.59 CV-3.05
Land (Gharabari) at Tangi, Choudwar in the name of Sri Abhishek Gupta measuring Ac 13.52 Dec	As per VR dated 22.06.2020 by ER N K Mohanty	MV-5.41 CV-4.60
Land (Homestead) at Gopinathpur, Nuagaon, Nayagarh in the name of Sri Abhishek Gupta measuring Ac 16.16 Dec	As per VR dated 23.12.2019 by ER N K Mohanty	MV-3.23 CV-2.74
Land (Homestead/ Gharabari) at Bramhapura, Khurda in the name of M/s GPIL measuring Ac 11.579 Dec with Plot Nos as per Annexure IX.	As per VR dated 22.06.2020 by ER N K Mohanty	MV – 7.30 CV – 6.20
Land (Gharabari) at Lahanga, Khurda in the name of M/s GPIL measuring Ac 3.980 Dec with Plot Nos as per Annexure VIII.	As per VR dated 19.09.2018 by PPB & Co.	MV – 3.98 CV – 2.97
Land (Gharabari) at Lahanga, Khurda in the name of M/s GPIL measuring Ac 4.367 Dec with Plot Nos as per Annexure VIII.	As per VR dated 25.07.2019 by ER P B Mohapatra	MV – 6.55 CV – 5.57
Land (Gharabari) at Mukundaprasad, Khurda in the name of M/s GPIL measuring Ac 2.574 Dec	As per VR dated 08.07.2019 by ER N K Mohanty	MV – 7.67 CV – 6.52
Land (Gharabari) at Mukundaprasad, Khurda in the name of M/s GPIL (erstwhile Gupta Cables Pvt Ltd) measuring Ac 0.750 Dec with plot Nos as per Annexure VIII.	As per VR dated 08.07.2019 by ER N K Mohanty	MV – 2.74 CV – 2.33
Land (Gharabari) at Mukundaprasad, Khurda in the name of M/s GPIL (erstwhile Gupta Cables Pvt Ltd) measuring Ac 0.935 Dec with plot Nos as per Annexure VIII.	As per VR dated 08.07.2019 by ER N K Mohanty	MV – 3.42 CV – 2.91
Land (Gharabari) at Katakshahar, Ranapur, Nayagarh in the name of M/s GPIL measuring Ac 0.770 Dec with Plot Nos 33,55 & 80.	As per VR dated 09.08.2019 by ER N K Mohanty	MV – 1.27 CV – 1.08
Land (Gharabari) at Katakshahar, Ranapur, Nayagarh in the name of M/s GPIL measuring Ac 1.210 Dec with Plot Nos 21,66,93 & 85.	As per VR dated 09.08.2019 by ER N K Mohanty	MV – 1.99 CV – 1.69
Land (Gharabari) at Kochilanuagaon, Cuttack in the name of Sri M.K. Gupta measuring Ac 20.00 Dec with plot nos 110/109.	As per VR dated 08.07.2019 by ER N K Mohanty	MV-6.00 CV-5.10



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Land (Gharabari) at Biramachandrapur, Sakhigopala, Puri in the name of Sri J. M. Gupta measuring Ac 6.83 Dec with plot nos as per Annexure VIII.	As per VR dated 22.06.2020 by ER N K Mohanty	MV-6.15 CV-5.23
Land (Gharabari) at Kataksahar, Nayagarh in the name of M/s GPIL measuring Ac 8.33 Dec with 34 Plot Nos as per Annexure VIII.	As per VR dated 08.07.2019 by ER N K Mohanty	MV1-16.66 CV1-14.16
	As per VR dated 15.07.2020 by ER P B Mohapatra	MV2-17.07 CV2-14.51
Land (Gharabari) at Kaipadar, Khurda in the name of M/s GPIL measuring Ac 9.137 Dec	As per VR dated 08.07.2019 by ER N K Mohanty	MV1-12.61 CV1-10.72
As per LSR: Agr. Land: Ac 0.130 Dec Non Agr. Land: Ac 9.007 Dec	As per VR dated 15.07.2020 by ER P B Mohapatra	MV2-11.91 CV2 -10.12
	Sub Total A	76.99
Others –		
Fixed assets of the Company comprising of Building, Plant & Machineries, WIP etc (Land cost & Intangible assets as per ABS is excluded)	As per ABS 2021	156.70
FDRs in the Name of GPIL 2080.401.2088/4 2080.401.2549/2	As per CBS as on 01.09.2021	2.56 0.93
	Sub Total B	160.19
Lease Hold Land/ Factory Land		
IDCO Leasehold Land at Mukundaprasad, Khurda in the name of M/s GPIL measuring Ac 0.750 Dec with Plot Nos 2308 (P) [F/9/1], 2325 (P) [F/18/1] & 2317 (P) [C/40/1]	As per VR dated 09.08.2019 by ER N K Mohanty	MV – 1.80 CV – 1.80
IDCO Leasehold Land at Mukundaprasad, Khurda in the name of M/s GPIL measuring Ac 1.034 Dec with Plot Nos 2308 (P) [F/4].	As per VR dated 09.08.2019 by ER N K Mohanty	MV – 2.48 CV – 2.48
IDCO Leasehold Land at Mukundaprasad, Khurda in the name of M/s GPIL measuring Ac 1.501 Dec with Plot Nos 2308 (P) [65/A & 68/B].	As per VR dated 09.08.2019 by ER N K Mohanty	MV – 3.60 CV – 3.60
IDCO Leasehold Land at Mukundaprasad, Khurda in the name of M/s GPIL measuring Ac 9.141 Dec with Plot Nos F/9 & F/16.	As per VR dated 08.07.2019 by ER N K Mohanty	MV1-15.54 CV1-15.54
	As per VR dated 15.07.2020 by ER P B Mohapatra	MV2-19.19 CV2 -19.19
SIPCOT Leasehold Land at Gummidipoondi, Chennai in the name of M/s GPIL measuring Ac 2.55 Dec with Plot Nos D10S1	As per VR dated 03.12.2018 by M Sappany Pillai	MV – 2.55 CV – 2.55
SIPCOT Leasehold Land at Gummidipoondi, Chennai in the name of M/s GPIL measuring Ac 0.440 Dec with Shed no 13 & Shed no 18	As per VR dated 03.12.2018 by M Sappany Pillai	MV – 1.00 CV – 1.00
Factory Land at Kashipur, Utarakhand, in the name of M/s GPIL measuring Ac 0.68020 Dec with Plot Nos 145.	As per VR dated 26.11.2018 by Shakti Associates	MV – 1.90 CV – 1.90



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Factory Land at Kashipur, Utarakhand, in the name of M/s GPIL measuring Hec 2.5068 with Plot Nos 132A, 132B & 132C.	As per VR dated 26.11.2018 by Shakti Associates	MV – 7.02 CV – 7.02
	Sub Total C	35.89
Partially Converted Land - (Only non-agricultural portion considered for value)		
Land (Homestead) at Bramhapura, Khurda in the name of M/s GPIL measuring Ac 5.106 Dec with Plot Nos as per Annexure VIII.	As per VR dated 22.06.2020 by ER N K Mohanty	MV – 2.64 CV – 2.24
As per Bhulekh Website Agr. Land: Ac 0.925 Dec Non Agr. Land: Ac 4.181 Dec		
Land (Bagayata&Jalasaya) at Biramachandrapur, Puri in the name of Sri Abhishek Gupta measuring Ac 6.20 Dec	As per VR dated 22.06.2020 by ER N K Mohanty	MV-4.83 CV-4.11
As per Bhulekh Website: Agr. Land: Ac 0.83 Dec Non Agr. Land: Ac 5.37 Dec		
Land (Gharabari) at Kottam, Dhenkanal in the name of Sri J. M. Gupta measuring Ac 5.80 Dec	As per VR dated 22.06.2020 by ER N K Mohanty	MV-0.63 CV-0.53
As per Bhulekh Website: Agr. Land: Ac 4.23 Dec Non Agr. Land: Ac 1.57 Dec		
	Sub Total D	6.88

MV-MARKET VALUE, CV – CONSIDERED VALUE

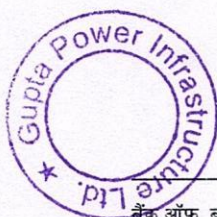
The total value of the above assets is 276.95 crs and our share for proposed exposure is 6.96% i.e. 19.48 Crs

Note:-

1. The company had offered additional collateral in terms of vacant land of Sorada, Nuagaon measuring 111.450 acres at the time of last enhancement. The land is of agriculture in nature, the conversion of land is not yet completed. The lead bank has assessed value of the property approximately at Rs. 25 Crs. The lead bank has stipulated condition that if the perfection of security is not completed by 31.12.2021 the company has to replace the security acceptable to bank with price approximately of Rs. 25.00 Crs . Now the company has agreed to replace the same with commercial land as below. The company has informed the value of below property shall be Rs. 25.00 Crs appx.

SL No.	Land address	Area in acres
1	Berhampura, Khurda, Odisha	10.548
2	Taraboi, Khurda, Odisha	4.928
	Total	15.476

The lead bank has not considered the value of the land in the above security details due to the nature of the property i.e. agricultural. After replacement of the security with commercial property, our share on security shall be increased by Rs. 1.73 Crs taking total security value to Rs.21.21 Crs.



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