Asset tracing report of
Gupta Power Infrastructure Limited

Report date – 20th May 2024

SLO Technologies Private Limited
Association of Professional Detectives & Investigations membership no. – CM/APDI/372

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Terms of use

- This report has been prepared solely in connection with our engagement letter 'LCB/GPIL/411/2023-24' dated 21st March 2024 with Canara Bank ('the client') for the purpose of asset tracing of Gupta Power Infrastructure Limited ('the borrower') and its guarantors.
- The report is confidential and has been prepared solely for the use of the client.

Procedures performed

SN	Particulars	Description
1	**Search of public property records**	• We have conducted thorough searches of public records such as local land records, municipal tax records, records of stamp and registration department and other pertinent public records with various combinations to identify any assets registered in the the name of the borrower and guarantors. Further, we have put efforts to trace down the foreign addresses associated with the borrower and guarantors and to identify ownership of such addresses, if any. • The objective is also to identify the properties in the name of the borrower and guarantors, including the ones recently transferred by them.
2	**Analysis of the financial statements of the entities associated with the guarantors**	• We have conducted a thorough search on the Ministry of Corporate Affairs (MCA) portal to identify any Director Identification Number (DIN) associated with the guarantors. • The objective is to list down all the entities associated with their DIN, and after identifying such entities, we analyse these entities in order to identify the current shareholding of the guarantors in these entities and the assets held by these entities.
3	**Identification of family tree**	• We have conducted searches across multiple sources including the government's electoral portal, regulatory filings, and social media platforms in order to identify the family members of the guarantors.
4	**Verification of GST records**	• We have conducted an examination of the Goods & Service Tax (GST) records for unearthing any active businesses related to the guarantors.
5	**Extensive check on mortgaged properties**	• We have conducted thorough searches in the Central Registry of Securitisation Asset Reconstruction and Security Interest of India (CERSAI) database using the borrower and guarantors' available credentials such as PAN, CIN, LLPIN, addresses, etc. in order to identify any encumbered properties associated with them. Further our process involve checking the records of stamps & registration department, land records and MCA filings in order to determine any encumbered properties associated with the borrower and guarantors..

Procedures performed

SN	Particulars	Description
6	**Extensive check on social media platforms and business portals**	• We have conducted searches on social media platforms and business portals to identify any publicly available information regarding any assets or businesses. This involves reviewing posts, photos, or public interactions that might provide insights into the person or entity's assets (moveable/immovable) or business activities. This would also cover desktop search with the borrower and guarantors' details such as email id, phone number, address, etc. with an objective to identify any other crucial information.
7	**Skip tracing of the guarantors**	• In order to ascertain the current whereabouts of the guarantors, we adhered to a specific procedure. Initially, we scrutinized the client-provided KYC details, such as PAN, Aadhaar or other documents. Subsequently, we collected information from various public records, including MCA filings, to obtain residential and correspondent details if the target individual holds a DIN as a director. Additionally, we examined the guarantors' GST records to gather information about their place of business, if applicable. Furthermore, we reviewed the residential and correspondent address based on the most recent electoral records provided by the government. We also examined public property records to identify any property transactions involving the guarantors. Moreover, we conducted a desktop search, which encompassed social media platforms, to gain further insights into the guarantors' location. The primary objective was to compile all potential addresses or locations associated with the guarantors. Subsequently, we conducted physical visits to these locations to determine the presence of the target individual.

Scope of work

- To trace the borrower and guarantors (both within India or outside India) including their legal heirs who are not either traceable or available at the given addresses given in the bank's records.
- To ascertain the latest information about the borrower and guarantors regarding their present address, occupation, business, income streams, details of the assets owned by them, whether charged or not, their location (whether in India or abroad), value and ownership, etc.
- Ascertain and confirm the present state of ownership of the secured assets by making personal visit(s) or through market report.
- To trace undisclosed unencumbered assets of the borrower and guarantors.
- To trace assets/securities other than the ones mortgaged.
- To trace assets created and liquidated from March 2023 of the borrower and guarantors.

Executive summary

SN	Particulars	Observations
1	Unencumbered properties owned by the borrower and guarantors	• We have identified 1 unencumbered property in Telangana, 2 unencumbered properties in Uttarakhand and 13 unencumbered properties in Odisha in the name of the borrower and guarantors. • **Please refer to Page-14 to 15.**
2	Loans and advances given by the borrower and guarantors	• We have observed that the borrower and guarantors has given loans and advances of ~₹ 500+ crs to multiple entities. Further, we have identified an instance where a couple of these entities, which are ultimately controlled by Gupta family, have further given loans and advances to other guarantors' owned entities which have utilized the loans and advances so received in the real estate projects. • **Please refer to Page-17 to 22.**
3	Unencumbered properties owned by the guarantors' entities	• We have identified 5 unencumbered properties owned by the guarantors' entities. • **Please refer to Page-24 to 27.**
4	Recent sale of properties by the borrower and guarantors	• We have identified that the borrower and guarantors recently sold 4 properties during 2023-24 for an aggregate consideration of ₹ 1.31 crs. • **Please refer to Page-29.**
5	Business interests	• We have observed one active GSTIN in the name of the guarantor, Abhishek Gupta. According to the GST portal, the registered annual turnover has been ₹ 0 to ₹ 40 lakhs in FY23 according to the GST portal. • Additionally, we have observed one trust 'JRG Educational Trust' of the guarantor, Vineet Mohan Gupta. We have observed that Vineet Mohan Gupta is the chairman of JRG Educational Trust. The trust operates education institutes and colleges. • Further, we have observed 45 active companies in which the guarantors, directly or indirectly, hold stake. • **Please refer to Page-41 to 52.**

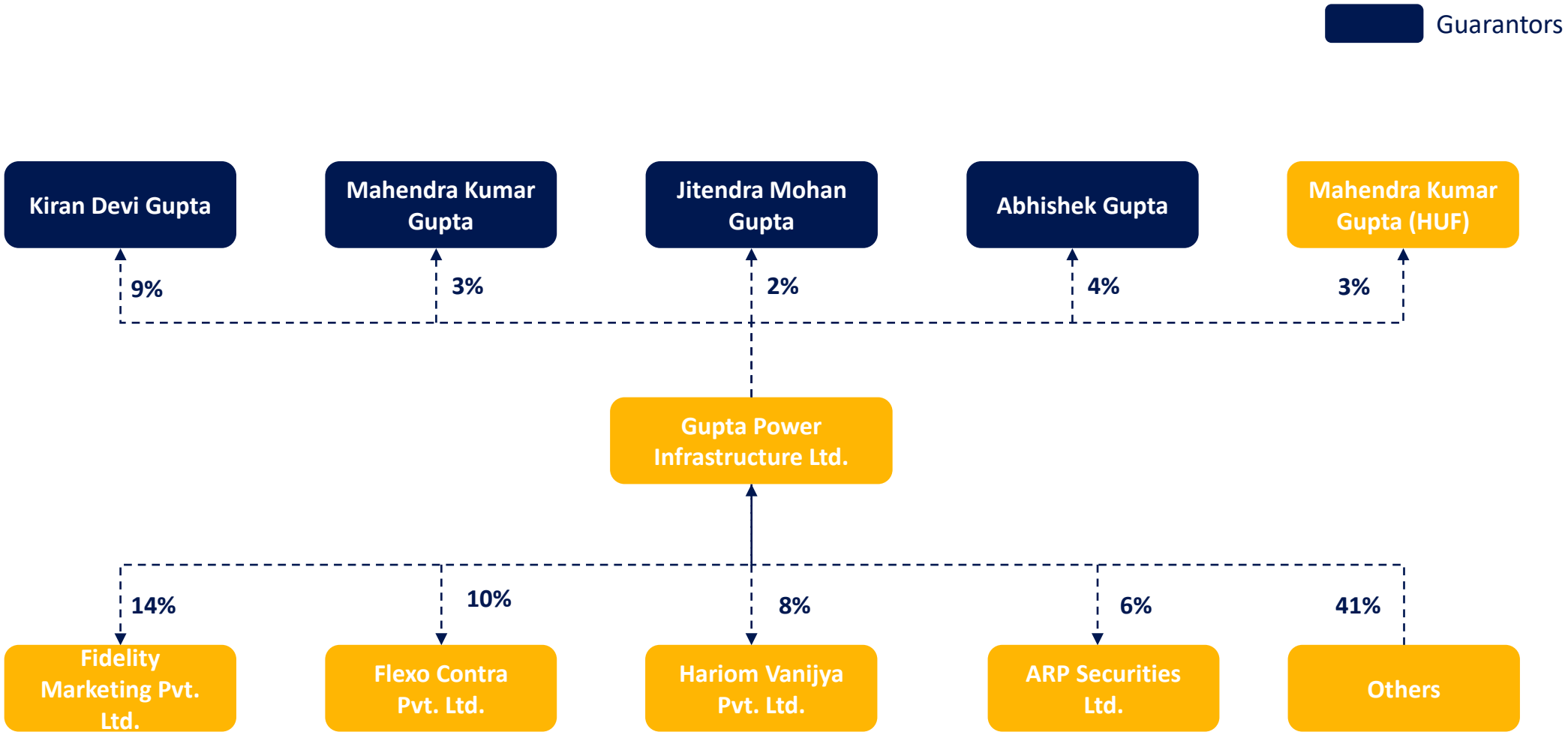
About the borrower & guarantors

Borrower's overview

Gupta Power Infrastructure Limited is a company based in Orissa. It was established on 9th May, 1961, and its registered at the address 'Cuttack-Puri Road Infront of Budheswari Temple, Bhubaneswar, Orissa, India, 751006'. Pravin Kumar Agarwal, Mahendra Kumar Gupta, Jitendra Mohan Gupta and Abhishek Gupta are directors in the company. Gupta Power Infrastructure Ltd is primarily involved in the manufacturing of electronic and electric wire and cable.

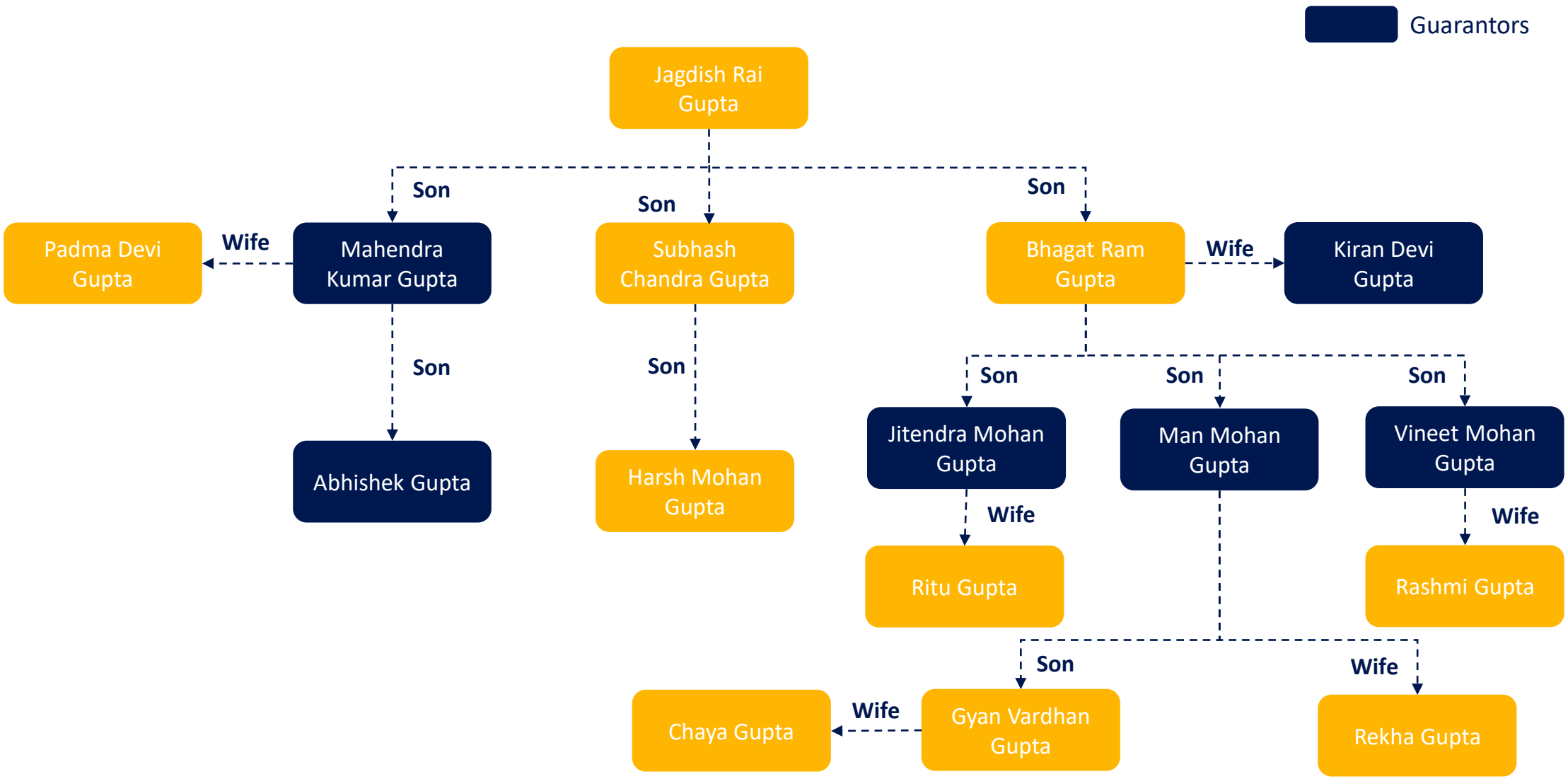
Field	Particulars
Borrower	Gupta Power Infrastructure Limited
CIN	U31300WB1961PLC025104
PAN	AAACG9210B
Date of Incorporation	09-05-1961
Registered address	Cuttack-Puri Road Infront of Budheswari Temple, Bhubaneswar, Orissa
Date of last AGM	30-09-2022
Date of last filed balance sheet	31-03-2022
Business activity	Manufacturing of electronic and electric wire and cable
Guarantors	Mahendra Gupta (PAN: AASPG3097R) Abhishek Gupta (PAN: ADRPG4945N) Jitendra Mohan Gupta (PAN: AASPG3099B) Kiran Devi Gupta (PAN: AASPG3105G) Man Mohan Gupta (PAN: AASPG3103A) Vineet Mohan Gupta (PAN: ADRPG8166F)

Corporate structure – Gupta Power Infrastructure Limited (FY22)



Source : MCA

Family tree of the guarantors



Source : Electoral, AdvaRisk Research

Unencumbered properties owned by the borrower and guarantors

Unencumbered properties owned by the borrower and guarantors

SN	Address	Owner	Registration date	Purchase consideration	Refer
1*	Survey no. 707, 707/U, Nandigama Village, Ranga Reddy, Telangana	**Manmohan Gupta** **Mahendra Gupta** Vinod Gupta	18-06-2010	₹ 1.38 crs	Annexure-1
2	Residential property at 107/3 min, Ginnikheda, Kashipur, US Nagar, Uttarakhand	**Gupta Power Infrastructure Limited**	20-10-2016	₹ 2.40 lakhs	Annexure-2
3	Residential property at 107/3 min, Ginnikheda, Kashipur, US Nagar, Uttarakhand	**Gupta Power Infrastructure Limited**	05-09-2020	₹ 8 lakhs	Annexure-3
4	Flat no. 404, The Imperial, Laxmi Sagar, Bhubaneshwar, Khurda, Odisha	**Abhishek Gupta**	25-10-2014	₹ 62.37 lakhs	Annexure-4
5	Khata 323/222, Plot no. 750, 751, 754, 755, 765, 767, Brahmapura, Khurda, Odisha	**Gupta Power Infrastructure Limited**	19-04-2016	₹ 8.84 lakhs	Annexure-5
6	Khata no. 526/1490, Plot no. 2315/3693, Mukundprasad, Khurda, Odisha	**Gupta Power Infrastructure Limited**	20-04-2013	₹ 3.86 lakhs	Annexure-6
7	Khata no. 526/1490, Plot no. 2313, Mukundprasad, Khurda, Odisha	**Gupta Power Infrastructure Limited**	18-08-2016	₹ 3.60 lakhs	Annexure-7
8	Khata no. 718/552, Plot no. 58, Taraboi, Khurda, Odisha	**Gupta Power Infrastructure Limited**	28-10-2021	₹ 12.50 lakhs	Annexure-8
9	Khata no. 718/553, Plot no. 15, Taraboi, Khurda, Odisha	**Gupta Power Infrastructure Limited**	28-10-2021	₹ 38 lakhs	Annexure-9
10	Khata no. 718/552, Plot no. 54, Taraboi, Khurda, Odisha	**Gupta Power Infrastructure Limited**	28-10-2021	₹ 38.25 lakhs	Annexure-10
11	Khata no. 718/548, Plot no. 1, Taraboi, Khurda, Odisha	**Gupta Power Infrastructure Limited**	28-10-2021	₹ 16.75 lakhs	Annexure-11

***Out of total land area of 4 acres, 2 acres are owned by the guarantors, Manmohan Gupta & Mahendra Gupta, and the balance 2 acres are owned by Vinod Gupta.**

Source : Stamps & Registration Department (Telangana, Uttarakhand, Odisha), Land Records (Telangana, Odisha), MCA, CERSAI

Unencumbered properties of the borrower and guarantors

SN	Address	Owner	Registration date	Purchase consideration	Refer
12	Khata no. 718/554, Plot no. 34/2005, Taraboi, Khurda, Odisha	**Gupta Power Infrastructure Limited**	28-10-2021	₹ 7.85 lakhs	Annexure-12
13	Khata no. 718/556, Plot no. 206, Taraboi, Khurda, Odisha	**Gupta Power Infrastructure Limited**	28-10-2021	₹ 32.75 lakhs	Annexure-13
14	Khata no. 718/555, Plot no. 33, Taraboi, Khurda, Odisha	**Gupta Power Infrastructure Limited**	28-10-2021	₹ 18.50 lakhs	Annexure-14
15**	Khata no. 1593/1295, Plot 708, Laxmi sagar, Bhubaneshwar, Khurda, Odisha	**Gupta Power Infrastructure Limited**	N/A	N/A	Annexure-15
16**	Khata no. 323/222, Plot 755/1445, Brahmapura, Khurda, Odisha	**Gupta Power Infrastructure Limited**	N/A	N/A	Annexure-16

- We have conducted investigation to trace the unencumbered properties in the name of the borrower and guarantors.
- During our investigation, we have identified 1 property in Telangana, 2 properties in Uttarakhand and 13 properties in Odisha in the name of the borrower and guarantors.
- We have not observed any outstanding charges on these properties as per the borrower and guarantors' CERSAI records, MCA charge filings and the encumbrance certificates issued by the state's stamps & registration department.

Note: We have observed that several properties are already mortgaged with the consortium lenders. In order to verify the encumbrances on the properties identified during our investigation, we have relied on the information available in the CERSAI database, MCA filings, records of rights (i.e., land records), records of stamps & registration department. Furthermore, if we have observed that adequate information, such as the plot number of the mortgaged property, was missing from such records, we have relied on the comparable information about the plot's area (i.e., measurement) to evaluate whether the property in question was already mortgaged or not.

Source : Stamps & Registration Department (Telangana, Uttarakhand, Odisha), Land Records (Telangana, Odisha), MCA, CERSAI

Loans & advances given by the borrower and guarantors

Loans & advances given by the borrower and guarantors

SN	Loans and advances given by	Loans and advances given to	Outstanding amount of loans & advances (₹ in crs)	Period	Refer
1	**Gupta Power Infrastructure Ltd.**	**Flexo Contra Pvt. Ltd.**	**270.76**	**FY23**	Annexure-17
2	**Gupta Power Infrastructure Ltd.**	**Hariom Vanijya Pvt. Ltd.**	**202.31**	**FY23**	Annexure-17
3	**Gupta Power Infrastructure Ltd.**	**Fidelity Marketing Pvt. Ltd.**	**23.58**	**FY23**	Annexure-17
4	Gupta Power Infrastructure Ltd.	Integrator Services India Pvt. Ltd.	3.62	FY21	-
5	Manmohan Gupta	Suprabhat Roller Flour Mills Pvt. Ltd.	1.41	FY23	-
6	Vineet Mohan Gupta	Modern Kishan Pvt. Ltd.	0.53	FY23	-
7	Kiran Devi Gupta	JRG Developers Pvt. Ltd.	0.08	FY23	-
8	Kiran Devi Gupta	Tirupati Steel Industries Pvt. Ltd.	0.01	FY23	-
9	Mahendra Kumar Gupta	Iris Text Processors Pvt. Ltd.	0.02	FY23	-
	Total		**502.32**	**-**	**-**

- We have observed that Gupta Power Infrastructure Limited has given loans and advances to Flexo Contra Private Limited, Hariom Vanijya Private Limited and Fidelity Marketing Private Limited.
- The aggregate outstanding amount to these entities is ~₹ 497 crs as on FY23.
- **We have discovered that these entities are ultimately owned by Gupta family though a complex and tangled shareholding structure. (Please refer to Annexure-18 for the shareholding structure)**
- Our investigation reveals that these entities have further given loans and advances to several parties.
- In one of the instances, we have discovered that these entities have given loans and advances to JRG Developers Private Limited and Tirumala Vinayak Projects Private Limited.
- JRG Developers Private Limited and Tirumala Vinayak Projects Private Limited are the guarantors owned entities and have utilized the funds so received in the real estate projects.
- Please refer to the subsequent pages for detailed information.

Source : MCA

Loans & advances given by the borrower and guarantors

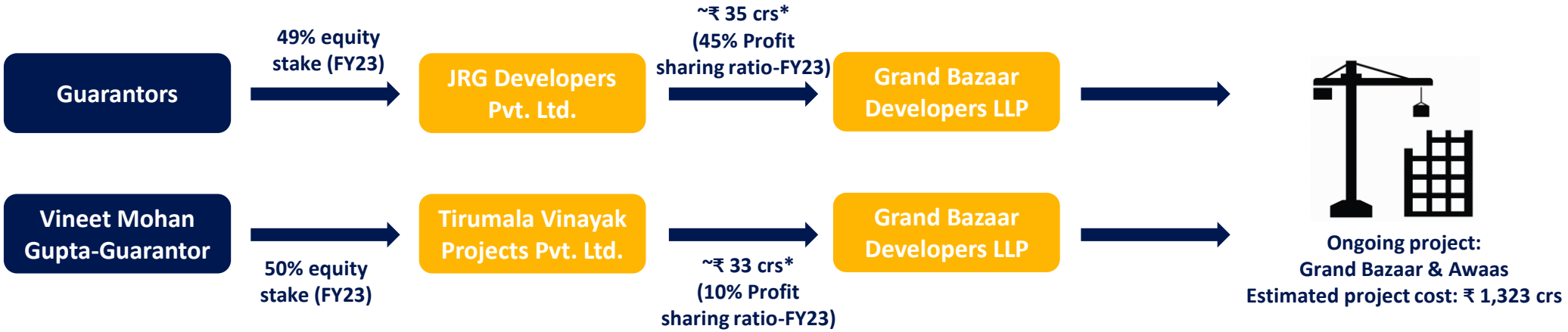
***Outstanding amount of loans and advances as on FY23**

- JRG Developers Private Limited received ~₹ 52 crs from Flexo Contra Private Limited and Hariom Vanijya Private Limited. (Annexure-19)
- JRG Developers Private Limited invested ~₹ 43.5 crs in partnership firms with ongoing real estate projects.

- Tirumala Vinayak Projects Private Limited received ~₹ 33.5 crs from Flexo Contra Private Limited and Hariom Vanijya Private Limited. (Annexure-19)
- Tirumala Vinayak Projects Private Limited invested ~₹ 33 crs in a partnership firm with ongoing real estate project.

Source : MCA

Utilization of funds in real estate projects (Project: Grand Bazaar & Awaas)



*Cost of investment value as per the annual report (Annexure-20)

- We have observed an ongoing RERA registered project 'Grand Bazaar Awaas' in the name of Grand Bazaar Developers LLP ('the LLP').
- (Please refer to Annexure-21 for RERA certificate)
- The project is a mixed project (residential cum commercial) in Khorda district of Odisha with an estimated project cost of ₹ 1,323 crs.
- The guarantors hold 49% & 50% equity stake in JRG Developers Private Limited & Tirumala Vinayak Projects Private Limited respectively.
- Both these companies have a combined profit sharing ratio of 55% in the LLP.

- The project land is owned by Grand Bazaar Developers LLP and its partners, JRG Developers Private Limited, Tirumala Vinayak Projects Private Limited, Solidwood Construction Private Limited and Tirumala Infrastructure & Development Private Limited.
- **We have observed that the project land owned by the partners has been kept as collateral security with State Bank of India.**
- **(Please refer to Annexure-22 for the list of collateral properties)**

- Please refer to the next page for information on the projects, shareholding and partners.

Source : Odisha RERA, MCA

Utilization of funds in real estate projects (Project: Grand Bazaar & Awaas)

RERA registered projects

SN	Project name	RERA registration number	Project type	Estimated cost of project	Project status	Project registration date	Expected date of project completion
1	Grand Bazaar & Awaas	MP-07-2019-00322	Mixed	N/A	Superseded	14-11-2019	25-06-2022
2	Grand Bazaar & Awaas	MP-07-2021-00578	Mixed	₹ 954 crs	Superseded	02-11-2021	25-11-2028
3	Grand Bazaar & Awaas	MP-07-2022-00682	Mixed	₹ 674 crs	Superseded	02-05-2022	25-08-2025
4	**Grand Bazaar & Awaas**	**MP-07-2024-01132**	**Mixed**	**₹ 1,323 crs**	**Ongoing***	**04-04-2024**	**25-11-2028**

***The last project supersedes the first three projects.**

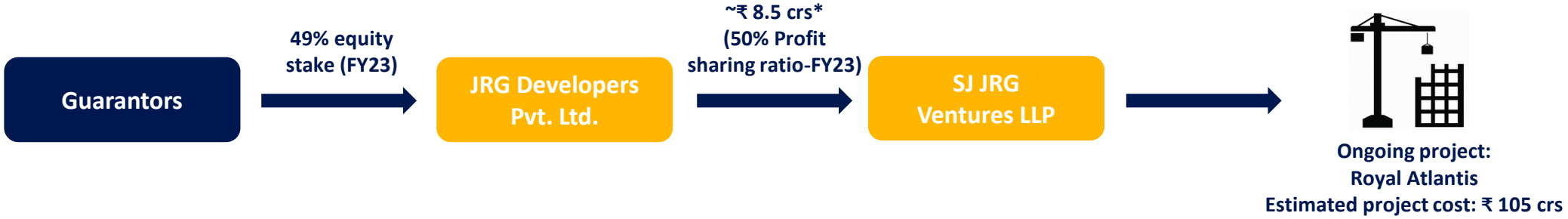
Shareholding and profit sharing ratio

SN	Entity	Period	Shareholders/Partners	Refer
1	Grand Bazaar Developers LLP	FY23	**JRG Developers Pvt. Ltd.-45%** **Tirumala Vinayak Projects Pvt. Ltd.-10%** Solidwood Constructions Pvt. Ltd.-35%** Tirumala Infrastructure and Development Pvt. Ltd. -10%**	Annexure-23
2	JRG Developers Pvt. Ltd.	FY23	**Vineet Mohan Gupta-10%** **Kiran Devi Gupta-19%** **Jitendra Mohan Gupta-10%** **Mahendra Kumar Gupta-10%** Mahendra Kumar Gupta HUF-10%	Annexure-24
3	Tirumala Vinayak Projects Pvt. Ltd.	FY23	**Vineet Mohan Gupta-50%**	Annexure-25

****Borrower and guarantors don't hold any stake in these companies.**

Source : Odisha RERA, MCA

Utilization of funds in real estate projects (Project: Royal Atlantis)



*Cost of investment value as per the annual report (Annexure-26)

- We have observed an ongoing RERA registered project 'Royal Atlantis' in the name of SJ JRG Ventures LLP ('the LLP').
- (Please refer to Annexure-27 for RERA certificate)

- The project is a residential project in Bhubaneswar district of Odisha with an estimated project cost of ₹ 105 crs.
- The guarantors hold 49% in JRG Developers Private Limited which in turn have a profit sharing ratio of 50% in the LLP.

- The project land is owned by KP Prime Assets Private Limited.
- Anand Poddar and Amrita Kedia are the shareholders of KP Prime Assets Private Limited.

- Please refer to the next page for information on the projects, shareholding and partners.

Source : Odisha RERA, MCA

Utilization of funds in real estate projects (Project: Royal Atlantis)

RERA registered projects

SN	Project name	RERA registration number	Project type	Estimated cost of project	Project status	Project registration date	Expected date of project completion
1	Royal Atlantis	RP-26-2022-00650	Residential	₹ 105 crs	Ongoing	08-03-2022	15-0-2027

Shareholding and profit sharing ratio

SN	Entity	Period	Shareholders/Partners	Refer
1	SJ JRG Ventures LLP	FY23	**JRG Developers Pvt. Ltd.-50%** SJ Developers & Housing Pvt. Ltd.-50%**	Annexure-28
2	JRG Developers Pvt. Ltd.	FY23	**Vineet Mohan Gupta-10%** **Kiran Devi Gupta-19%** **Jitendra Mohan Gupta-10%** **Mahendra Kumar Gupta-10%** Mahendra Kumar Gupta HUF-10%	Annexure-24

****Borrower and guarantors don't hold any stake in these companies.**

Source : Odisha RERA, MCA

Unencumbered properties owned by the guarantors' entities

Unencumbered properties owned by the guarantor's entities

- We have observed that JRG Developers Private Limited owns land parcel in Puri district of Odisha as per Odisha land records (i.e., records of rights).
- The guarantors hold 49% equity stake in JRG Developers Private Limited as per the company's last filed annual return (FY23), i.e., indirectly holding beneficial ownership in the said land parcel to the extent of their shareholding in the company. (Annexure-24)
- **We have not observed any outstanding charges on the said land parcel as per the company's CERSAI records as well as MCA charge filings.**

SN	Plot	Owner	Shareholding (FY23)	Area	Refer
1	Khata no. 816, Plot no. 1778, 3816, 3829, 3840, 3868, 3847/4694, Birgobind Pur, Puri, Odisha	JRG Developers Pvt. Ltd.	**Vineet Mohan Gupta-10%** **Kiran Devi Gupta-19%** **Jitendra Mohan Gupta-10%** **Mahendra Kumar Gupta-10%** Mahendra Kumar Gupta HUF-10%	2.74 acres	Annexure-29

Note: We have observed a typographical error in Odisha land records where the name of the owner is spelled as 'DRG Developers Private Limited' instead of 'JRG Developers Private Limited'.

Source : IDCO, MCA

Unencumbered properties owned by the guarantor's entities

- We have observed that Kunj Roller Flour Mills Private Limited owns two industrial plots in Odisha as per the list of plot status available on the portal of Odisha Industrial Infrastructure Development Corporation ('IDCO').
- The guarantors hold 33% equity stake in Kunj Roller Flour Mills Private Limited as per the company's last filed annual return (FY23), i.e., indirectly holding beneficial ownership in the said plot to the extent of their shareholding in the company. (Annexure-30)
- **We have not observed any outstanding charges on the said industrial plots as per the company's CERSAI records as well as MCA charge filings.**

SN	Plot	Owner	Shareholding (FY23)	Area	Allotment number & date	Refer
1	Plot no. 172A, Mancheswar Industrial Estate, Bhubaneshwar, Odisha	Kunj Roller Flour Mills Private Limited	**Jitendra Mohan Gupta-5%** **Kiran Devi Gupta-19%** **Abhishek Gupta-9%** Mahendra Kumar Gupta HUF-8%	0.309 acres	22461 08-Sep-2015	Annexure-31
2	Plot no. 170A, Mancheswar Industrial Estate, Bhubaneshwar, Odisha	Kunj Roller Flour Mills Private Limited	**Jitendra Mohan Gupta-5%** **Kiran Devi Gupta-19%** **Abhishek Gupta-9%** Mahendra Kumar Gupta HUF-8%	0.054 acres	2460 11-Dec-2015	Annexure-32

Source : IDCO, MCA

Unencumbered properties owned by the guarantor's entities

- We have observed that Kunj Alloys Private Limited owns one industrial plot in Odisha as per the list of plot status available on the portal of Odisha Industrial Infrastructure Development Corporation ('IDCO').
- The guarantor, Vineet Moha Gupta, hold 9% equity stake in Kunj Alloys Private Limited as per the company's last filed annual return (FY23), i.e., indirectly holding beneficial ownership in the said plot to the extent of his shareholding in the company. (Annexure-33)
- **We have not observed any outstanding charges on the said industrial plots as per the company's CERSAI records as well as MCA charge filings.**

SN	Plot	Owner	Shareholding (FY23)	Area	Allotment number & date	Refer
1	Plot no. E/4 & E/1, Mancheswar Industrial Estate, Bhubaneshwar, Odisha	Kunj Alloys Private Limited	**Vineet Mohan Gupta-9%** **Abhishek Gupta-Nil*** **Kiran Devi Gupta-Nil***	0.054 acres	2460 11-Dec-2015	Annexure-34

***Abhishek Gupta and Kiran Devi Gupta transferred their respective 7% & 9% equity stake in FY21.**

Source : IDCO, MCA

Unencumbered properties owned by the guarantor's entities

- We have observed that Jagannath Rice Mills owns land parcel in Khurda district of Odisha as per Odisha land records (i.e., records of rights).
- The guarantor, Mahendra Kumar Gupta, is shown as a managing partner of the firm as per the land record copy.
- **We have not observed any outstanding charges on the said land parcel as per the firm's CERSAI records.**

SN	Plot	Owner	Area	Refer
1	Khata no. 816, Plot no. 1778, 3816, 3829, 3840, 3868, 3847/4694, Birgobind Pur, Puri, Odisha	Jagannath Rice Mills	0.198 acres	Annexure-35

Note: Profit sharing ratio of the firm, Jagannath Rice Mills, is not available.

Source : IDCO, MCA

Recent sale of properties by the borrower and guarantors

Recent sale of properties by the borrower and guarantors

SN	Address	Seller	Buyer	Registration date	Consideration	Refer
1	Khata no. 1339/388, Plot no. 2450, 2454, 2420, 2425, 2465, 2449, 2654, 2667, 2617, Biramchandrapur, Puri, Odisha	**Jitendra Mohan Gupta**	Sarika Avasthi	29-04-2024	₹ 11.47 lakhs	Annexure-36
2	Khata no. 323/390, Plot no. 314, Khata no. 323/394, Plot no. 293, Khata no. 323/389, Plot no. 228, 228/1444, Brahmapura, Khurda, Odisha	**Gupta Power Infrastructure Limited**	Ram Prakash Miyanbazaz	16-03-2024	₹ 72 lakhs	Annexure-37
3*	Survey no. 197, Plot no. 31, Bhanur, Sangareddy, Telangana	**Manmohan Gupta**	**Chaya Maheshwari Gupta** Suhasini Mehta	05-12-2023	₹ 12.60 lakhs	Annexure-38
4	Flat –A/3, 2nd Floor, PC Plaza, , Cuttack Road, Bhubaneswar, Khorda, Odisha	**Jitendra Mohan Gupta**	Rajan Gungani	04-12-2023	₹ 35 lakhs	Annexure-39

***One of the purchasers of the property is Manmohan Gupta's daughter-in-law, Chaya Maheshwari Gupta.**

- We have observed that the borrower and guarantors recently sold 4 properties in Telangana and Odisha during 2023-2024 for an aggregate consideration of ~₹ 1.31 crs.

Source : Telangana Stamps & Registration Department, Odisha Stamps & Registration Department

Encumbered properties

Encumbered properties

SN	Property description	Borrower / Mortgagor	Charge holder	Charge Creation date
1	Khata No.313, Plot No.109, Kochilanuagaon, Jagatpur, Chaudwar, Cuttack, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	14-12-2011
2	Sy No.526/2145, 2310/4491, Mukunda Prasad, Khurda, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	26-09-2017
3	No.138,161,289,280,130,160,164,148, 790,794,481,454,729,730,505,506,745,771, 773,741,462,474,488,693,801,803, Barhampur, Khurda, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	04-11-2008
4	No.02 315, Flat No.A3, Rishi Tower, New Town Road, Kolkata, North 24 Parganas, West Bengal	Gupta Power Infrastructure Ltd	Canara Bank	16-09-2022
5	Khata No.215, Plot No.2463, Tahasil No.491, Satyabadi, Puri, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	14-12-2011
6	Khata No.787, Idco Plot No. F/9,F/16,F/18, Makunda Prasad, Khurda, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	04-11-2008
7	Mutation Khata No.65/49, 305, P.S. No.25, Gopinathpur, Nayagarh, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	06-12-2019
8	Khata No.215, Plot No.2463, Biramachandrapur, Satyabadi, Puri, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	14-12-2011
9	No.323 393,323 392,323 395,323 397,323, 388,323 222,323 147, Brahmapura Land, Brahmapura Khurda, Begunia, Khordha, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	17-09-2022
10	Sy No.1247/69, Plot No.3720 3722 3757 3758, Kaipadar, Khurda, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	26-09-2017
11	Khata No.290, Plot No.2432 2559 2560 2661, Tahasil No.491, Satyabadi, Puri, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	14-12-2011
12	Khata No.136, Plot No.1940 1941 1942 1943, Mouza Kottam, Dhenkanal, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	14-12-2011
13	Khata No.313, Plot No.110, Jagatpur, Kochilanugaon, Pschaudwar, Cuttack, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	14-12-2011
14	Khata No.56, Plot No.305, Gopinathpur, Nayagarh, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	14-12-2011
15	Plot No.13 And 18, Phase V, Sidco Industrial Estate, Pappan Kuppam Village, Thiruvallur, Tamil Nadu	Gupta Power Infrastructure Ltd	Canara Bank	04-11-2008

Source : CERSAI

Encumbered properties

SN	Property description	Borrower / Mortgagor	Charge holder	Charge Creation date
16	Khata No.290, Plot No.2418, Tahasil No.491, Satyabadi, Puri, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	14-12-2011
17	Khata No.1223, Plot No.2424 2423 2417 2474, Tahasil No.491, Biraramchpur, Satyabadi, Puri, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	14-12-2011
18	Khata No.05, Plot No.1949, Mouza Kottam, Dhenkanal, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	14-12-2011
19	Khata No.56, Plot No.305, Gopinathpur, Nayagarh, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	14-12-2011
20	Sy No.526/2055, 2313/3816, Mukunda Prasad, Khordha, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	26-08-2022
21	Khata No.175, Plot No.315, Tangi Choudwar, Atanga, Cuttack, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	14-12-2011
22	Sy No.526/2055, 2315/3116, Mukunda Prasad, Khurda, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	26-09-2017
23	Sy No.518/113, Plot No.1201, 1234, Lahanga, Khurda, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	26-09-2017
24	Khata No.109, Plot No.1937, Mouza Kottam, Dhenkanal, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	14-12-2011
25	Sy No.142/16, Plot No.24,69,94,22,63,92,23,68,95,17,92,89,25,70,97,29,71,13,58,83,32,54,81,14, 59,34,35,49,56,74,82,29,80,7, Katak Sahar, Ranpur, Nayagarh, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	09-04-2012
26	Khata No.253/42 253/18 253/47 253/46, 313 318 319 310/423,Tangi, Mouza Attanga, Choudwar, Cuttack, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	18-11-2023
27	Sy No.526/2055, 2314/2882, Khurda, Khordha, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	26-08-2022
28	Khat No.130, Plot No.1930.1950, Mouza Kottam, Dhenkanal, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	14-12-2011
29	Khasra No.1220, Plot No.132/A, Phase 2, Mahuakheraganj, Kasipur, U S Nagar, Uttarakhand	Gupta Power Infrastructure Ltd	Canara Bank	04-11-2008
30	Sy No.1247/49, Plot No.3782 3783, Kaipadar, Khurda, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	26-09-2017

Source : CERSAI

Encumbered properties

SN	Property description	Borrower / Mortgagor	Charge holder	Charge Creation date
31	Sy No.518/89, Plot No.1211, Lahanga, Khurda, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	26-09-2017
32	Sy No.518/118, Plot No.1205,1203,1231,1236, Lahanga, Khurda, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	26-09-2017
33	Sy No.526/1833, Plot No.2311, Mukunda Prasad, Khurda, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	26-09-2017
34	Khata No.290, Plot No.2435, Tahasil Puri Sadar 491, Mouza Biramchandrapur, Satyabadi, Puri, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	14-12-2011
35	Flat No.101,102, Ashiana Lagoon, Sipasirubuli Puri, Puri, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	16-09-2022
36	Khat No.290, Plot No.2434, Tahasil No. 491, Biramchandrapur, Satyabadi, Puri, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	14-12-2011
37	Khata No.144, Plot No.1926, Mouza Kottam, Dhenkanal, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	14-12-2011
38	Khata No.56, Plot No.305, Gopinathpur, Nayagarh, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	14-12-2011
39	Hidco Plot No. Aa, No.9C1, Aria Iii, Greenwood Elements, Bidhannagar, Rajarhat, No.rth 24 Parganas, West Bengal	Gupta Power Infrastructure Ltd	Canara Bank	16-09-2022
40	Sy No.1247/69, 3762/3985 3767/3986, Kaipadar, Khurda, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	26-09-2017
41	Sy No.526/1836, 2315/3805, Mukunda Prasad, Khurda, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	26-09-2017
42	Sy No.526/1832, 2309/3561, Mukunda Prasad, Khurda, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	26-09-2017
43	Sy No.526/2055, 2313/3345, Mukunda Prasad, Khurda, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	26-09-2017
44	Khata No.166, Plot No.309, Tahasil Tangi, Choudwar, Cuttack, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	14-12-2011
45	Khata No.290, Plot No.2433, Tahasil No.491, Satyabadi, Puri, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	14-12-2011

Source : CERSAI

Encumbered properties

SN	Property description	Borrower / Mortgagor	Charge holder	Charge Creation date
46	Khata No.290, Plot No.2435, Tahasil Puri Sadar 491, Mouza Biramchandrapur, Satyabadi, Puri, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	14-12-2011
47	Khata No.1339/320 1339/319 741 1339/321, Plot No.2472 2424 2423 2417, Biramachandrapur, Sakhigopala, Puri, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	18-11-2023
48	Sy No.1247 69, 3782 And 3783, Kaipadar, Khordha, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	26-08-2022
49	Sy No.518/90, Plot No.1228 1232 1235 1244, Lahanga, Khurda, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	26-09-2017
50	Sy No.518/113, Plot No.1255,1259, Lahanga, Khurda, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	26-09-2017
51	Sy No.526/2145, 2310/4490, Mukunda Prasad, Khurda, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	26-09-2017
52	Sy No.526/1631, 2313/3353, Mukunda Prasad, Khurda, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	26-09-2017
53	Sy No.526/1833, 2311/3992, Mukunda Prasad, Khurda, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	26-09-2017
54	Sy No.526/2289, 2313/3977, Mukund Prasad, Khurda, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	26-09-2017
55	Khata No.290, Plot No.2462 2160 2345 2386 2304 2305 2306 2307 2308 2309, Tahasil No.491, Biraramchpur, Satyabadi, Puri, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	14-12-2011
56	Khata No.1221, Plot No.2472, Tahasil No.491, Biraramchpur, Satyabadi, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	14-12-2011
57	Khat No.1221, Plot No.2459 2461 2554, Tahasil No.491, Satyabadi, Biraramchpur, Puri, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	14-12-2011
58	Khata No.313, Plot No.110, Jagatpur, Kochilanugaon, Pschaudwar, Cuttack, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	14-12-2011
59	Sy No.518/89, Plot No.1168 1199, Gupta Power Infrastructures Ltd, Lahanga, Po Motta, Khordha, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	01-10-2021
60	Sy No.1339/322, Plot No.2418, Biramachandrapur, Sakhigopala, Puri, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	14-12-2021

Source : CERSAI

Encumbered properties

SN	Property description	Borrower / Mortgagor	Charge holder	Charge Creation date
61	Sy No.1247, 3960/4021 3761/4022, Kaipadar, Khurda, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	26-09-2017
62	Sy No.1247/69, 3642/3992 3647/3993, Kaipadar, Khurda, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	26-09-2017
63	Sy No.1247/49, Plot No.3716 3718, Kaipadar, Khurda, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	26-09-2017
64	Sy No.518/89, Plot No.1159, Lahanga, Khurda, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	26-09-2017
65	Sy No.526/1836, 2315/3115, Mukunda Prasad, Khurda, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	26-09-2017
66	Sy No.526/1832, 2313/3991, Mukunda Prasad, Khurda, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	26-09-2017
67	Sy No.526/2055, Plot No.2314, Mukunda Prasad, Khurda, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	26-09-2017
68	Sy No.526/2055, 2313/3898, Mukunda Prasad, Khurda, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	26-09-2017
69	Khata No.274,20,204,183,207,148,39,208,275,222,31,139,323,324,743,458,718,456,502,738,740,491,792,782,742,474,488,744,449,327,325,785,788,752,766,787,749, Plot No.753,764,302,757,758, Barhampur, Khurda, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	04-11-2008
70	Khata No.148, Plot No.1923,1923/2357, Mouza Kottam, Dhenkanal, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	14-12-2011
71	Khata No.98, Plot No.1955 ,1928, Mouza Kottam, Dhenkanal, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	14-12-2011
72	Khata No.501, Plot No.2429, Tahasil No.491, Biraramchpur, Satyabadi, Puri, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	14-12-2011
73	Khata No.290, Plot No.2422, Tahasil No.491, Satyabadi, Puri, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	14-12-2011
74	Khata No.268/515, Plot No.109/1402,1399,1407,1397,1396,1394,1405,1403,1400,1398,1395,1406,1393,1392,1404, Mauza - Sauraia, Sro Athagarh, Dhenkanal, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	04-11-2008
75	Sy No.7,8,58, D 1051, Karumbupakkam Village, Gummudipoondi, Trivellore, Tamil Nadu	Gupta Power Infrastructure Ltd	Canara Bank	04-11-2008

Source : CERSAI

Encumbered properties

SN	Property description	Borrower / Mortgagor	Charge holder	Charge Creation date
76	Sy No.1247/69, Plot No.3720, Kaipadar, Khurda, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	26-09-2017
77	Sy No.518/89, Plot No.1243 1248, Lahanga, Khurda, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	26-09-2017
78	Sy No.518/113, Plot No.1238,1240, Lahanga, Khurda, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	26-09-2017
79	Sy No.526/1833, 2311/3996, Mukundaprasad, Khurda, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	26-09-2017
80	Sy No.526/2055,2313/3344, Mukundaprasad, Khurda, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	26-09-2017
81	Khata 290, 2435, Tahasil Puri Sadar 491, Mouza Biramchandrapur, Satyabadi, Puri, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	14-12-2011
82	Khata No.526/2055, Plot No.2313/3816, K526 2055 At Mukundaprasad, Khurda, Bhubaneswar, Khorda, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	26-09-2017
83	244, 145, Kashipur, Mahuakheraganj Kashipur, Uttarakhand	Gupta Power Infrastructure Ltd	Canara Bank	29-12-2016
84	Sy No.526/1833, 2310/3998, Mukundaprasad, Khurda, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	26-09-2017
85	Sy No.526/2055, 2313/2871, Mukundaprasad, Khurda, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	26-09-2017
86	Khata No. 46, 1948,1954, Mouza Kottam, Dhenkanal, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	14-12-2011
87	Khata No. 362,174, 132B,132C, Phase 2, Mahuakheraganj, Kasipur, U S Nagar, Uttarakhand	Gupta Power Infrastructure Ltd	Canara Bank	07-12-2010
88	Sy No. 787, 2308(P), Corresponds To Idco Plot No. 65 A and 68 B, Mukund Prasad Khurda, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	21-08-2019
89	Sy No. 787, 2308(P), F/4, Corresponds To Idco Plot No. F/4, Mukund Prasad Khurda, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	21-08-2019
90	Block En 62, Commercial Space, Nabadiganta West Bengal No.rth 24 Parganas Kolkata	Gupta Power Infrastructure Ltd	Canara Bank	16-09-2022

Source : CERSAI

Encumbered properties

SN	Property description	Borrower / Mortgagor	Charge holder	Charge Creation date
91	Sy No. 1593 1801, 1116 3337, Gpil, Laxmisagar Bhubaneswar, Khordha, Odisha,	Gupta Power Infrastructure Ltd	Canara Bank	16-09-2022
92	Sy No. 1288 94, 1005 2189 1005 2188, Sankarpur, Puri, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	16-09-2022
93	Sy No. 1247/69, 3802, Kaipadar, Khuda, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	26-09-2017
94	Sy No. 526/2289, 2315, Mukundaprasad, Khurda, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	26-09-2017
95	Khat No. 253/20 253/21 253/19, 316 317 314, Atanga, Chaudwar, Tangi, Cuttack, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	14-12-2011
96	Khata No. 215, 2463, Tahasil No. 491, Satyabadi, Puri, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	14-12-2011
97	Khata No. 253/42 18 47 46, 313 318 319 310, Mouza Atanga, Tangi Choudwar , Cuttack, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	14-12-2011
98	Sy No. 142/31, 33 55 80, Mouza Cuttack Sahara, Ps No. 222, Cuttack Sahara, Ranpur Nayagarh, Nayagarh, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	21-08-2019
99	Sy No. 718 696,718 701,718 705,718 697, 48/230 21 227 24/98, Taraboi Land, Jatani, Khordha, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	17-09-2022
100	Sy No. 526/2145, 2310/3421, Mukundaprasad, Khurda, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	26-09-2017
101	Sy No. 526/1833, 2311/3994, Mukundaprasad, Khurda, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	26-09-2017
102	Sy No. 526/1833, 2311/3997, Mukundaprasad, Khurda, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	26-09-2017
103	Sy No. 518/89, 1168 1199,Lahanga, Khurda, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	26-09-2017
104	Khata 142/16, 24 69 94 22 63 92 23 68 95 17 62 89 25 70,97 26 71 13 58 83 32 54 81 14 59 34 35 49,56 74 82 29 5077, Katak Sahar Ranapur, Nayagarh, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	09-04-2012
105	Sy No. 526/1833, 2311/3995, Mukundaprasad, Khurda, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	26-09-2017

Source : CERSAI

Encumbered properties

SN	Property description	Borrower / Mortgagor	Charge holder	Charge Creation date
106	Sy No. 526/2055, 2313/3346, Mukundaprasad, Khurda, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	26-09-2017
107	Sy No. 518/89, 1200, Lahanga, Khurda, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	26-09-2017
108	Sy No. 518/113, 1209,1247,1226,1233, Lahanga, Khurda, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	26-09-2017
109	Sy No. 518/113, 1253, Lahanga, Khurda, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	26-09-2017
110	Sy No. 518/80, 1206,1212,1213,1224, Lahnaga, Khurda, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	26-09-2017
111	Khata No. 56, 305, Gopinathpur Nayagarh, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	14-12-2011
112	Sy No. 142/30, 21 66 93 85, Ps No. 222, Mouza Katak Sahar, Ranpur Nayagarh, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	21-08-2019
113	Sy No. 787, 2308(P) 2325(P), Corresponds To Idco Plot No. F 91 And F 18 1 Respectively, Mouza Mukund Prasad, Khurda, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	21-08-2019
114	Sy No. 789, 2317(P), Corresponds To Idco Plot No. C 401, Mouza Mukund Prasad, Khurda, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	21-08-2019
115	Sy No.526/1833, 2311/3993, Mukund Prasad, Khurda, Odisha	Gupta Power Infrastructure Ltd	Canara Bank	26-09-2017
116	Flat No. C-405, C-406, Ginnikhera, U S Nagar, Uttarakhand	Jitendra Mohan Gupta	Canara Bank	04-12-2009
117	Plot No.9228, Kashipur, Us Nagar, Uttarakhand	Jitendra Mohan Gupta	Canara Bank	02-12-2009
118	Sy No.939, Plot No.3196,3124,3123,3126,3125, Kudiary, Jatni, Odisha	Sri Jagannath Roller Flour Mills	State Bank of India	18-04-2012
119	Sy No.289, Plot No.831, No.F-22, Jemadei, Idco Ind Estate Idco Food Processing Park, Khurda, Odisha	Sri Jagannath Roller Flour Mill	State Bank of India	18-04-2012
120	Sy No.592/208, Plot No.12, Balianta, Jaypur, Khurda, Odisha	JRG Educational Trust	The South Indian Bank Ltd	31-03-2018

Source : CERSAI

Encumbered properties

SN	Property description	Borrower / Mortgagor	Charge holder	Charge Creation date
121	Flat No.105, 1st Floor, Swarna Heavens, Road No.14, Banjara Hills, Hyderabad, Telangana	Suprabhat Roller Flour Mills Private Limited	Standard Chartered Bank	05-07-2021
122	Flat No.105, 1st Floor, Swarna Heavens, 14, Banjara Hills, Hyderabad, Telangana	Suprabhat Roller Flour Mills Private limited	Kotak Mahindra Bank Limited	18-04-2018
123	Flat No.105, Banjara Hills, Andhra Pradesh	Manmohan Gupta	Canara Bank	26-07-2005
124	Flat No.103, 203, 1st and 2Nd Floor , Palazzo, Huda Heights, A and J, Banjarahills 12, Hyderabad, Telangana	Rekha Gupta Manmohan Gupta	Kotak Mahindra Bank Limited	14-09-2018
125*	Gupta Niwas, Old station road, Cuttack road, Bhubaneswar, Khordha, Odisha	Jagannath Rice Mills Maa Bhuasuni Roller Flour Mills Rishta Food Products	State Bank of India	22-09-2023

***As per the CERSAI record of the relative of the guarantor.**

- We have observed the above-mentioned encumbered properties as per the borrower and guarantors' CERSAI records.

Note: We have observed multiple records of mortgaged properties as per the MCA charge filings. However, it is not feasible to incorporate this large information in the report, and we have only incorporated in the report the records fetched from the borrower and guarantors' CERSAI records. Separate excel or pdf files will be shared for the records of the mortgaged properties fetched from the MCA charge filings and CERSAI database.

Source : CERSAI

Business interests

Business interests – GST registrations

Trade Name	Name of proprietor, director or promoter on GST portal	GSTIN	Last GSTR filed in	Annual turnover	GSTIN registration date	Status	Refer
Abhishek Gupta	Abhishek Gupta	21ADRPG4945N1Z5 (Odisha)	Apr-24	₹ 0 to ₹ 40 lakhs (FY23)	15-07-2022	**Active**	Annexure-40
JRG Educational Trust	Vineet Mohan Gupta	21AABTJ2320D2ZJ (Odisha)	Apr-24	₹ 0 to ₹ 40 lakhs (FY23)	05-11-2020	**Active**	Annexure-41

- We have observed one active GSTIN in the name of the guarantor, Abhishek Gupta.
- It is observed that GSTIN has been registered in a couple of years back in July 2022.
- According to the GST portal, the registered annual turnover has been ₹ 0 to ₹ 40 lakhs in FY23 according to the GST portal.
- Further, we have not observed any active GST registration in the name of the other guarantors.

- Additionally, we have observed one trust 'JRG Educational Trust' of the guarantor, Vineet Mohan Gupta.
- We have observed that Vineet Mohan Gupta is the chairman of JRG Educational Trust.
- The trust operates education institutes and colleges. (Please refer to Annexure-42)

Source : GST Portal

Business interests – Companies

(Amount in crs)

SN	Company	Shareholders	Latest filings	Major Liabilities	Major Assets	Revenue	O/s charge	Status
1	Gupta Power Infrastructure Ltd	**Kiran Devi Gupta-9%** **Mahendra Kumar Gupta-3%** **Jitendra Mohan Gupta-2%** **Abhishek Gupta-4%** Mahendra Kumar Gupta (HUF)-3% Others-79%	FY22	Equity-1013 Borrowings-1195 Payables-786 Other-67	Fixed assets-500 Investments-4 Stock-896 Receivables-1481 Cash-142 Other-38	3705	Yes	**Active**
2	Shri Kunj Realtors Pvt Ltd	**Kiran Devi Gupta-70%** Diwan Chand Garg-30%	FY23	Borrowings-2	Fixed assets-1 Other-1	-	No	**Active**
3	Tirumala Vinayak Projects Pvt Ltd	**Vineet Mohan Gupta-50%** Ashish Garg-50%	FY23	Equity-(2) Borrowings-38	Investments-33 Loans & advances-3	4	Yes	**Active**
4	JRG Developers Pvt Ltd	**Vineet Mohan Gupta-10%** **Kiran Devi Gupta-19%** **Jitendra Mohan Gupta-10%** **Mahendra Kumar Gupta-10%** Mahendra Kumar Gupta (HUF)10% Others-41%	FY23	Borrowings-55	Fixed assets-2 Investments-44 Stock-9	5	Yes	**Active**
5	SJ JRG Ventures LLP	JRG Developers Pvt Ltd-50% SJ Developers & Housing Pvt Ltd-50%	FY23	Capital-7 Other-24	Investments-28 Loans & advances-3	-	Yes	**Active**

'-' denotes nil or insignificant amount

Source : MCA

Business interests – Companies

(Amount in crs)

SN	Company	Shareholders	Latest filings	Major Liabilities	Major Assets	Revenue	O/s charge	Status
6	Grand Bazaar Developers LLP	Tirumala Vinayak Projects Pvt Ltd-10% JRG Developers Pvt Ltd-45% Tirumala Infrastructure And Development Pvt Ltd-10% Solidwood Constructions Pvt Ltd-35%	FY23	Equity-86 Borrowings-13 Payables-380 Other-22	Fixed assets-2 Loans & advances-47 Stock-450 Other-2	85	Yes	**Active**
7	Kunjbihari Metallics Pvt Ltd	**Vineet Mohan Gupta-50%** Rashmi Gupta-50%	FY23	Nominal	Nominal	0.05	No	**Active**
8	Iris Text Processors Pvt Ltd	**Mahendra Kumar Gupta-50%** Surendra Kumar Gupta-50%	FY23	Nominal	Nominal	-	No	**Active**
9	Omkaar Jagannath Agro Pvt Ltd	**Kiran Devi Gupta-50%** Harsh Mohan Gupta-50%	FY22	Nominal	Nominal	-	No	**Active**
10	A One Engineering Projects Pvt Ltd	**Abhishek Gupta-9%** **Jitendra Mohan Gupta-9.5%** **Kiran Devi Gupta-7%** **Manmohan Gupta-6%** **Vineet Mohan Gupta-9.5%** Others-59%	FY23	Nominal	Nominal	0.006	No	**Active**

'-' denotes nil or insignificant amount

Source : MCA

Business interests – Companies

(Amount in crs)

SN	Company	Shareholders	Latest filings	Major Liabilities	Major Assets	Revenue	O/s charge	Status
11	Maa Bhuasuni Industries Pvt Ltd	**Vineet Mohan Gupta-10%** **Kiran Gupta-19%** **Abhishek Gupta-10%** **Jitendra Mohan Gupta-1%** Mahendra Kumar Gupta (HUF)-10% Other-50%	FY23	Equity-2 Borrowings-4	Fixed assets-1 Investmets-5	0.53	Yes	**Active**
12	Kunj Roller Flour Mills Pvt Ltd	**Jitendra Mohan Gupta-5%** **Kiran Devi Gupta-19%** **Abhishek Gupta-10%** Mahendra Kumar Gupta (HUF)-8% Arp Securities Ltd-5% Other-53%	FY23	Equity-11 Borrowings-20 Payables-4 Other-1	Fixed assets-4 Stock-15 Receivables-15 Other-2	200	Yes	**Active**
13	Rishta Food Innovation Technologies Pvt Ltd	**Manmohan Gupta-34%** Harsh Mohan Gupta-33% Kunj Gupta-33%	FY23	Nominal	Nominal	-	No	**Active**
14	5Elements Projects Pvt Ltd	**Vineet Mohan Gupta-34%** Vivek Batra-33% Ashok Garg-33%	FY23	Borrowimgs-2	Stock-2	-	No	**Active**
15	Modern Kishan Pvt Ltd	**Vineet Mohan Gupta-34%** Rashmi Gupta-33% Vriti Gupta-33%	FY23	Borrowings-2	Fixed assets-2	0.1	No	**Active**

'-' denotes nil or insignificant amount

Source : MCA

Business interests – Companies

(Amount in crs)

SN	Company	Shareholders	Latest filings	Major Liabilities	Major Assets	Revenue	O/s charge	Status
16	Bhawani Roller Flour Mills Pvt Ltd	**Mahendra Kumar Gupta-4%** **Jitendra Mohan Gupta-2%** **Vineet Mohan Gupta-7%** **Abhishek Gupta-6%** **Kiran Devi Gupta-10%** **Manmohan Gupta-2%** Mahendra Kumar Gupta (HUF)-2% Arp Securities Ltd-17% Others-50%	FY23	Equity-10 Borrowings-31 Payables-1 Other-2	Fixed assets-4 Stock-20 Receivables-13 Loans & advances-3 Cash-3 Other-1	175	Yes	**Active**
17	Jai Laxmi Agro Foods Pvt Ltd	**Jitendra Mohan Gupta-7%** **Mahendra Kumar Gupta-7%** **Kiran Devi Gupta-8%** **Abhishek Gupta-9%** Others-69%	FY23	Equity-6 Borrowings-5 Other-1	Fixed assets-5 Receivables-4 Stock-2 Other-1	33	Yes	**Active**
18	Kunj Agro Proudcts Pvt Ltd	**Kiran Gupta-0.20%** **Abhishek Gupta-4%** **M.K. Gupta-8%** **M.M. Gupta-13%** **J.M. Gupta-4%** Others-70.80%	FY23	Equity-2	Receivables-2	2	Yes	**Active**

'-' denotes nil or insignificant amount

Source : MCA

Business interests – Companies

(Amount in crs)

SN	Company	Shareholders	Latest filings	Major Liabilities	Major Assets	Revenue	O/s charge	Status
19	Tirupati Steel Industries Pvt Ltd	**Abhishek Gupta-10%** **Jitendra Mohan Gupta-10%** **Kiran Gupta-9%** Mahendra Kumar Gupta (HUF)-10% Other-61%	FY23	Nominal	Nominal	-	No	**Active**
20	Ashta Vinayak Majestic Projects Pvt Ltd	**Vineet Mohan Gupta-14%** **Kiran Devi Gupta-14%** Others-72%	FY23	Equity-3 Borrowings-22	Stock-22 Loans & advances-1 Other-2	nominal	No	**Active**
21	Suprabhat Roller Flour Mills Pvt Ltd	**Mahendra Kumar Gupta-8%** **Manmohan Gupta-2%** **Abhishek Gupta-6%** **Jitendra Mohan Gupta-7%** **Vinit Mohan Gupta-4%** **Kiran Devi Gupta-0.24%** Others-72.76%	FY23	Equity-6 Borrowings-20 Other-1	Fixed assets-5 Stock-11 Receivables-8 Loans & advances-1 Other-2	92	Yes	**Active**
22	Sanskriti Estates Pvt Ltd	**Vineet Gupta-27%** Kamal Kumar Agarwal-40% Ashok Garg-33%	FY23	Borrowings-15	Stock-15	-	No	**Active**
23	Ideas Activated Pvt Ltd	**Jitendra Mohan Gupta-25%** Ritu Gupta-20% Pooja Gupta-20% Rashmi Gupta-20% Sanjib Agarwala-15%	FY22	Nominal	Nominal	Nominal	No	**Active**

'-' denotes nil or insignificant amount

Source : MCA

Business interests – Companies

(Amount in crs)

SN	Company	Shareholders	Latest filings	Major Liabilities	Major Assets	Revenue	O/s charge	Status
24	Testec Power Products Pvt Ltd	**Ideas Activated Pvt Ltd-100%**	FY19	Nominal	Nominal	-	No	Active
25	Integrator Services India Pvt Ltd	Ideas Activated Pvt Ltd-51% Integrator Services International Llc-49% Olga Obraztsova-0.01%	FY21	Nominal	Nominal	-	No	Active
26	Gita Devi Techno-Con Pvt Ltd	**Manmohan Gupta-9%** **Vineet Mohan Gupta-5%** **Kiran Devi Gupta-9%** Mahendra Kumar Gupta (HUF)-6% Others-71%	FY23	Equity-(10) Borrowings-11	Stock-0.78 Other assets-0.22	1	No	Active
27	Kunj Alloys Pvt Ltd	**Vineet Mohan Gupta-9%** Divine Infratech Pvt Ltd-7% Hariom Vanijya Pvt Ltd-16% Flexo Contra Pvt Ltd-14% Juhi Vanijya Pvt Ltd-8% Others-46%	FY23	Equity-26 Borrowings-42 Other-3	Fixed assets-6 Stock-40 Receivables-23 Loans & advances-1 Other-1	622	Yes	Active
28	Supreme Cylinders Pvt Ltd	**Abhishek Gupta-7%** **M.K. Gupta-2%** **Jitendra M. Gupta-7%** **Kiran Devi-3%** M.K. Gupta HUF-1% Others-80%	FY23	Equity-1	Receivables-1	0.18	No	Active

'-' denotes nil or insignificant amount

Source : MCA

Business interests – Companies

(Amount in crs)

SN	Company	Shareholders	Latest filings	Major Liabilities	Major Assets	Revenue	O/s charge	Status
29	Gupta Power Technologies Pvt Ltd	**Manmohan Gupta-9%** **Vineet Gupta-9%** **Juhi Vanjiya P Ltd-20%** Others-62%	FY22	Equity-7 Borrowings-5 Payables-6 Other-1	Fixed assets-2 Stock-2 Receivables-14 Other-1	105	Yes	**Active**
30	Green Fuel Engineering Co Pvt Ltd	**Man Mohan Gupta-6%** **Abhishek Gupta-4%** **Vineet Mohan Gupta-4%** **Jitendra Mohan Gupta-1%** **Kiran Devi Gupta-1%** Mahendra Kumar Gupta (HUF)-5% Others-79%	FY23	Nominal	Nominal	nominal	Yes	**Active**
31	Premier Cables And Conductors Pvt Ltd	**Manmohan Gupta-7%** **Hariom Vanijya (P) Ltd-18%** Arp Securities Ltd-7% Flexo Contra (P) Ltd-18% Others-50%	FY22	Equity-18 Borrowings-20 Payables-2 Other-4	Fixed assets-9 Stock-5 Receivables-25 Cash-3 Other-2	992	Yes	**Active**
32	Universal Infra & Agri Oils Pvt Ltd	**Kiran Gupta-3%** **Vineet Mohan Gupta-4%** Rashmi Gupta-5% Juhi Vanjya (P) Ltd-18% Lavanya Finanial Consultants (P) Ltd-10% Mahendra Kumar Gupta (HUF)-4% Other-56%	FY23	Equity-24 Borrowings-30 Payables-13 Other-4	Fixed assets-19 Stock-35 Receivables-12 Loand & advances-5	215	Yes	**Active**

'-' denotes nil or insignificant amount

Source : MCA

Business interests – Companies

(Amount in crs)

SN	Company	Shareholders	Latest filings	Major Liabilities	Major Assets	Revenue	O/s charge	Status
33	Bharat Electrical Accessories Pvt.Ltd	**Manmohan Gupta-6%** **Flexo Contra Pvt Ltd-16%** Hariom Vanijya Pvt Ltd-7% Fidelity Marketing Pvt Ltd-19% Others-52%	FY22	Equity-10 Borrowings-7 Other-1	Fixed assets-16 Receivables-2 Other-1	246	Yes	**Active**
34	Hi-Tech Hospitality & Resorts Pvt Ltd	**Jitender Mohan Gupta-1%** **Abhishek Gupta-1%** **Vineet Mohan Gupta-1%** **Manmohan Gupta-0.5%** **Kiran Gupta-0.5%** **Mahendra Kumar Gupta-1%** Tool Forgings (India)-8% Carefaur Trading LLP- 10% Others-77%	FY23	Equity-1 Borrowings-5 Other-1	Fixed assets-7	nominal	No	**Active**
35	Carnation Projects Pvt Ltd	**Manmohan Gupta-5%** Pick Up Suppliers (P) Ltd-25% Others-70%	FY23	Equity-3 Borrowings-1	Stock-4	-	No	**Active**
36	Utkal Infrastructure Development Consortorium Pvt Ltd	**Gupta Power Infrastructure Ltd-2%** Sanket Satapathy-83% Sreeji Ispat Ltd-2% Others-13%	FY22	Borrowings-3 Payables-2 Other-1	Receivables-4 Other-2	2	Yes	**Active**

'-' denotes nil or insignificant amount

Source : MCA

Business interests – Companies

(Amount in crs)

SN	Company	Shareholders	Latest filings	Major Liabilities	Major Assets	Revenue	O/s charge	Status
37	Shrijrg Food Products Pvt Ltd	**Manmohan Gupta-0.17%** Harsh Mohan Gupta-99.12% Others-0.71%	FY23	Equity-(10) Borrowings-28 Payables-4 Other-3	Fixed assets-20 Receivables-2 Loans & advances-2 Other-1	13	No	Active
38	Tirupati Conductors Pvt Ltd	**Flexo Contra P Ltd-15%** **Juhi Vanijya Pvt Ltd-19%** Others (Gupta Family)-66%	FY22	Equity-19 Borrowings-18 Payables-2 Other-6	Fixed assets-4 Stock-8 Receivables-26 Cash-2 Loans & advances-3 Other-2	1130	Yes	Active
39	Arp Securities Ltd	**Kiran Gupta-13%** Mahendra Kumar Gupta & Sons (HUF)-4% Mahendra Kumar Gupta (HUF)-9% Others (Gupta Family)-25% Flexo Contra Pvt Ltd-17% Hariom Vanijya Pvt Ltd-15% Fidelity Marketing Pvt Ltd-16%	FY23	Equity-12	Investments-12	0.2	No	Active
40	Hariom Vanijya (P) Ltd	Fidelity Marketing Pvt Ltd-8% Flexo Contra Pvt Ltd-17% Arp Securities Ltd-18% Juhi Vanijya Pvt Ltd-20% Divine Infratech Pvt Ltd-19% Lavanya Financial Consultatnts (P) Ltd-18%	FY23	Equity-16 Borrowings-203 Other-3	Investments-24 Loans & advances-196 Other-2	18	No	Active

'-' denotes nil or insignificant amount

Source : MCA

Business interests – Companies

(Amount in crs)

SN	Company	Shareholders	Latest filings	Major Liabilities	Major Assets	Revenue	O/s charge	Status
41	Flexo Contra (P) Ltd	Fidelity Marketing Pvt Ltd-8% Hariom Vanijya (P) Ltd-19% Arp Securities Ltd-18% Juhi Vanijya Pvt Ltd-19% Divine Infratech Pvt Ltd-18% Lavanya Financial Consultatnts (P) Ltd-18%	FY23	Equity-11 Borrowings-274 Other-3	Investments-20 Loans & advances-264 Other-4	19	No	Active
42	Juhi Vanijya Pvt Ltd	Fidelity Marketing Pvt Ltd-15% Hariom Vanijya (P) Ltd-12% Arp Securities Ltd-17% Divine Infratech Pvt Ltd-19% Lavanya Financial Consultatnts (P) Ltd-17% Flexo Contra Pvt Ltd-20%	FY23	Equity-18 Borrowings-1	Investments-15 Loans & advances-4	0.1	No	Active
43	Fidelity Marketing Pvt Ltd	Juhi Vanijya Pvt Ltd-15% Hariom Vanijya (P) Ltd-18% Arp Securities Ltd-17% Divine Infratech Pvt Ltd-15% Lavanya Financial Consultatnts (P) Ltd-18% Flexo Contra Pvt Ltd-17%	FY23	Equity-36 Borrowings-23 Other-3	Investments-12 Loans & advances-47 Other-3	14	No	Active

'-' denotes nil or insignificant amount

Source : MCA

Business interests – Companies

(Amount in crs)

SN	Company	Shareholders	Latest filings	Major Liabilities	Major Assets	Revenue	O/s charge	Status
44	Lavanya Finanial Consultants (P) Ltd	Fidelity Marketing Pvt Ltd-16% Hariom Vanijya (P) Ltd-18% Arp Securities Ltd-18% Juhi Vanijya Pvt Ltd-15% Divine Infratech Pvt Ltd-16% Flexo Contra Pvt Ltd-16% Rishi Kumar Mola-0.01% Manoj Kumar Mola-0.01%	FY23	Equity-18 Borrowings-2	Investments-19 Loans & advances-1	0.16	No	Active
45	Divine Infratech (P) Ltd	Fidelity Marketing Pvt Ltd-14% Flexo Contra (P) Ltd-16% Hariom Vanijya (P) Ltd-17% Arp Securities Ltd-16% Juhi Vanijya Pvt Ltd-18% Lavanya Financial Consultatnts (P) Ltd-19%	FY23	Equity-19 Borrowings-3	Investments-16 Loans & advances-6	0.14	No	Active

'-' denotes nil or insignificant amount

Source : MCA

Skip tracing of the guarantors

Discreet visit to the guarantors' addresses

Address: House No 8-2-287/13/A M.C. No. 401, Plot No 2, Flat No 105, Swarna Heavens, Road No 14, Banjara Hill, Hyderabad Telangana

- We have conducted a discreet visit at the given address where the security guard confirmed the existence of the guarantor, Jitendra Mohan Gupta, at the premise. The guard also informed that the guarantor, Jitendra Mohan Gupta, has been staying at the given address from last three years.
- Please refer to Annexure-43 for site visit photographs.

Address: House No 8-2-293/82, F-103, Pavani Palazzo, Plot No. 24, Huda Heights, Road No 12, MLA Colony , Banjara Hills, Hyderabad Telangana

- We have conducted a discreet visit at the given address where we inquired with the security guard of the premise about the guarantors. However, he couldn't confirm the existence of the guarantors at the given address. Further, we inquired with the nearby laundry man and a shopkeeper who also couldn't confirm the existence of the guarantors at the given address.
- Please refer to Annexure-44 for site visit photographs.

Address: Plot 789, 790, Gupta Niwas, Gupta Cable Compound, Station Square, Cuttack Road, Bhubaneswar, Orissa, India

- We have conducted a discreet visit at the given address and discovered that the address is a commercial address. The company, Gupta Power Infrastructure, is operating at the given address.
- Please refer to Annexure-45 for site visit photographs.

Address: Flat 404, 4th floor, The Imperial, Buddha Nagar, Laxmisagar, Bhubaneswar, Orissa, India

- We have conducted a discreet visit at the given address where the security guard didn't allow entrance to the premise. When we inquired with him about the guarantors' presence there, he denied to share any information. We then tried to contact with the nearby shopkeepers; however, they were unaware about the guarantors.
- Please refer to Annexure-46 for site visit photographs.

Source : AdvaRisk Research

Annexures

Annexure-1 Extract of purchase transaction (Telangana property)

REGISTRATION & STAMPS DEPARTMENT

Government of Telangana

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Deed Particulars of a Document

SRO: SHADNAGAR - 1411

S.No.	Description of property	Reg.Date Exe.Date Pres.Date	Nature & Mkt.Value Con. Value	Name of Parties Executant(EX) & Claimants(CL)	Vol/Pg No CD No Doct No/Year
1.	VILL/COL: NANDIGAMA/HOUSE SITE W-B: 0-0 SURVEY: 707 707/U HOUSE: / EXTENT: 4 BUILT: 900SQ. FT Boundires: [N]: MEKAGUDA VILLAGE ROAD [S] PART OF SY.NO.707 [E]: LAND BELONGS TO M/S PREMIER ORGANICS PVT.LTD.& M/ SPENINSULA POLYMERS PVT.LT [W]: 25 FEET EXISTING APPROCH ROAD	(R) 18-06-2010 (E) 16-02-2009 (P) 16-02-2009	0101 Sale Deed Mkt.Value:Rs. 13705000 Cons.Value:Rs. 13768000	1.(EX)M/S ADITHYA ORGANICS LTD.REP.BY.M.CHANDRAMOULI REDDY (M.D) 2.(EX)P.RADHA (GPA HOLDER) 3.(EX)D.SATYANARAYANA 4.(EX)N.RAJU 5.(EX)D.VENKATAIAH 6.(EX)D.NARSIMHA 7.(EX)N.PENTAIAH 8.(CL)MANMOHAN GUPTA 9.(CL)VINOD KUMAR 10.(CL)MAHENDER KUMAR GUPTA	0/0 CD_Volume: 403 3049/2010 [@] of SRO SHADNAGAR

Source : Telangana Stamps & Registration Department

Annexure-1 Extract of land record (Telangana property)

Land Details

District Rangareddy | రంగా రెడ్డి	**Mandal** Nandigama | నందిగామ	**Village** Nandigama | నందిగామ
Khata Number 2936	**Survey No./ Sub-Division No.** 707/ఊ/1	**Pattadar Name** మన్మోహన్ గుప్తా / మన్మోహన్ గుప్తా
Father / Husband's Name భగవతీరాం దాస్ గుప్తా / భగవతీరాం దాస్ గుప్తా	**Caste Category** General	**Gender** Unknown
Total Extent (Ac. Gts) 1.0000	**Nature of Land** Houses	**Classification of Land** Metta/ Dry
Market value of Survey no.(in INR) 1444000	**Land Status** Not Signed - Extent Corrections	**Land Type** NALA Land
Transaction Status Ongoing transaction on Survey no / Sub-division no with application number UL2400000949 in Urban Land process		**eKYC Status** Aadhaar available & e-KYC completed
PPB Number T05190******		

Land Details

District Rangareddy | రంగా రెడ్డి	**Mandal** Nandigama | నందిగామ	**Village** Nandigama | నందిగామ
Khata Number 2934	**Survey No./ Sub-Division No.** 707/ఊ2/1	**Pattadar Name** మహెందర్ కుమార్ గుప్త / మహెందర్ కుమార్ గుప్త
Father / Husband's Name JR గుప్త / JR గుప్త	**Caste Category** General	**Gender** Unknown
Total Extent (Ac. Gts) 1.0000	**Nature of Land** Houses	**Classification of Land** Metta/ Dry
Market value of Survey no.(in INR) 1444000	**Land Status** Not Signed - Extent Corrections	**Land Type** NALA Land
Transaction Status --		**eKYC Status** Aadhaar not available
PPB Number T05190******		

Source : Telangana Land Records

Annexure-2 Extract of purchase transaction (Uttarakhand property-I)

उत्तराखण्ड शासन

Stamp and Registration Department

Govt. of Uttarakhand

Village/ Location	Registration Date	Reg. No.	Area	Property No.	Deed Type	Jild Details	Seller/First Party	Buyer/Second Party	SRO Name	Trans Value	Market Value
गिन्नीखेडा (मुरादाबाद अलीगंज रोड-(ख))	20 Oct 2016	9088	63.26 वर्ग मीटर	107/3 min	Sale (Immovable)	Jild No: 4889 Pages: 261 to 276	बांके बिहारी गोयनका S/O विष्णु प्रकाश गोयनका , ७ कि० मी० स्टोन, मुरादाबाद रोड, काशीपुर जिला ऊधम सिंह नगर हाल निवासी ग्राम पसियापुरा अलीगंज रोड, काशीपुर जिला ऊधम सिंह नगर ,	गुप्ता पावर लि० कटक पुरी रोड, भुबनेश्वर (उड़ीसा)(GUPTA POWER INFRASTRUCTURE LTD CUTTACK PURI ROAD BHUBANESHWAR (ORISSA) द्धारा अधिकृत प्रतिनिधि अभिलाष कमानी S/O अशोक कुमार कमानी , सी-२१०, गणपति अपार्टमेन्ट, अलीगंज रोड, काशीपुर जिला ऊधम सिंह नगर ,	काशीपुर	244000	244000

Source : Uttarakhand Stamps & Registration Department

Annexure-3 Extract of purchase transaction (Uttarakhand property-II)

उत्तराखण्ड शासन

Stamp and Registration Department

Govt. of Uttarakhand

Village/ Location	Registration Date	Reg. No.	Area	Property No.	Deed Type	Jild Details	Seller/First Party	Buyer/Second Party	SRO Name	Trans Value	Market Value
गिन्नीखेड़ा-(मुरादाबाद अलीगंज रोड) (श्रेणी-21)	05 Sep 2020	4354	63.26 वर्ग मीटर	107/3 min	Sale (Immovable)	Jild No: 6076 Pages: 309 to 330	बांके बिहारी गोयनका S/O विष्णु प्रकाश गोयनका , 7 कि0मी0 स्टोन, मुरादाबाद रोड, काशीपुर जिला उधम सिंह नगर हाल निवासी ग्राम पसियापुरा तहसील काशीपुर जिला उधम सिंह नगर ,	गुप्ता पावर इनफ्रास्ट्रक्चर लि0 कटक पुरी रोड, भुवनेश्वर (उड़ीसा) (GUPTA POWER INFRASTRUCTURE LTD. CUTTACK PURI ROAD, BHUBANESHWAR (ORISSA) द्वारा अधिकृत प्रतिनिधि श्री अभिलाष कमानी S/O अशोक कुमार कमानी , सी-210, गणपति अपार्टमेंट, अलीगंज रोड काशीपुर जिला उधम सिंह नगर ,	काशीपुर	800000	780000

Source : Uttarakhand Stamps & Registration Department

Annexure-4 Extract of purchase transaction (Odisha property-I)

Registration Office	Description Of Property(Village/Khata Number/Plot Number/Area/Boundary(East/West/North/South)/Chaka Number/Flat Number)	Registration No.	Excecution Date	Sub Deed Type	Consideration Amount	First Party	Second Party
KHURDA(BBSR)	LAXMI SAGAR (UNIT-30)-52 | 1593/1404 | 430 | 0.005 Acre | FLAT NO.403 | SET BACK AREA | FLAT NO.405 | SET BACK AREA FLAT NO : 404 | [UNDIVIDED SOLD AREA AC.0.005DEC. OUT OF AC.0.338DEC.,SUPER BUILT UP AREA 1536 SQ.FT.,FLAT NO.404,4TH FLOOR OF "THE IMPERIAL",RENT RS.192.50PAISA]	11081408647	25-Oct-2014	SALE IMMOVABLE	6236800	1-VINEET MOHAN GUPTA DIRECTOR OF MS ASHTA VINAYAK	1-ABHISHEK GUPTA

Source : Odisha Stamps & Registration Department

Annexure-5 Extract of purchase transaction (Odisha property-II)

Sl. No	Registration Office	Description Of Property(Village/Khata Number/Plot Number/Area/Boundary(East/West/North/South)/Chaka Number/Flat Number)	Registration No.	Excecution Date	Sub Deed Type	Consideration Amount	First Party	Second Party
1	KHURDA	BRAHMAPURA-188 | 323/39 | 750 | 0.045 Acre | NM | NM | KULAMANI PATRA AND OTHERS | VENDEE | [AREA A0.045 DECS FULL PLOT .] ~BRAHMAPURA-188 | 323/39 | 751 | 0.06 Acre | NM | NM | VENDEE | MALALAXMI PATRA | [AREA A0.060 DECS FULL PLOT .] ~BRAHMAPURA-188 | 323/39 | 767 | 0.34 Acre | NM | NM | MAHALAXMI PATRA | MALALAXMI PATRA | [AREA A0.340 DECS FULL PLOT .] ~BRAHMAPURA-188 | 323/39 | 755 | 0.25 Acre | NM | NM | BISWANATH SAMANTARAY | VENDEE | [AREA A0.250 DECS FULL PLOT .] ~BRAHMAPURA-188 | 323/39 | 765 | 0.1 Acre | NM | NM | VENDEE | KULAMANI PATRA AND OTHERS | [AREA A0.100DCS FULL PLOT.] ~BRAHMAPURA-188 | 323/39 | 754 | 0.013 Acre | NM | NM | VENDEE | VENDEE | [AREA A0.013DCS FULL PLOT.TOTAL 1MOUZA,1KHATA,8PLOTS AREA A1.295DCS RENT-13.40/-]	11141601023	19-Apr-2016	SALE IMMOVABLE	884000	1-SAROJINI PARIDA	1-MS GUPTA POWER INFRASTRUCTURE LTD. REPRESENTED THROUGH SUKANT KUMAR NAYAK

Source : Odisha Stamps & Registration Department

Annexure-6 Extract of purchase transaction (Odisha property-III)

Sl. No	Registration Office	Description Of Property(Village/Khata Number/Plot Number/Area/Boundary(East/West/North/South)/Chaka Number/Flat Number)	Registration No.	Excecution Date	Sub Deed Type	Consideration Amount	First Party	Second Party
1	KHURDA	MAKUNDPRASAD-118 | 526/1490 | 2315/3693 | 0.117 Acre | NM | NM | NM | NM | [AREA A0.117DCS FULL PLOT.RENT-0.50/-]	11141302190	20-Apr-2013	SALE IMMOVABLE	386100	1-GITANJALI MOHAPATRA	1-M S GUPTA POWER INFRASTRUCTURE PVT LTD REPRESENTED THROUGH MAHENDRA KUMAR GUPTA

Source : Odisha Stamps & Registration Department

Annexure-7 Extract of purchase transaction (Odisha property-IV)

Registration Office	Description Of Property(Village/Khata Number/Plot Number/Area/Boundary(East/West/North/South)/Chaka Number/Flat Number)	Registration No.	Excecution Date	Sub Deed Type	Consideration Amount	First Party	Second Party
KHURDA	MAKUNDPRASAD-118 | 526/2259 | 2313 | 0.072 Acre | NM | NM | NM | NM | [AREA A0.072DCS FULL PLOT.RENT-1.00/-]	11141602321	18-Aug-2016	SALE IMMOVABLE	360000	1-DHANESWAR SETHI	1-MS GUPTA POWER INFRASTRUCTURE LTD REPRESENTED THROUGH JITENDRA MOHAN GUPTA

Source : Odisha Stamps & Registration Department

Annexure-8 Extract of purchase transaction (Odisha property-V)

Sl. No	Registration Office	Description Of Property(Village/Khata Number/Plot Number/Area/Boundary(East/West/North/South)/Chaka Number/Flat Number)	Registration No.	Execution Date	Sub Deed Type	Consideration Amount	First Party	Second Party
1	JATANI	TARABOI-8 | 718/552 | 58 | 0.25 Acre | NM | NM | NM | NM | [SOLD AREA AC 0.250DECS, FULL PLOT, RENT RS 75.00P]	11122105872	28-Oct-2021	SALE IMMOVABLE	1250000	1-SUKANT KUMAR NAYAK MANAGING DIRECTOR OF MS GREAT EASTERN POWER PROJECT PVT LTD	1-MS GUPTA POWER INFRASTRUCTURE PTD DIRECTOR ABHISHEK GUPTA

Source : Odisha Stamps & Registration Department

Annexure-9 Extract of purchase transaction (Odisha property-VI)

Sl. No	Registration Office	Description Of Property(Village/Khata Number/Plot Number/Area/Boundary(East/West/North/South)/Chaka Number/Flat Number)	Registration No.	Excecution Date	Sub Deed Type	Consideration Amount	First Party	Second Party
2	JATANI	TARABOI-8 | 718/553 | 15 | 0.76 Acre | NM | NM | NM | NM | [SOLD AREA A0.760DECS FULL PLOT, ANNUAL RENT RS 228/-]	11122105873	28-Oct-2021	SALE IMMOVABLE	3800000	1-SUKANT KUMAR NAYAK MANAGING DIRECTOR OF MS GREAT EASTERN POWER PROJECT PVT LTD	1-MS GUPTA POWER INFRASTRUCTURE LTD ITS DIRECTOR ABHISHEK GUPTA

Source : Odisha Stamps & Registration Department

Annexure-10 Extract of purchase transaction (Odisha property-VII)

Sl. No	Registration Office	Description Of Property(Village/Khata Number/Plot Number/Area/Boundary(East/West/North/South)/Chaka Number/Flat Number)	Registration No.	Excecution Date	Sub Deed Type	Consideration Amount	First Party	Second Party
3	JATANI	TARABOI-8 | 718/552 | 54 | 0.765 Acre | NM | NM | NM | NM | [SOLD AREA AC 0.765DECS, FULL PLOT, RENT RS 230.00P]	11122105874	28-Oct-2021	SALE IMMOVABLE	3825000	1-SUKANT KUMAR NAYAK MANAGING DIRECTOR OF MS GREAT EASTERN POWER PROJECT PVT LTD	1-MS GUPTA POWER INFRASTRUCTURE PTD DIRECTOR ABHISHEK GUPTA

Source : Odisha Stamps & Registration Department

Annexure-11 Extract of purchase transaction (Odisha property-VIII)

Sl. No	Registration Office	Description Of Property(Village/Khata Number/Plot Number/Area/Boundary(East/West/North/South)/Chaka Number/Flat Number)	Registration No.	Excecution Date	Sub Deed Type	Consideration Amount	First Party	Second Party
4	JATANI	TARABOI-8 | 718/548 | 1 | 0.335 Acre | NA | NA | NA | NA | [SOLD AREA AC.0.335DEC, ANNUAL RENT RS.101/-]	11122105877	28-Oct-2021	SALE IMMOVABLE	1675000	1-SUKANT KUMAR NAYAK MANAGING DIRECTOR OF MS GREAT EASTERN POWER PROJECT PVT LTD	1-MS GUPTA POWER INFRASTRUCTURE LTD ITS DIRECTOR ABHISHEK GUPTA

Source : Odisha Stamps & Registration Department

Annexure-12 Extract of purchase transaction (Odisha property-IX)

Sl. No	Registration Office	Description Of Property(Village/Khata Number/Plot Number/Area/Boundary(East/West/North/South)/Chaka Number/Flat Number)	Registration No.	Excecution Date	Sub Deed Type	Consideration Amount	First Party	Second Party
5	JATANI	TARABOI-8 | 718/554 | 34/2005 | 0.157 Acre | NA | NA | NA | NA | [SOLD AREA AC.0.157DEC, ANNUAL RENT RS.48/-]	11122105879	28-Oct-2021	SALE IMMOVABLE	785000	1-SUKANT KUMAR NAYAK MANAGING DIRECTOR OF MS GREAT EASTERN POWER PROJECT PVT LTD	1-MS GUPTA POWER INFRASTRUCTURE LTD ITS DIRECTOR ABHISHEK GUPTA

Source : Odisha Stamps & Registration Department

Annexure-13 Extract of purchase transaction (Odisha property-X)

Sl. No	Registration Office	Description Of Property(Village/Khata Number/Plot Number/Area/Boundary(East/West/North/South)/Chaka Number/Flat Number)	Registration No.	Excecution Date	Sub Deed Type	Consideration Amount	First Party	Second Party
6	JATANI	TARABOI-8 | 718/556 | 206 | 0.345 Acre | NA | NA | NA | NA | [SOLD AREA AC.0.345DEC]	11122105882	28-Oct-2021	SALE IMMOVABLE	3275000	1-SUKANT KUMAR NAYAK MANAGING DIRECTOR OF MS GREAT EASTERN POWER PROJECT PVT LTD	1-MS GUPTA POWER INFRASTRUCTURE LTD ITS DIRECTOR ABHISHEK GUPTA

Source : Odisha Stamps & Registration Department

Annexure-14 Extract of purchase transaction (Odisha property-XI)

Sl. No	Registration Office	Description Of Property(Village/Khata Number/Plot Number/Area/Boundary(East/West/North/South)/Chaka Number/Flat Number)	Registration No.	Excecution Date	Sub Deed Type	Consideration Amount	First Party	Second Party
7	JATANI	TARABOI-8 | 718/555 | 33 | 0.37 Acre | NA | NA | NA | NA | [SOLD AREA A.0.370DEC, ANNUAL RENT RS.111/-]	11122105883	28-Oct-2021	SALE IMMOVABLE	1850000	1-SUKANT KUMAR NAYAK MANAGING DIRECTOR	1-MS GUPTA POWER INFRASTRUCTURE LTD ITS DIRECTOR ABHISHEK GUPTA

Source : Odisha Stamps & Registration Department

Annexure-15 Extract of purchase transaction (Odisha property-XII)

BHULEKH
LAND RECORDS WEB PORTAL OF ODISHA

Schedule I Form No.39-A

ଖତିୟାନ

ମୌଜା : ଭୁବନେଶ୍ୱର ସହର ୟୁନିଟ ନଂ-30 ଲକ୍ଷ୍ମୀସାଗର-1 | ତହସିଲ : ଭୁବନେଶ୍ୱର

ଥାନା : ନିଉକ୍ୟାପିଟାଲ | ତହସିଲ ନମ୍ବର : 251/484

ଥାନା ନମ୍ବର : 52 | ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

ଜମିଦାରଙ୍କ ନାମ ଓ ଖେଖାଟ ବା ଖତିୟାନର କ୍ରମିକ ନମ୍ବର	ଓଡିଶା ସରକାର ଖେଖାଟ ନମ୍ବର 1
1) ଖତିୟାନର କ୍ରମିକ ନମ୍ବର	1593/1295
2) ପ୍ରଜାର ନାମ, ପିତାର ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ	ଜିତେନ୍ଦ୍ର ମୋହନ ଗୁପ୍ତା ପି:ଭଗତ ରାମ ଗୁପ୍ତା ବା: ଗୁପ୍ତାନିବାସ (ଗୁପ୍ତାକେଚୁଲ କ୍ୟାମ୍ପସ କଟକ ରୋଡ୍ ଭୁବନେଶ୍ୱର) ଥା - ଲକ୍ଷ୍ମୀସାଗର, ଜି - ଖୋର୍ଦ୍ଧା
3) ସ୍ୱତ୍ୱ	ସ୍ଥିତିବାନ

4) ଦେୟ :

ଜଳକର	ଖଜଣା	ସେସ୍	ନିସ୍ତାର ସେସ୍ ଓ ଅନ୍ୟାନ୍ୟ ସେସ୍ ଯଦି କିଛି ଥାଏ	ମୋଟ	5) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣି
	18.00	13.50		31.50	

6) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ	ବାଖା କେସନଂ 996/07 ରୁ ମୁ ଖା 1593/140 ଟାରୁ ।

ଖତିୟାନର କ୍ରମିକ ନଂ : 1593/1295		ମୌଜା : ଭୁବନେଶ୍ୱର ସହର ୟୁନିଟ ନଂ-30 ଲକ୍ଷ୍ମୀସାଗର-1				ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା
ପ୍ଲଟ ନମ୍ବର ଓ ଚକର ନାମ	କିସମ ଓ ପ୍ଲଟର ଖଜଣା	କିସମର ବିସ୍ତାରିତ ବିବରଣୀ ଓ ଚୌହଦି	ରକବା			ମନ୍ତବ୍ୟ
			ଏ.	ଡି.	ହେକ୍ଟର	
7	8	9	10		11	12
708	ଘରବାରି ଦୁଇ	ବାରୀ	0	0460	0.0186	
1 plot			0	0460	0.0186	

Source : Odisha Land Records

Annexure-16 Extract of purchase transaction (Odisha property-XIII)

BHULEKH
LAND RECORDS WEB PORTAL OF ODISHA

ଖତିୟାନ

ପରିଶିଷ୍ଟ - ଢ	ମୌଜା : ବ୍ରହ୍ମପୁର	ତହସିଲ : ଖୋର୍ଦ୍ଧା
ଫର୍ମ ନଂ - 99	ଥାନା : ଖୋର୍ଦ୍ଧା	ତହସିଲ ନମ୍ବର : ..
ପରିଚ୍ଛେଦ - 402	ଥାନା ନମ୍ବର : 188	ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

୧) ଖତିୟାନର କ୍ରମିକ ନମ୍ବର	୨)ଜମିଦାରଙ୍କ ନାମ ଓ ଖେଖାତ ବା ଖତିୟାନର କ୍ରମିକ ନମ୍ବର					୩) ପ୍ରଜାର ନାମ, ପିତାର ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ
323/222	ଓଡିଶା ସରକାର ଖେଖାତ ନମ୍ବର 1					ଏମ୍/ଏସ ସୁପ୍ରା ପାଣ୍ଡାନୁ ଇନଫ୍ରାଷ୍ଟ୍ରକଚର ଲିମିଟେଡ ତରଫ ସୁକାନ୍ତ କୁମାର ନାୟକ ପି.ଅନନ୍ତ ଚରଣ ନାୟକ ଜା: ଖଣ୍ଡାୟତ ବା: କଟକ ରୋଡ, ଭୁବନେଶ୍ୱର ଜି - ଖୋର୍ଦ୍ଧା
୪) ସ୍ୱତ୍ୱ	୫) ବେୟ					୬) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣୀ
ସ୍ଥିତିବାନ୍ଧ	ଜଳକର	ଖଜଣା	ସେସ୍	ନିସ୍ତାର ସେସ୍ ଓ ଅନ୍ୟାନ୍ୟ ସେସ୍ ଯଦି କିଛି ଥାଏ	ମୋଟ	
		1033.00	776.00	0.00	1809.00	
୭) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ	ବା ଖା କେସ ନଂ 2955/16 ରୁ ମୁ ପ୍ଲଟ ନଂ 750 ଏ 0.045, 751 ଏ 0.060, 767 ଏ 0.340, 754 ଏ 0.013, 802 ଏ 0.215, 755 ଏ 0.250 ଓ 765 ଏ 0.100 କୁ ବା ଖା ଖା 323/39 ଜାରୁ । O L R 8A କେସ ନଂ 2-277/20 ରୁ ମୁ ପ୍ଲଟ ନଂ 755 ସ୍ୱ ଏ 0.050 ଓ ପ୍ଲଟ ନଂ 765 ଏ 0.100 ର କିସମ ପରିବର୍ତ୍ତରେ ଶାରଦ ଅଣଜଳସେଚିତ ଦୁଇ ଫସଲିରେ ଘରବାରି କରି ଜମା ବୃଦ୍ଧି ଗଲା । O L R 8A କେସ ନଂ 2-271/20 ରୁ ମୁ ପ୍ଲଟ ନଂ 767 ଏ 0.100, ପ୍ଲଟ ନଂ 754 ଏ 0.013, ପ୍ଲଟ ନଂ 750 ଏ 0.045 ଓ ପ୍ଲଟ ନଂ 751 ଏ 0.060 ର କିସମ ଶାରଦ ଅଣଜଳସେଚିତ ଦୁଇ ଫସଲିରେ ଘରବାରି କରି ଜମା ବୃଦ୍ଧି ଗଲା ।					

ଖତିୟାନର କ୍ରମିକ ନଂ : 323/222			ମୌଜା : ବ୍ରହ୍ମପୁର				ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା	
ଚକର ନମ୍ବର	ଚକ ମୁକ୍ତ ହୋଇ ଥିବା ପ୍ଲଟ	ଚକ ମୁକ୍ତ ହୋଇ ନଥିବା ପ୍ଲଟ	ଜିମମର ବିଭାଗିକ ବିବରଣୀ ଓ ଚୌହଦି	ରକବା			ଚକ ମୁକ୍ତ ହୋଇ ନଥିବା ଜମିର କିସମ	ମନ୍ତବ୍ୟ
				ଏକର	ଡି	ହେକ୍ଟର		
8	9	10	11	12		13	14	15
		750		0	0450	0.0182	ଘରବାରି	
		751		0	0600	0.0243	ଘରବାରି	
		767		0	1000	0.0405	ଘରବାରି	
		754		0	0130	0.0053	ଘରବାରି	
		802		0	2150	0.0870	ଘରବାରି	O L R 8A କେସ ନଂ 2-272/20 ରୁ ମୁ ପ୍ଲଟ ନଂ 802 ଏ 0.215 ର କିସମ ପରିବର୍ତ୍ତରେ ଶାରଦ ଅଣଜଳସେଚିତ ଦୁଇ ଫସଲିରେ ଘରବାରି କରି ଜମା ବୃଦ୍ଧି ଗଲା ।
		755		0	2000	0.0809	ଘରବାରି	O L R 8A କେସ ନଂ 2-276/20 ରୁ ମୁ ପ୍ଲଟ ନଂ 755 ଏ 0.200 ର କିସମ ପରିବର୍ତ୍ତରେ ଅଣଜଳସେଚିତ ଦୁଇ ଫସଲିରେ ଘରବାରି କରି ଜମା ବୃଦ୍ଧି ଗଲା
		765		0	1000	0.0405	ଘରବାରି	
		755/1445		0	0500	0.0202	ଘରବାରି	
		767/1446		0	2400	0.0971	ଘରବାରି	O L R 8A କେସ ନଂ 2-269/20 ରୁ ମୁ ପ୍ଲଟ ନଂ 767 ଏ 0.240 ର କିସମ ପରିବର୍ତ୍ତରେ ଶାରଦ ଅଣଜଳସେଚିତ ଦୁଇ ଫସଲିରେ ଘରବାରି କରି ଜମା ବୃଦ୍ଧି ଗଲା ।
		9 plots		1	0230	0.4140		

Source : Odisha Land Records

Annexure-17 Extract of annual reports (FY23)

M/S. FLEXO CONTRA PRIVATE LIMITED

6TH FLOOR, 32 EZRA STREET ROOM NO - 653 KOLKATA-700001

LONG TERM BORROWINGS

FY 2022-2023

S.NO.	Name of the Lender	Opening Balance Rs.	Amount Received During the Year (Rs.)	Amount Paid During the Year (Rs.)	Closing Balance (Rs.)
1	Gitanjali Vacation Ville Pvt Ltd	50,00,000	-	-	50,00,000
2	Green Fuel Engineering Co. Ltd	33,87,085	3,00,325	1,80,033	35,07,377
3	Gupta Power Infrastructure Ltd	1,37,75,83,663	2,07,17,64,191	74,16,75,987	2,70,76,71,869
4	Pine Infrastructure Private Limited	1,34,95,500	1,66,07,327	59,61,683	2,41,41,144
	TOTAL	1,39,94,66,250	2,08,86,71,843	74,78,17,703	2,74,03,20,390

M/S. HARIOM VANIJYA PRIVATE LIMITED

6TH FLOOR, 32 EZRA STREET ROOM NO - 653 KOLKATA-700001

F.Y -2022-23

LONG TERM BORROWINGS

Unsecured Loan

#	Name of the Lender	Opening Balance Rs.	Amount Received During the Year (Rs.)	Amount Paid During the Year (Rs.)	Closing Balance (Rs.)
1	Gupta Power Infrastructure Ltd	1,82,44,15,755	33,23,29,873	13,36,41,237	2,02,31,04,391
2	Tirumala Infrastructure & Development Pvt Ltd	81,88,272	7,36,944	73,694	88,51,522
	TOTAL	1,83,26,04,027	33,30,66,817	13,37,14,931	2,03,19,55,913

M/S. FLEXO CONTRA PRIVATE LIMITED

6TH FLOOR, 32 EZRA STREET ROOM NO - 653 KOLKATA-700001

NOTE - 4: LONG TERM BORROWINGS

S.NO.	Name of the Lender	Opening Balance Rs.	Amount Received During the Year (Rs.)	Amount Paid During the Year (Rs.)	Closing Balance (Rs.)
3	Gupta Power Infrastructure Ltd	1,70,09,10,177	25,39,12,745	1,71,89,30,525	23,58,92,397
	TOTAL	1,70,09,10,177	25,39,12,745	1,71,89,30,525	23,58,92,397

Source : MCA

Annexure-18 Extract of shareholding pattern (FY23)

Particulars	ARP Securities Ltd.	Lavanya Finanial Consultants Pvt. Ltd.	Hariom Vanijya Pvt. Ltd.	Flexo Contra Pvt. Ltd.	Juhi Vanijya Pvt. Ltd.	Fidelity Marketing Pvt. Ltd.	Divine Infratech Pvt. Ltd.
Kiran Gupta	**13%**	-	-	-	-	-	-
Mahendra Kumar Gupta & Sons (HUF)	**4%**	-	-	-	-	-	-
Mahendra Kumar Gupta (HUF)	**9%**	-	-	-	-	-	-
Other Gupta Family Members	**25%**	-	-	-	-	-	-
Rishi Kumar Mola	-	0%*	-	-	-	-	-
Manoj Kumar Mola	-	0%*	-	-	-	-	-
ARP Securities Ltd.	-	18%	18%	18%	17%	17%	16%
Lavanya Finanial Consultants Pvt. Ltd.	-	-	18%	18%	17%	18%	19%
Hariom Vanijya Pvt. Ltd.	15%	18%	-	19%	12%	18%	17%
Flexo Contra Pvt. Ltd.	17%	16%	17%	-	20%	17%	16%
Juhi Vanijya Pvt Ltd.	-	15%	20%	19%	-	15%	18%
Fidelity Marketing Pvt. Ltd.	16%	16%	8%	8%	15%	-	14%
Divine Infratech Pvt. Ltd.	-	16%	19%	18%	19%	15%	-
Total	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**

***Negligible stake**

- As we can see from the above table that there is cross-holding of stake within the companies.
- On untangling this complex shareholding structure, we have discovered that the ultimate beneficiaries of all the companies are derived to be Kiran Gupta, Mahendra Kumar Gupta & Sons (HUF), Mahendra Kumar Gupta (HUF) and other Gupta family members.

Source : MCA

Annexure-18 Extract of shareholding pattern (FY23)

ARP SECURITIES PRIVATE LIMITED (FORMERLY ARP SECURITIES LIMITED)
REGD. OFFICE – 27, WESTON STREET, 5TH FLOOR, KOLKATA-700 012
CIN - U67120WB1995PTC067304
E-MAIL – ARPSECURITESKOL@GMAIL.COM
PH. NO. – 093310 28325

LIST OF SHAREHOLDERS AS ON 31st MARCH 2023

Sl. No.	Name	No. of Equity Shares	Nominal Value of equity Shares (Rs.)	Total amount of shares (Rs.)	Shares held in (%)
1	Fidelity Marketing Private Limited	99,500	10	995,000	15.66
2	Mahendra Ku. Gupta (SHUF)	27,000	10	270,000	4.25
3	Flexo Contra Private Limited	108,000	10	10,80,000	17.00
4	Mahendra Ku. Gupta (HUF)	58,750	10	587,500	9.25
5	Kiran Gupta	85,500	10	855,000	13.46
6	Kunj Gupta	24,000	10	240,000	3.78
7	Subhash Chandra Gupta (HUF)	58,750	10	587,500	9.25
8	Adinarayan Gupta (HUF)	55,250	10	552,500	8.69
9	Hariom Vanijya Private Limited	98,200	10	982,000	15.45
10	Subhash Chandra Gupta	10,500	10	105,000	1.65
11	Harsh Mohan Gupta	10,000	10	100,000	1.57
	Total :	635,450		63,54,500	100.00

LAVANYA FINANCIAL CONSULTANTS PVT. LTD.
27, Weston Street, 5th Floor, Room No. 512, Kolkata - 700 012
CIN – U67100WB2008PTC130803 Mobile - 9937045238
e-mail – lavanyafinancial123@gmail.com

SHARE HOLDERS LIST

Sl. No.	Name	No. of Equity	Nominal Value of equity	Total amount of share held (equity)	Share held in%
1	Fidelity Marketing Pvt. Ltd.	119800	10	1198000	16.46
2	Flexo Contra Pvt. Ltd.	120000	10	1200000	16.48
3	Hariom Vanijya (P). Ltd.	130000	10	1300000	17.86
4	ARP Securities Ltd.	130000	10	1300000	17.86
5	Juhi Vanijya Pvt. Ltd.	110000	10	1100000	15.11
6	Divine Infratech Pvt. Ltd.	118000	10	1180000	16.21
7	Rishi Kumar Mola	100	10	1000	0.01
8	Manoj Kumar Mola	100	10	1000	0.01
	Total :	728000		7280000	100.00

Source : MCA

Annexure-18 Extract of shareholding pattern (FY23)

HARIOM VANIJYA PRIVATE LIMITED

32, Ezra Street, 6th Floor, Room No. 653, Beat - 49, Kolkata - 700 001

CIN: U70101WB1989PTC047438
E-mail: vanijyahariom@gmail.com
Mobile: +91 9073029880

List of Shareholders

Sl. No.	Name	LF. No.	No. of Equity	Nominal Value of equity	Total amount of share held (equity)	Share held in%
1	Fidelity Marketing Pvt. Ltd.	113	111500	10	1115000	7.94
2	Flexo Contra Pvt. Ltd.	114	233000	10	2330000	16.59
3	ARP Securities Ltd.	115	253200	10	2532000	18.03
4	Juhi Vanijya Pvt. Ltd.	116	275900	10	2759000	19.65
5	Divine Infratech Pvt. Ltd.	117	273500	10	2735000	19.48
6	Lavanya Financial Consultants (P). Ltd.	118	257100	10	2571000	18.31
	Total :		1404200		14042000	100.00

FLEXO CONTRA PRIVATE LIMITED

32, Ezra Street, 6th Floor, Room No. 653, Beat - 49, Kolkata - 700 001

CIN : U51909WB1994PTC066286
Mobile : 9073029880
E-mail : flexocontra@rediffmail.com

Sl. No.	Name	No. of Equity	Nominal Value of equity	Total amount of share held (equity)	Share held in%
1	ARP Securities Limited	345,200	10	34,52,000	18.05
2	Fidelity Marketing Private Limited	162,000	10	16,20,000	8.47
3	Hariom Vanijya Private Limited	362,500	10	36,25,000	18.96
4	Divine Infratech Private Limited	344,500	10	34,45,000	18.02
5	Lavanya Financial Consultants Private Limited	338,000	10	33,80,000	17.68
6	Juhi Vanijya Private Limited	360,000	10	36,00,000	18.83
	Total :	19,12,200		1,91,22,000	100.00

Source : MCA

Annexure-18 Extract of shareholding pattern (FY23)

JUHI VANIJYA PVT. LTD.

27, Weston Street, 5th Floor, Room No. 512, Kolkata - 700 012
CIN - U51109WB2007PTC118459 Mobile - 9861069745 e-mail : juhivanijyakol@yahoo.co

Sl. No.	Name	LF. No.	No. of Equity	Nominal Value of equity	Total amount of share held (equity)	Share held in%
1	Fidelity Marketing Pvt. Ltd.	21	54000	10	540000	15.34
2	Divine Infratech Pvt. Ltd.	22	67000	10	670000	19.03
3	Flexo Contra Pvt. Ltd.	23	69000	10	690000	19.60
4	ARP Securities Ltd.	24	61000	10	610000	17.33
5	Lavanya Financial Consultants (P). Ltd.	25	61000	10	610000	17.33
6	Hariom Vanijya Pvt. Ltd.	26	40000	10	400000	11.36
	Total :		352000		3520000	100.00

Fidelity Marketing Private Limited

32, Ezra Street, 6th Floor, Room No. 653, Beat - 49, Kolkata - 700 001
CIN: U51909WB1996PTC07
E-mail: fidelitympl@gmail
Mobile: 907302

Sl. No.	Name	No. of Equity	Nominal Value of equity	Total amount of share held (equity)	Share held in%
1	Flexo Contra Private Limited	343,550	10	34,35,500	16.69
2	Lavanya Financial Consultants Private Limited	366,500	10	36,65,000	17.81
3	Juhi Vanijya Private Limited	313,550	10	31,35,500	15.23
4	Hariom Vanijya Private Limited	382,500	10	38,25,000	18.58
5	ARP Securities Limited	350,900	10	35,09,000	17.05
6	Divine Inftatech Private Limited	301,130	10	30,11,300	14.63
	Total :	20,58,130		2,05,81,300	100.00

DIVINE INFRATECH PRIVATE LIMITED

27, Weston Street, 5th Floor
Room No. 512, Kolkata-700 012
Phone : 09437041238
E-mail : divineinfratech123@gmail.com
CIN : U45400WB2008PTC130807

E-Mail-divineinfra@yahoo.com

List of Shareholders

Sl. No.	Name	LF. No.	No. of Equity	Nominal Value of equity	Total amount of share held (equity)	Share held in%
1	Fidelity Marketing Pvt. Ltd.	14	109800	10	1098000	14.17
2	Flexo Contra Pvt. Ltd.	15	120000	10	1200000	15.49
3	Hariom Vanijya (P). Ltd.	16	134800	10	1348000	17.40
4	ARP Securities Ltd.	18	120000	10	1200000	15.49
5	Juhi Vanijya Pvt. Ltd.	17	140000	10	1400000	18.07
6	Lavanya Financial Consultants (P) Ltd	8	150000	10	1500000	19.36
7	Pankaj Kumar Mola	20	100	10	1000	0.01
8	Ujjwal Kant Kachhwal	21	100	10	1000	0.01
	Total :		774800		7748000	100.00

Source : MCA

Annexure-19 Extract of annual report (FY23)

M/S. FLEXO CONTRA PRIVATE LIMITED

6TH FLOOR, 32 EZRA STREET, ROOM NO- 653, KOLKATA 700001

CIN-U51909WB1994PTC066286

Long-term Loans & Advances	OPENING BALANCE		TRANSACTIONS		CLOSING BALANCE	
Jagdish Rice Mills	22968313.00 Dr		151867768.00	109882778.00	6,40,53,303.00	
Jagdish Raiji Gita Devi Foundation			1946553.00	3313.00	19,43,240.00	
JITENDRA MOHAN GUPTA			56756194.00	200000.00	5,65,56,194.00	
JRG DEVELOPERS PVT LTD			239131361.00	12770667.00	21,73,60,694.00	
JRG EDUCATIONAL TRUST						

Swarn Rekha Buildcon Pvt. Ltd			2347006.00	250000.00	2,32,20,069.00	-
Tirumala Vinayak Projects Private Limited	19330899.00 Dr		342564.00	19330899.00	342,564.00	-
Universal Infra & Agri Oils Pvt Ltd			84967555.00	89389.00	8,48,78,166.00	-
	2449663.00 Dr		10357689.00	2401692.00	1,04,05,660.00	

Source : MCA

Annexure-19 Extract of annual report (FY23)

M/S. HARIOM VANIJYA PRIVATE LIMITED

6TH FLOOR, 32 EZRA STREET ROOM NO - 653 KOLKATA-700001

CIN-U70101WB1989PTC047438

	OPENING BALANCE		TRANSACTIONS		CLOSING BALANCE	
Loans & Advances (Asset)	1327593.00 Dr		159311.00	1486904.00	-	-
[illegible] Pvt. Ltd.	[illegible]		122976.00	62122.00	12,86,525.00	-
HIGH PEAK FORGE PVT. LTD.			[illegible]	[illegible]		
JAGANNATH RICE MILLS	3919331.00 Dr		170320.00	11758.00	43,77,893.00	-
Jagdish Raiji Gita Devi Foundation Trust			1000000.00	1000000.00	-	-
Jitendra Mohan Gupta	253133694.00 Dr		31550344.00	824709.00	30,38,59,329.00	-
JRG Developers Pvt Ltd	455289498.00 Dr		6453973.00	1196622.00	51,86,32,749.00	-
JRG Educational Trust	26443838.00 Dr		2726810.00	2886519.00	2,64,84,129.00	-
[illegible] Limited				411741.00	-	-
[illegible]						
Sunil Kumar	28560000.00 Dr		1929433.00	[illegible]	1,17,204.00	-
Sunita Gupta	11821272.00 Dr		117204.00	11821272.00	24,68,33,407.00	-
Swarn Rekha Buildcon Pvt Ltd	230643121.00 Dr		2686183.2.00	10671546.00	4,80,499.00	-
Tirumala Vinayak Projects Pvt. Ltd.	430170.00 Dr		51620.00	4291.00	37,05,105.00	-
Toonbari Tea Estate Pvt. Ltd.	29841805.00 Dr		4343415.00	3048015.00	-	-
[illegible] Pvt Ltd			331148.00	6907500.00	1,00,476.00	-

Source : MCA

Annexure-20 Extract of annual report (FY23)

Tirumala Vinayak Projects Private Limited

Notes forming part of the financial statements

Note 2.8 Non-current investments

Particulars	As at 31st March, 2023			As at 31st March, 2022		
	Quoted	Unquoted	Total	Quoted	Unquoted	Total
	₹('00)	₹('00)	₹('00)	₹('00)	₹('00)	₹('00)
Investments (At cost):						
Other investments						
Investment in Partnership Firm	-	3,256,570.96	3,256,570.96	-	2,898,902.51	2,898,902.51
Total	-	3,256,570.96	3,256,570.96	-	2,898,902.51	2,898,902.51

Note: Details relating to investment in partnership firm

Name of the firm	As at 31st March, 2023		As at 31st March, 2022	
	Total capital	Share of each partner in the profits of the firm	Total capital	Share of each partner in the profits of the firm
1. Grand Bazaar Developers LLP				
Capital Account				
Tirumala Vinayak Projects Pvt. Ltd	3,256,570.96	10.00%	2,898,902.51	10.00%
Tirumala Infrastructure and Development Pvt. Ltd	314,503.13	10.00%	271,668.37	10.00%
Solidwood Constructions Pvt. Ltd	1,538,999.70	35.00%	1,323,132.87	35.00%
JRG Developers Pvt.Ltd	3,541,105.43	45.00%	3,122,325.67	45.00%

Source : MCA

Annexure-21 Extract of RERA certificate (Grand Bazaar Awaas)

ODISHA REAL ESTATE REGULATORY AUTHORITY
Block-A1, 3rd Floor, Toshali Bhawan, Satya Nagar,
Bhubaneswar-751007

*****

Form 'B'

(See Rule 5(1) of the Odisha Real Estate (Regulation and Development) Rules-2017)

REGISTRATION CERTIFICATE OF PROJECT

This registration is granted under section 5 of the Real Estate (Regulation and Development) Act,2016, to the following project under **Project Registration Number- MP/07/2024/01132.**

"GRAND BAZAAR & AWAAS" (Revised approval of 14 blocks of Commercial comprising of Block A1, A2 & A3 (P+8), Block A4, A5, A6, A7, A8, A9, A10 (P+4), Block A11, A12, A13, A14(P+3) , 12 blocks of residential MIG category apartments comprising of Block B(S+15) Block C(S+14) Block F(S+14) Block D (S+18) Block E(B+P+S +29) , Block G(B+P +S+29) Block H(B+P+S+29) Block J(B+P+S+29) Block K(B+P+S+29), Block L (B+P+S+29) Block M (B+P+S+29) & Block P (B+P+S+29, 1 block of residential block of EWS category apartment Block O(B+G+28) 1 block of residential-cum-commercial comprising of block N (B+P+29) multi storied & non multi storied building plan) No. of Residential Units-3157 & No. of Commercial Units- 796) over Khata No. 498/654, Plot No. 768/2253, 769/2254, 946, 948, Khata No. 498/661, Plot No. 1018/2260, Khata No. 498/664, Plot No.1019, Khata No. 498/663, Plot No. 1025/2262, Khata No.67, Plot No.1040, Khata No. 498/363, Plot No.1035, Khata No. 498/666, Plot No.1036, Khata No. 498/601, Plot No. 773/2194, 932, 927, 930, 939/2196, 775/2195, Khata No. 498/609, Plot No.945, Khata No. 498/600, Plot No. 931/2192, 936/2193, Khata No. 498/491, Plot No. 928/2095, 786/2094, Khata No. 498/673, Plot No. 787/2093, 929, 935, Khata No. 498/671, Plot No. 924/2265, Khata No. 498/731, Plot No.931, Khata No. 498/839, Plot No.936, Khata No. 498/883, Plot No.928, Khata No. 498/684, Plot No. 786, Khata No. 498/434, Plot No. 945/2054, 933/2051, 933/2052, Khata No. 457, Plot No.933, Khata No. 498/365, Plot No.1044, 1048, Khata No. 498/353, Plot No. 1043, Khata No. 498/352, Plot No. 938, Khata No.154, Plot No.1021, 1023, 1024, Khata No. 498/659, Plot No. 1037/2257, Khata No. 498/624, Plot No. 768/2215, 769/2217, 946/2216, Khata No. 498/487, Plot No.926, Khata No. 498/618, Plot No.1042, 1045, 944, 940, 939/2211, 934, Khata No. 496, Plot No. 947, Khata No. 498/624, Plot No. 948/2218, Khata No. 498/674, Plot No. 943, 1041, 1022, Khata No. 498/620, Plot No.1017, 1018/2213, Khata No. 498/622, Plot No. 1027/1536, Khata No. 498/388, Plot No.1027, Khata No. 498/75, Plot No.1026, Khata No. 498/360, Plot No.1031, Khata No. 498/362, Plot No.1032, Khata No. 498/355, Plot No.1033, Khata No. 498/621, Plot No.1034, Khata No. 498/623, Plot No. 1025/2214, Khata No. 498/106, Plot No.937, Khata No. 498/1021, Plot No.1037, Khata No. 1162/3460, Plot No. 1020/7768, Khata No. 498/1214, Plot No.1029, Khata No. 498/1213, Plot No.1030, Khata No. 498/1389, Plot No.1038, Khata No. 498/1342, Plot No. 1058, Khata No. 498/659, Plot No. 1058/2256, Khata No. 498/1520, Plot No.1046, Khata No. 498/1551, Plot No.1047, Khata No. 498/1523, Plot No. 1063/1654, 1056, Mouza-NUAHAT, Tahasil- Cuttack, Dist-Cuttack, Odisha.

1. **GRAND BAZAAR DEVELOPERS LLP .,**having its registered office at 72, Bentinck Street, Formerly known as P-16, Bentinck Street, Kolkata, West Bengal, Pin-700001 and correspondence address at Plot No-N3/48, IRC Village, Nayapalli, Bhubaneswar, Khordha, Odisha-751015.

2. This registration is granted subject to the following conditions, namely:-

(i) The promoter shall enter into an agreement for sale with the allottees in such format as prescribed under Rule 8(1) of the Odisha Real Estate (Regulation & Development) Rules-2017 henceforth.
(ii) The promoter shall execute a registered conveyance deed in favour of the allottee, along with the undivided proportionate title in the common areas to the association of allottees as provided in section, 17 of the Act.
(iii) The promoter in case of new project shall deposit seventy per cent of the amounts realised by the promoter in a separate & project specific account to be maintained in a scheduled bank to cover the cost of construction and the land cost and to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of Section 4. In case of ongoing project, 70% of the unspent balance as on date shall be deposited in a separate and project specific bank account and the proof of such deposit shall be submitted to the Authority within 30 days from the date issue of the Registration Certificate.
(iv) The registration shall be valid for a period commencing from **04-04-2024** and ending with **25-11-2028** unless extended by the Authority in accordance with the Act and the rules made thereunder.

(v) The promoter shall comply all the conditions imposed by the Planning Authority i.e., Cuttack Municipal Corporation, vide Letter No. 968/CMC, dtd. 22-12-2023.

(vi) Permission for building and development plan under the ODA Act, 1982, granted by Cuttack Municipal Corporation, Cuttack is valid upto 21-12-2026. As such the promoter shall not execute any agreement for sale or conveyance deed (sale deed) after 21-12-2026 without obtaining revalidated building plan approval or Occupancy Certificate from the Competent Authority i.e. Cuttack Municipal Corporation, Cuttack.

(vii) The Registration Certificate No. MP/07/2019/00322 dtd. 14.11.2019, MP/07/2021/00578 dtd. 02.11.2021 and MP/07/2022/00682 dtd. 02.05.2022 stands superseded. However, the completion date for those residential/commercial units which were approved in the Registration Certificate No. MP/07/2019/00322 dtd. 14.11.2019 shall continue to be 25.06.2022, MP/07/2021/00578 dtd. 02.11.2021 shall continue to be 25.08.2025 and MP/07/2022/00682 dtd. 02.05.2022 shall continue to be 25.11.2028. The promoter shall hand over possession and effect conveyance deed of the units after obtaining occupancy certificate within three months for which validity of R.C vide No MP/07/2019/00322 has expired. The common area should be transferred to the association of allottees.

(viii) The promoter shall disclose to the allottees regarding GECL facility with outstanding of Rs. 1.02 Cr against the properties mortgaged as reported by SBI, SME, Bhubaneswar Branch vide letter No. SME/BBSR/2023-24/572 dt. 05.02.2024. The promoter shall Execute Re-Conveyance deed of mortgaged properties and obtain NOC from State Bank of India before execution of sale deed to intending buyers.

(ix) The promoter shall comply all the conditions imposed by Superintending Engineer, Prachi Divn, Bhubaneswar vide NOC No. 1271, dtd. 16.02.2024 in respect of the storm water drain passing through the project.

(x) The promoter shall comply with all the conditions as required U/s 11 of the RE (R&D) Act, 2016 & Rule 15(1) of the Odisha Real Estate (Regulation & Development) Rules, 2017.

(xi) The promoter shall facilitate formation and Registration of the Association of Allottees within three months.

(xii) The promoter should upload a detailed statement from the Chartered Accountant in respect of diversion of funds from the project account and submit a copy thereof to the Authority within one month.

(xiii) The promoter should upload within one month the express 2/3rd consent of the allottees in respect of revision of the plan in terms of direction U/s. 37 vide No. 5209/ORERA, dtd. 02.12.2022.

(xiv) Violation of any of the conditions will lead to revocation of the Registration Certificate.

(xv) The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder.
(xvi) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.

If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against e promoter including revoking the registration granted herein, as per the Act and the rules and regulations made ereunder.

Dated- 04-04-2024
Place - Bhubaneswar

4/4/24.

Signature and seal of the Authorised Officer
Odisha Real Estate Regulatory Authority

Additional Secretary
Odisha Real Estate Regulatory Authority

Source : Odisha RERA

Annexure-22 Extract of list of collateral properties

Grand Bazar Developers LLP

TERMS AND CONDITIONS GOVERNING ABL Account

1. **Limit** : Rs. 44.75 crore (Rupees Forty Four Crore Seventy Five lac only).

2. **Collateral Security** : As per table no-I&II

Table -I

Details of the property			Name of the owner	Relation with Unit
Khata No	Plot No	Area	(Area in Acres)	
498/654	768/2253	0.339*	JRG Developers Pvt Ltd*	Partner
498/654	769/2254	0.420*	JRG Developers Pvt Ltd*	Partner
498/654	948	0.250*	JRG Developers Pvt Ltd*	Partner
498/654	1019	0.070	JRG Developers Pvt Ltd	Partner
498/663	1025/2262	0.440	JRG Developers Pvt Ltd	Partner
67	1040	0.700	JRG Developers Pvt Ltd	Partner
498/363	1035	0.200	JRG Developers Pvt Ltd	Partner
498/666	1036	0.180	JRG Developers Pvt Ltd	Partner
498/601	773/2194	0.750	JRG Developers Pvt Ltd	Partner
498/601	927	0.130	JRG Developers Pvt Ltd	Partner
498/601	930	0.430	JRG Developers Pvt Ltd	Partner
498/601	775/2195	0.400	JRG Developers Pvt Ltd	Partner
498/609	945	0.065	JRG Developers Pvt Ltd	Partner
498/600	931/2192	0.140	JRG Developers Pvt Ltd	Partner
498/600	936/2193	0.195	JRG Developers Pvt Ltd	Partner
498/673	787/2093	0.640	JRG Developers Pvt Ltd	Partner
498/673	929	0.240	JRG Developers Pvt Ltd	Partner
498/434	945/2054	0.065	Tirumala Vinayak Projects Pvt Ltd	Partner
498/365	1044	0.340	Tirumala Vinayak Projects Pvt Ltd	Partner
498/365	1048	0.380	Tirumala Vinayak Projects Pvt Ltd	Partner
498/353	1043	0.250	Tirumala Vinayak Projects Pvt Ltd	Partner
498/352	938	0.130	Tirumala Vinayak Projects Pvt Ltd	Partner
154	1023	0.430	Tirumala Vinayak Projects Pvt Ltd	Partner
154	1024	0.230	Tirumala Vinayak Projects Pvt Ltd	Partner
498/659	1058/2256	0.058	Tirumala Vinayak Projects Pvt Ltd	Partner
498/659	1037/2257	0.081	Tirumala Vinayak Projects Pvt Ltd	Partner
498/624	768/2215	0.339*	Solidwood Construction Pvt Ltd*	Partner
498/624	769/2217	0.420*	Solidwood Construction Pvt Ltd*	Partner
498/624	948/2218	0.250*	Solidwood Construction Pvt Ltd*	Partner
498/618	940	0.070	Solidwood Construction Pvt Ltd	Partner
498/618	1042	0.330	Solidwood Construction Pvt Ltd	Partner
498/618	1045	0.150	Solidwood Construction Pvt Ltd	Partner
498/487	926	1.700	Solidwood Construction Pvt Ltd	Partner
498/674	943	0.240	Solidwood Construction Pvt Ltd	Partner
498/674	1022	0.150	Solidwood Construction Pvt Ltd	Partner
498/674	1041	0.100	Solidwood Construction Pvt Ltd	Partner
498/622	1027/1536	0.110	Tirumala infrastructure	Partner
498/388	1027	0.110	Tirumala infrastructure	Partner
498/360	1031	0.520	Tirumala infrastructure	Partner
498/362	1032	0.080	Tirumala infrastructure	Partner
498/355	1033	0.060	Tirumala infrastructure	Partner
498/621	1034	0.070	Tirumala infrastructure	Partner
498/623	1025/2214	0.150	Tirumala infrastructure	Partner
498/106	937	0.120	Tirumala infrastructure	Partner
	TOTAL	12.522	Acres	

* The properties are already mortgaged to Bank as security for loans availed by M/s Plycom (P) Ltd-Rs.4.00 crs & M/s Choice Board (P) Ltd-Rs.5.00 crs.

Table – II

Sl No	Mouza	New Khata	New Plot	New Area	Kisam	Name of the owner
1	Nuahat	498/654	946	1.31*	Gharabari	JRG Developers Pvt Ltd *
2	Nuahat	498/661	1018/2260	0.25	Gharabari	JRG Developers Pvt Ltd
3	Nuahat	498/601	932	1.27	Gharabari	JRG Developers Pvt Ltd
4	Nuahat	498/601	939/2196	0.437	Gharabari	JRG Developers Pvt Ltd
5	Nuahat	498/673	935	0.11	Gharabari	JRG Developers Pvt Ltd
6	Nuahat	498/434	933/2051	0.026	Gharabari	Tirumala Vinayak Projects Pvt Ltd
7	Nuahat	498/434	933/2052	0.006	Gharabari	Tirumala Vinayak Projects Pvt Ltd
8	Nuahat	457	933	0.008	Gharabari A	Tirumala Vinayak Projects Pvt Ltd
9	Nuahat	154	1021	0.48	Gharabari	Tirumala Vinayak Projects Pvt Ltd
10	Nuahat	498/624	946/2216	1.31*	Gharabari	Solid Wood Construction Pvt Ltd*
11	Nuahat	496	947	0.13	Gharabari	Solid Wood Construction Pvt Ltd
12	Nuahat	498/618	934	0.53	Gharabari	Solid Wood Construction Pvt Ltd
13	Nuahat	498/618	939/2211	0.1325	Gharabari	Solid Wood Construction Pvt Ltd
14	Nuahat	498/618	944	2.93	Gharabari	Solid Wood Construction Pvt Ltd
15	Nuahat	498/620	1017	0.20	Gharabari	Tirumala Infrastructure & Deelopement Pvt Ltd
16	Nuahat	498/620	1018/2213	0.07	Gharabari	Tirumala Infrastructure & Deelopement Pvt Ltd
17	Nuahat	498/75	1026	0.54	Gharabari	Tirumala Infrastructure & Deelopement Pvt Ltd
		Total (A)		Ac 9.7395 dec		
converted Land						
18	Nuahat	498/662	954/2261	0.50	Sarad-j-2	JRG Developers Pvt Ltd
19	Nuahat	498/491	928/2095	0.115	Patita	JRG Developers Pvt Ltd
20	Nuahat	498/491	786/2094	0.065	Patita	JRG Developers Pvt Ltd
21	Nuahat	498/671	924/2265	0.77	Gharabari	JRG Developers Pvt Ltd
22	Nuahat	492	931	0.14	Patita	JRG Developers Pvt Ltd
23	Nuahat	492	936	0.195	Patita	JRG Developers Pvt Ltd
24	Nuahat	406	928	0.115	Patita	JRG Developers Pvt Ltd
25	Nuahat	498/684	786	0.345	Patita	JRG Developers Pvt Ltd
26	Nuahat	498/619	954/2212	0.50	S.J.-2	Tirumala Infrastructure & development Pvt Ltd
		Total (B)		Ac 2.745 dec		

Source : Odisha RERA

Annexure-23 Extract of LLP agreement

I. **TIRUMALA VINAYAK PROJECTS PRIVATE LIMITED** (having PAN AAECT3217B), a company incorporated under the Companies Act, 1956 having its registered office at 8 KHAIRU PLACE, ROOM NO.2, 4TH FLOOR, KOLKATA- 700072, WEST BENGAL, represented by its Directors, MR. ASHISH GARG son of MR. LAKSHMI CHAND AGARWAL (hereinafter referred to as "**AG**" which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors and/or successors-in-interest and/or office and/or assigns) of the **FIRST PART**

AND

II. **SOLIDWOOD CONSTRUCTIONS PRIVATE LIMITED** (having PAN AANCS7922B), a company incorporated under the Companies Act, 1956 having its registered office at 8 KHAIRU PLACE, ROOM NO.2, 4TH FLOOR, KOLKATA- 700072, WEST BENGAL, represented by its Director, MR. SAKET GARG son of MR. LAKSHMI CHAND AGARWAL (hereinafter referred to as "**SG**" which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors and/or successors-in-interest and/or office and/or assigns) of the **SECOND PART**

AND

III. **TIRUMALA INFRASTRUCTURE AND DEVELOPMENT PRIVATE LIMITED** (having PAN AADCT0979M), a company incorporated under the Companies Act, 1956 having its registered office at 8 KHAIRU PLACE, ROOM NO.2, 4TH FLOOR, KOLKATA- 700072, WEST BENGAL, represented by its Director, MR. AMAN GARG son of MR. RAMPRASAD AGARWAL (hereinafter referred to as "**AMG**" which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors and/or successors-in-interest and/or office and/or assigns) of the **THIRD PART.**

AND

IV. **JRG DEVELOPERS PRIVATE LIMITED** (having PAN AABCK7393J), a company incorporated under the Companies Act, 1956 having its registered office at GUPTA NIWAS, CUTTACK ROAD, KHURDA BHUBANESWAR -751006, ODISHA, represented by its Director, MR. VINEET MOHAN GUPTA son of MR. BHAGATRAM GUPTA (hereinafter referred to as "**VMG**" which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors and/or successors-in-interest and/or office and/or assigns) of the **FOURTH PART.**

(THE FIRST to FOURTH PARTS SHALL BE COLLECTIVELY REFERRED TO AS PARTNERS and individually as PARTNER)

For Grand Bazaar Developer

8. **PROFITS & LOSSES AND PARTNERS' INCOME ACCOUNT:**
Profits or losses, after charging of interest to designated partners of the LLP business in each financial year shall be divided between the partners and shall be shared in the following proportions:

PARTNERS	SHARE OF PROFIT
FIRST PART –	10.00%
SECOND PART –	35.00%
THIRD PARTY –	10.00%
FOURTH PARTY -	45.00%
TOTAL	100.00%

Source : Odisha RERA

Annexure-24 Extract of shareholding pattern (JRG Developers Pvt. Ltd.)

Shareholding Pattern as on 31.03.2023
M/s. JRG Developers Pvt. Ltd.
CIN No : U28999OR2001PTC006627

Sl. No.	Name	LF. No.	No. of Equity	Nominal Value of equity	Total amount of share held (equity)	Share held in%
1	Vineet Mohan Gupta	02	990	10	9900	9.90
2	Padma Devi Gupta	04	1000	10	10000	10.00
3	Rashmi Gupta	05	510	10	5100	5.10
4	Sushila Devi Gupta	06	1000	10	10000	10.00
5	Kiran Devi Gupta	07	1900	10	19000	19.00
6	Subhash Chandara Gupta (HUF)	09	1000	10	10000	10.00
7	Rekha Gupta	10	600	10	6000	6.00
8	Mahendra Kumar Gupta (HUF)	11	1000	10	10000	10.00
9	Jitendra Mohan Gupta	12	1000	10	10000	10.00
10	Mahendra Kumar Gupta	13	1000	10	10000	10.00
	Total :		10000		100000	100.00

JRG DEVELOPERS PVT. LTD.

Source : MCA

Annexure-25 Extract of shareholding pattern (Tirumala Vinayak Projects Pvt. Ltd.)

TIRUMALA VINAYAK PROJECTS PRIVATE LIMITED

CIN: U70109WB2012PTC183902

8, KAIRU PLACE, 4TH FLOOR ROOM NO 2, KOLKATA, WB – 700072, IN

Email: kumarsushanta11@gmail.com

LIST OF SHAREHOLDERS AS ON 31.03.2023

Sl. No.	Name of Shareholders	Folio No.	No. of Shares Held
01	ASHISH GARG	01	250,000
02	VINEET MOHAN GUPTA	02	250,000
	TOTAL		**500,000**

FOR AND ON BEHALF OF TIRUMALA VINAYAK PROJECTS PRIVATE LIMITED

Ashish Garg

Digitally signed by Ashish Garg
Date: 2023.11.25 16:08:18 +05'30'

ASHISH GARG
DIRECTOR
DIN: 02148856

Source : MCA

Annexure-26 Extract of annual report (FY23)

JRG DEVELOPERS PRIVATE LIMITED
CIN-U28999OR2001PTC006527
GUPTA NIWAS, CUTTACK ROAD,
BHUBANESWAR-751006

NOTE 10 OTHER CURRENT LIABILITIES

	As at 31st March 2023 Rs. In hundred	As at 31st March 2022 Rs. In hundred
SJ JRG Ventures LLP (50%)		
Opening Balance	8,01,881.92	5,06,781.30
Add :Introduced /Credited during the Year	18,000.00	2,21,500.00
Add: Interest on Capital	91,894.65	73,620.62
Add: Shares of Profits / Loss	-	-
Less:Withdrawal/Debited during the Year	66,000.00	-
Closing Balance	8,45,776.57	8,01,881.92

Source : MCA

Annexure-27 Extract of RERA certificate (Royal Atlantis)

ODISHA REAL ESTATE REGULATORY AUTHORITY
Block-A1, 3rd Floor, Toshali Bhawan, Satya Nagar,
Bhubaneswar-751007

*****

Form 'B'

(See Rule 5(1) of the Odisha Real Estate (Regulation and Development) Rules-2017)

REGISTRATION CERTIFICATE OF PROJECT

This registration is granted under section 5 of the Real Estate (Regulation and Development) Act,2016, to the following project under **Project Registration Number- RP/26/2022/00650.**

"ROYAL ATLANTIS" [Residential Project, B+G/S+13 & G/S+13, No. of Units - 413] over Plot No. 285, 286 corresponding L.R. Plot No. 598, 599, Khata No. 104, corresponding L.R. Khata No. 487/2, Mouza- Sipasurubuli, Tahasil- Puri Sadar Odisha.

1. **M/S. SJ JRG VENTURES LLP** ,having its registered office at Flat No.- A3/202, PC Plaza, Cuttack Road, Govind Prasad, Bomikhal, Bhubaneswar- 751006.
2. This registration is granted subject to the following conditions, namely:-

(i) The promoter shall enter into an agreement for sale with the allottees in such format as prescribed under Rule 8(1) of the Odisha Real Estate (Regulation & Development) Rules-2017 henceforth;
(ii) The promoter shall execute a registered conveyance deed in favour of the allottee, along with the undivided proportionate title in the common areas to the association of allottees as provided in section, 17 of the Act.
(iii) The promoter in case of new project shall deposit seventy per cent of the amounts realised by the promoter in a separate & project specific account to be maintained in a scheduled bank to cover the cost of construction and the land cost and to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of Section 4. In case of ongoing project, 70% of the unspent balance as on date shall be deposited in a separate and project specific bank account and the proof of such deposit shall be submitted to the Authority within 30 days from the date issue of the Registration Certificate.
(iv) The registration shall be valid for a period commencing from **08-03-2022** and ending with **15-09-2027** unless extended by the Authority in accordance with the Act and the rules made thereunder;

(v) The promoter shall comply all the conditions imposed by the Planning Authority i.e., Puri Konark Development Authority, vide Letter No. 519/PKDA, Puri dtd. 15-09-2021.

(vi) Permission for building and development plan under the ODA Act, 1982, granted by PKDA, Puri is valid upto 14-09-2024. As such the promoter shall not execute any agreement for sale or conveyance deed (sale deed) after 14-09-2024, without obtaining revalidated building plan approval or Occupancy Certificate from the Competent Authority i.e. Puri Konark Development Authority.

(vii) The promoter shall follow the guidelines for advertisement of the project vide order No. 2132/ORERA Dt. 27.07.2021.

(viii) The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder;
(ix) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.

Contd to Page-2 →

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

Dated: 08-03-2022,
Place: Bhubaneswar.

Signature and seal of the Authorised Officer
Odisha Real Estate Regulatory Authority
Additional Secretary
Odisha Real Estate Regulatory Authority

Source : Odisha RERA

Annexure-28 Extract of profit sharing ratio (SJ JRG Developers LLP)

Appropriation of Profit/(Loss)			
JRG Developers Private Limited	50%	-	-
SJ Developers & Housing Private Limited	50%	-	-
		-	-

Summary of significant accounting policies 3

The accompanying notes are an integral part of the financial statements

As per our report of even date

For PATRO & CO
Chartered Accountants
Firm Registration No.: 310100E

PATRO & CO. FRN-310100E BHUBANESWAR

(CA SUBASH CHANDRA DWIBEDY)
Partner
Membership No.: 305218
UDIN NO: 23305218BGXPNL6051

Place: Bhubaneswar
Date: 16/08/2023

For and on behalf of the **SJ JRG VENTURES LLP**

Debidutta Mishra
Designated Partners
DPIN: 01989402

Vineet Mohan Gupta
Designated Partners
DPIN: 01285281

Source : MCA

Annexure-29 Extract of land record copy (JRG Developers Pvt. Ltd.)

BHULEKH
LAND RECORDS WEB PORTAL OF ODISHA

Schedule I Form No.39-A

ଖତିୟାନ

ମୌଜା : ବୀରଗୋବିନ୍ଦ ପୁର
ଆନା : ସତ୍ୟବାଦୀ
ଆନା ନମ୍ବର : 138

ତହସିଲ : ସତ୍ୟବାଦୀ
ତହସିଲ ନମ୍ବର : 509
ଜିଲ୍ଲା : ପୁରୀ

ଜମିଦାରଙ୍କ ନାମ ଓ ଖେୱାଟ ବା ଖତିୟାନର କ୍ରମିକ ନମ୍ବର	ଓଡିଶା ସରକାର ଖେଵାଟ ନଂ 1
1) ଖତିୟାନର କ୍ରମିକ ନମ୍ବର	816
2) ପ୍ରଜାର ନାମ, ପିତାର ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ	ଦେଆରଜି ହେଭଲଫପରସ ପ୍ରାଇଭେଟ ଲିମିଟେଡ ତରଫ ନିର୍ଦ୍ଦେଶକ ଭିନିତ୍ ମୋହନ ଗୁପ୍ତା ପି:ଭଗବତରାମ ଗୁପ୍ତା ଜା: ମାରୁଆଡି ବୈଶ୍ୟ ବା: ବା- କଟକ ରୋଡ ଭୁବନେଶ୍ୱର - 6 ଥା- ଲକ୍ଷ୍ମୀସାଗର

3) ସ୍ୱତ୍ୱ	ସ୍ଥିତିବାନ					
4) ଦେୟ :	ଜଳକର	ଖଜଣା	ସେସ୍	ନିସ୍ତାର ସେସ୍ ଓ ଅନ୍ୟାନ୍ୟ ସେସ୍ ଯଦି କିଛି ଥାଏ	ମୋଟ	5) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣି
		32.00	24.00		56.00	

6) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ	

BLANK SPACE FOR STAMPING

ଅନ୍ତିମ ପରାଣର ତାରିଖ 18/12/2013

ଖତିୟାନର କ୍ରମିକ ନଂ : 816		ମୌଜା : ବୀରଗୋବିନ୍ଦ ପୁର				ଜିଲ୍ଲା : ପୁରୀ
ପ୍ଲଟ ନମ୍ବର ଓ ଚକର ନାମ	କିସମ ଓ ପ୍ଲଟର ଖଜଣା	କିସମର ବିସ୍ତାରିତ ବିବରଣୀ ଓ ଚୌହଦି	ରକବା			ମନ୍ତବ୍ୟ
			ଏ.	ଡି.	ହେକ୍ଟର	
7	8	9	10		11	12
3829 ଦକ୍ଷିଣ ଗୋରଡା	ଶାରଦ ଜଳ ଦୋଫସଲ ଏକ	ଭ. ଲକ୍ଷ୍ମଣ ଦଳେଇ ଦ. ବେନୁ ମଲିକ	0	1800	0.0728	
3847/4694	ଶାରଦ ଜଳ ଦୋଫସଲ ଏକ		0	1100	0.0445	
3868 ସରଗହିର	ଶାରଦ ଜଳ ଏକ		1	4000	0.5666	
1778 କୁଦା	ଶାରଦ ଜଳ ଦୋଫସଲ ଏକ		0	4000	0.1619	
3840	ଶାରଦ ଜଳ ଦୋଫସଲ ଏକ		0	5000	0.2023	
3816	ଶାରଦ ଜଳ ଦୋଫସଲ ଏକ		0	1500	0.0607	
6 plots			**2**	**7400**	**1.1088**	

ରାଷ୍ଟ୍ରୀୟ ସୂଚନା ବିଜ୍ଞାନ କେନ୍ଦ୍ର 20/05/2024 11:26:09 IP :113.193.49.10

Source : Odisha Land Records

Annexure-30 Extract of shareholding pattern (Kunj Roller Flour Mills Pvt. Ltd.)

Shareholding Pattern as on As on Date : 31.03.2023

M/s. Kunj Roller Flour Mills Pvt. Ltd.

CIN No : U15311WB1997PTC199152

Regd. Office Address :-

EN-62, SECTOR-V, 7TH FLOOR, SALT LAKE CITY, KOLKATA, Parganas North, W.B-700091, INDIA

Sl. No.	Name	LF. No.	No. of Equity	Nominal Value of equity	Total amount of share held (equity)	Share held in%
1	Harsh Mohan Gupta	04	290000	10	2900000	9.26
2	Jitendra Mohan Gupta	03	148000	10	1480000	4.72
3	Subhash Chandra Gupta (HUF)	02	141500	10	1415000	4.52
4	Kiran Gupta	05	590000	10	5900000	18.83
5	Rashmi Gupta	07	285000	10	2850000	9.10
6	Sushila Gupta	09	245000	10	2450000	7.82
7	Rekha Gupta	10	178000	10	1780000	5.68
8	Padma Gupta	11	275000	10	2750000	8.78
9	Mahendra Kumar Gupta (HUF)	12	247500	10	2475000	7.90
10	Adi Narayan Gupta (HUF)	13	285000	10	2850000	9.10
11	ARP Securities Ltd.	14	150000	10	1500000	4.79
12	Abhishek Gupta	15	298000	10	2980000	9.51
	Total :		**3133000**		**31330000**	**100.00**

For Kunj Roller Flour Mills (P) Ltd

Director

For Kunj Roller Flour Mills (P) Ltd

Director

Source : MCA

Annexure-31 Extract of IDCO plot status (Plot 172A – Kunj Roller Flour Mills Pvt. Ltd.)

idco | ODISHA NEW OPPORTUNITIES | GO iPAS

For any Query Regarding online services, please dial
Toll Free Number: **1800-345-7133** Or write to **helpdesk@idco.in**

Back

Unit Allotment Details

PARTY : KUNJ ROLLER FLOUR MILL (P) LTD

IE/IA Name	:	Mancheswar Industrial Estate
Shed / Plot No	:	172/A
Area (in acre)	:	0.309
Allotment No / Date	:	22461 / 08-Sep-2015
Allotment Letter	:	
Date of Possession	:	01-Dec-1998
Cost Of Land/Shed	:	5,79,375
Industry Type	:	Small
Constitution	:	PROPRIETARY
Purpose Of Allotment	:	MFG OF MAIDA,SUJI, ATTA BRAN
Moratorium Period (Months)	:	36
Lease Deed No./Date	:	44
Utilisation	:	Working
Sector	:	
SubSector	:	

Source : IDCO

Annexure-32 Extract of IDCO plot status (Plot 170A – Kunj Roller Flour Mills Pvt. Ltd.)

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For any Query Regarding online services, please dial
Toll Free Number: **1800-345-7133** Or write to **helpdesk@idco.in**

Back

Unit Allotment Details

PARTY : KUNJ ROLLER FLOUR MILL (P) LTD

IE/IA Name	:	Mancheswar Industrial Estate
Shed / Plot No	:	170/A
Area (in acre)	:	0.054
Allotment No / Date	:	2460 / 11-Dec-2015
Allotment Letter	:	
Date of Possession	:	
Cost Of Land/Shed	:	81,000
Industry Type	:	Small
Constitution	:	PRIVATE LIMITED
Purpose Of Allotment	:	FLOUR MILL
Moratorium Period (Months)	:	36
Lease Deed No./Date	:	1228
Utilisation	:	Working
Sector	:	
SubSector	:	

Source : IDCO

Annexure-33 Extract of shareholding pattern (Kunj Alloys Pvt. Ltd.)

Shareholding Pattern as on 31.03.2023

M/s. Kunj Alloys Pvt. Ltd.

CIN No : U27203WB2000PTC199153

Sl. No.	Name	LF. No.	No. of Equity	Nominal Value of equity	Total amount of share held (equity)	Share held in%
1	Vineet Mohan Gupta	5	125000	10	1250000	9.43
2	Sunita Gupta	23	169000	10	1690000	12.75
3	Rashmi Gupta	24	205000	10	2050000	15.47
4	Sushila Gupta	25	150000	10	1500000	11.32
5	HariomVanijya Pvt. Ltd.	26	217000	10	2170000	16.38
6	Flexo Contra Pvt. Ltd.	27	192000	10	1920000	14.49
7	JuhiVanijya (P) Ltd.	28	107000	10	1070000	8.08
8	Manisha Gupta	29	66000	10	660000	4.98
9	Divine Infratech Private Limited	30	94000	10	940000	7.09
	Total		1325000		13250000	100.00

Vineet Mohan Gupta
Director
DIN-01285281

Source : MCA

Annexure-34 Extract of IDCO plot status (Plot E/4 & E/1 – Kunj Alloys Pvt. Ltd.)

idco | ODISHA NEW OPPORTUNITIES | GO iPAS

For any Query Regarding online services, please dial

Toll Free Number: **1800-345-7133** Or write to **helpdesk@idco.in**

Back

Unit Allotment Details

PARTY : KUNJ ALLOYS PVT. LTD.

IE/IA Name	:	Mancheswar Industrial Estate
Shed / Plot No	:	E/4 & E/1
Area (in acre)	:	0.072
Allotment No / Date	:	22937 / 31-Dec-2019
Allotment Letter	:	
Date of Possession	:	
Cost Of Land/Shed	:	21,60,000
Industry Type	:	Small
Constitution	:	Private Limited Company
Purpose Of Allotment	:	Establishment of a aluminum conductor mfg unit
Moratorium Period (Months)	:	
Lease Deed No./Date	:	
Utilisation	:	Working
Sector	:	
SubSector	:	

Source : IDCO

Annexure-35 Extract of land record copy (Jagannath Rice Mills)

BHULEKH
LAND RECORDS WEB PORTAL OF ODISHA

Schedule I Form No.39-A

ଖତିୟାନ

ମୌଜା : ଭୁବନେଶ୍ୱର ସହର ୟୁନିଟ ନଂ-30 ଲକ୍ଷ୍ମୀସାଗର-1
ଥାନା : ମିଲନ୍ୟାଠିଗାଲ
ଥାନା ନମ୍ବର : 52

ତହସିଲ : ଭୁବନେଶ୍ୱର
ତହସିଲ ନମ୍ବର : 251/484
ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା

ଜମିଦାରଙ୍କ ନାମ ଓ ଖେୱାଟ ବା ଖତିୟାନର କ୍ରମିକ ନମ୍ବର	ଓଡିଶା ସରକାର ଖେୱାଟ ନମ୍ବର 1
1) ଖତିୟାନର କ୍ରମିକ ନମ୍ବର	1593/224
2) ପ୍ରଜାର ନାମ, ପିତାର ନାମ, ଜାତି ଓ ବାସସ୍ଥାନ	ମେସର୍ସ ଜଗନ୍ନାଥ ରାଇସ ମିଲ ଷ୍ଟେସନରୋଡ, ଭୁବନେଶ୍ୱର ନଂ-6 ; ଜିଲ୍ଲା- ଖୋର୍ଦ୍ଧା ଜରଫ ମ୍ୟାନେଜିଂ ପାର୍ଟନର ବା:, ମହେନ୍ଦ୍ର କୁମାର ଗୁପ୍ତା ପି: ଜଗଦିଶ ରାୟ ଗୁପ୍ତା ବା: ଷ୍ଟେସନରୋଡ, ଭୁବନେଶ୍ୱର-6 ଜିଲ୍ଲା- ଖୋର୍ଦ୍ଧା
3) ସ୍ୱତ୍ୱ	ଲିଜିବାନ

4) ଦେୟ :	ଜଳକର	ଖଜଣା	ସେସ୍	ନିଷ୍ପତ୍ତି ସେସ୍ ଓ ଅନ୍ୟାନ୍ୟ ସେସ୍ ଯଦି କିଛି ଥାଏ	ମୋଟ	5) କ୍ରମବର୍ଦ୍ଧନଶୀଳ ଖଜଣାର ବିବରଣୀ
		74.25	55.70		129.95	

6) ବିଶେଷ ଅନୁସଙ୍ଗ ଯଦି କିଛି ଥାଏ	ମୌଜା ର ନାମ : ଭୁବନେଶ୍ୱର ସହର ୟୁନିଟ ନମ୍ବର 30 ଲକ୍ଷ୍ମୀସାଗର ନମ୍ବର-1

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ଅନ୍ତିମ ପ୍ରକାଶନ ତାରିଖ -
ଖଜଣା ଧାର୍ଯ୍ୟ ତାରିଖ -

ଖତିୟାନର କ୍ରମିକ ନଂ : 1593/224		ମୌଜା : ଭୁବନେଶ୍ୱର ସହର ୟୁନିଟ ନଂ-30 ଲକ୍ଷ୍ମୀସାଗର-1				ଜିଲ୍ଲା : ଖୋର୍ଦ୍ଧା
ପ୍ଲଟ ନମ୍ବର ଓ ତବକର ନାମ	ବିସ୍ତାର ଓ ପ୍ଲଟର ଖଜଣା	ବିସ୍ତାରର ବିସ୍ତାରିତ ବିବରଣୀ ଓ ଚୌହଦି	ରକବା			ମନ୍ତବ୍ୟ
			ଏ.	ଡି.	ହେକ୍ଟର	
7	8	9	10		11	12
705	ଘରବାଡ଼ି ତୁଲ		0	1980		ଦାଖଲ ଖାରଜ କେସ୍ ନମ୍ବର, 246/97,247/97 ଓ 248/97, ହୁହୁସୁ ପୁରାବକ ଖାତା 497 ରୁ।
1 plot			0	1980		

ରାଷ୍ଟ୍ରୀୟ ସୂଚନା ବିଜ୍ଞାନ କେନ୍ଦ୍ର 20/05/2024 11:41:17 IP :113.193.49.10

Khatiyan Page | Print | Pay Land Revenue

Source : Odisha Land Records

Annexure-36 Extract of sale transaction (Odisha property-I)

Sl. No	Registration Office	Description Of Property(Village/Khata Number/Plot Number/Area/Boundary(East/West/North/South)/Chaka Number/Flat Number)	Registration No.	Excecution Date	Sub Deed Type	Consideration Amount	First Party	Second Party
1	SATYABADI	BIRARAMACHANDRAPUR-120-120 | 1339/388 | 2450 | 0.03 Acre | NA | NA | NA | NA | [AREA AC0.03DEC] ~BIRARAMACHANDRAPUR-120-120 | 1339/388 | 2454 | 0.07 Acre | NA | NA | NA | NA | [AREA AC0.07DEC] ~BIRARAMACHANDRAPUR-120-120 | 1339/388 | 2420 | 0.03 Acre | NA | NA | NA | NA | [AREA AC0.03DEC] ~BIRARAMACHANDRAPUR-120-120 | 1339/388 | 2425 | 0.05 Acre | NA | NA | NA | NA | [AREA AC0.05DEC] ~BIRARAMACHANDRAPUR-120-120 | 1339/388 | 2465 | 0.48 Acre | NA | NA | NA | NA | [AREA AC0.48DEC] ~BIRARAMACHANDRAPUR-120-120 | 1339/388 | 2449 | 0.04 Acre | NA | NA | NA | NA | [AREA AC0.04DEC] ~BIRARAMACHANDRAPUR-120-120 | 1339/388 | 2654 | 0.07 Acre | NA | NA | NA | NA | [AREA AC0.07DEC] ~BIRARAMACHANDRAPUR-120-120 | 1339/388 | 2667 | 0.04 Acre | NA | NA | NA | NA | [AREA AC0.04DEC] ~BIRARAMACHANDRAPUR-120-120 | 1339/388 | 2617 | 0.05 Acre | NA | NA | NA | NA | [AREA AC0.05DEC]	11542400437	29-Apr-2024	SALE IMMOVABLE	1146750	1-JITENDRA MOHAN GUPTA	1-SARIKA AVASTHI

Source : Odisha Stamps & Registration Department

Annexure-37 Extract of sale transaction (Odisha property-II)

Registration Office	Description Of Property(Village/Khata Number/Plot Number/Area/Boundary(East/West/North/South)/Chaka Number/Flat Number)	Registration No.	Excecution Date	Sub Deed Type	Consideration Amount	First Party	Second Party
KHURDA	BRAHMAPURA-188 | 323/390 | 314 | 0.097 Acre | NM | NM | NM | NM | [SOLD AREA AC.0.097 DECS FULL PLOT ANNUAL RENT RS.97/-] ~BRAHMAPURA-188 | 323/394 | 293 | 1.224 Acre | NM | NM | NM | NM | [SOLD AREA AC.1.224 DECS FULL PLOT ANNUAL RENT RS.634/-] ~BRAHMAPURA-188 | 323/389 | 228 | 0.065 Acre | NM | NM | NM | NM | [SOLD AREA AC.0.065 DECS FULL PLOT ANNUAL RENT RS] ~BRAHMAPURA-188 | 323/389 | 228/1444 | 0.2 Acre | NM | NM | NM | NM | [SOLD AREA AC.0.200 DECFS FULL PLOT TOTAL TWO PLOTS AREA AC.0.265 DECS ANNUAL RENT RS265/-]	11142400957	16-Mar-2024	SALE IMMOVABLE	7200000	1-PRAVIN KUMAR AGARWAL DIRECTOR OF GUPTA POWER INFRASTRUCTURE LIMITED	1-RAM PRAKASH MIYANBAZAZ

Source : Odisha Stamps & Registration Department

Annexure-38 Extract of sale transaction (Telangana property)

REGISTRATION & STAMPS DEPARTMENT

Government of Telangana

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Deed Particulars of a Document

SRO: PATANCHERU (R.O) - 1715

S.No.	Description of property	Reg.Date Exe.Date Pres.Date	Nature & Mkt.Value Con. Value	Name of Parties Executant(EX) & Claimants(CL)	Vol/Pg No CD No Doct No/Year
1.	VILL/COL: BHANUR/HOUSE SITE W-B: 0-0 SURVEY: 197 PLOT: 31 EXTENT: 600SQ.Yds BUILT: 0SQ. FT Boundires: [N]: PLOT NO. 8 in Block No. 5B, [S] PLOT NO. 32 in Block No. 5B, [E]: Part of Sy. No.197, [W]: 40' .0 WIDE ROAD,	(R) 05-12-2023 (E) 05-12-2023 (P) 05-12-2023	0101 Sale Deed Mkt.Value:Rs. 1260000 Cons.Value:Rs. 1260000	1.(EX)MANMOHAN GUPTA 2.(CL)CHAYA MAHESHWARI GUPTA 3.(CL)SUHASINI MEHTA	0/0 24796/2023 [1] of SRO PATANCHERU (R.O)

Party Names

S.No.	Capacity	Name	Relation	Relation Name
1	EX	MANMOHAN GUPTA	S	BHAGATRAM GUPTA
2	CL	CHAYA MAHESHWARI GUPTA	W	GYAN VARDHAN GUPTA
3	CL	SUHASINI MEHTA	D	SUBHASH JAIN

Source : Telangana Stamps & Registration Department

Annexure-39 Extract of sale transaction (Odisha property-III)

Registration Office	Description Of Property(Village/Khata Number/Plot Number/Area/Boundary(East/West/North/South)/Chaka Number/Flat Number)	Registration No.	Excecution Date	Sub Deed Type	Consideration Amount	First Party	Second Party
KHURDA(BBSR)	GOBINDAPRASAD-32 | 499 | 657/2142 | 0.004 Acre | NM | ROAD | SAROJ KUMAR SINHA AND OTHERS | PATTNAIK INDUSTRIES FLAT NO : A/3 | [UNDEVIDED SOLD AREA AC 0.004 DEC OUT OF AREA AC 0.294 DEC, SUPER BUILT UP AREA-940 SQFT, FLAT NO-A/3, 2ND FLOOR, VITRIFIED TILE FLOORING, STYLE AS "P C PLAZA"]	11082315981	04-Dec-2023	SALE IMMOVABLE	3500000	1-JITENDRA MOHAN GUPTA	1-RAJAN GUGNANI

Source : Odisha Stamps & Registration Department

Annexure-40 Extract of GST registration (Abhishek Gupta)

Legal Name of Business	Trade Name	Additional Trade Name
ABHISHEK GUPTA	**ABHISHEK GUPTA**	View

Profile | Place of Business

Administrative Office	Other Office	Date of Registration
(JURISDICTION - CENTER) **State - CBIC** **Zone - BHUBANESWAR** **Commissionerate - BHUBANESWAR** **Division - BHUBANESWAR II DIVISION** **Range - BHUBANESWAR XI RANGE**	**(JURISDICTION - STATE)** **State - Odisha** **Range - Bhubaneswar** **Circle - Bhubaneswar I Circle**	**15/07/2022**
Constitution of Business	GSTIN / UIN Status	Taxpayer Type
Proprietorship	**Active**	**Regular**
Annual Aggregate Turnover	Gross Total Income	% of Tax Payment in Cash
Slab: Rs. 0 to 40 lakhs **(For FY 2022-2023)**	**Not Available** **(For FY 2022-2023)**	**NA**
Whether Aadhaar Authenticated?	Whether e-KYC Verified?	
Yes **(On 18/07/2022)**	**Not Applicable**	

Source : GST Portal

Annexure-41 Extract of GST registration (JRG Educational Trust)

Legal Name of Business	Trade Name	Additional Trade Name
JRG EDUCATIONAL TRUST	**JRG EDUCATIONAL TRUST**	View

Profile | Place of Business

Administrative Office	Other Office	Date of Registration
(JURISDICTION - STATE) **State - Odisha** **Range - Puri** **Circle - Jatni Circle**	**(JURISDICTION - CENTER)** **State - CBIC** **Zone - BHUBANESWAR** **Commissionerate - BHUBANESWAR** **Division - BHUBANESWAR II DIVISION** **Range - KHURDA I RANGE**	**05/11/2020**
Constitution of Business	GSTIN / UIN Status	Taxpayer Type
Society/ Club/ Trust/ AOP	**Active**	**Regular**
Annual Aggregate Turnover	Gross Total Income	% of Tax Payment in Cash
Slab: Rs. 0 to 40 lakhs **(For FY 2022-2023)**	**Up to Rs. 2.5 lakhs** **(For FY 2019-2020)**	**NA**
Whether Aadhaar Authenticated?	Whether e-KYC Verified?	
Yes **(On 10/04/2023)**	**Not Applicable**	

Source : GST Portal

Annexure-42 Extract of JRG Educational Trust

April 29, 2024 5:13 PM

JRG College of Pharmacy

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Chairman's Message

India is emerging out to be a global leader in the fields of Information Technology, Pharmaceutical Technology and Biotechnology. Reports suggest that the Indian Pharmaceutical Industry has established itself as one of the global leaders in terms of generic medicine production. To sustain our growth in the global platform, we need to produce quality pharmacists.

I am happy to announce that our institute JRG College of Pharmacy is providing excellent infrastructure, laboratories, equipment and quality faculty for the creation of competent Pharmacists. My vision is that our institute JRG College of Pharmacy becomes a global platform in creating eminent Pharmacy professionals who would serve humanity.

Mr. Veenet Mohan Gupta

(Chairman, JRG EDUCATIONAL TRUST, KHORDHA)

Source : https://jrgpharmacy.org

Annexure-42 Extract of JRG Educational Trust

Best B-tech College in Bhubaneswar

Best B-tech College in Bhubaneswar

Best B-tech College in Bhubaneswar

Radhakrishna Institute of Technology and Engineering

Affliated by (AICTE), MHRD Govt. of India, New Delhi & (BPUT), Govt. of Odisha

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Chairman's Message

Engineering has always been a professional and practical discipline of studies, hence, The scientific and technological theories with hands-on industrial experience always plays a crucial role in shaping future engineers and technocrats .However, this practical aspect of engineering education has largely been overlooked in the recent years. As a result, even meritorious students are finding it extremely difficult to make a mark once they pass out from their respective branches. As an initiative of the JRG Educational Trust, Radhakrishna Institute of Technology and Engineering enjoys the rare patronage of the state's front line industrialists, and utilizes the industries' shop-floors owned by this elite group.

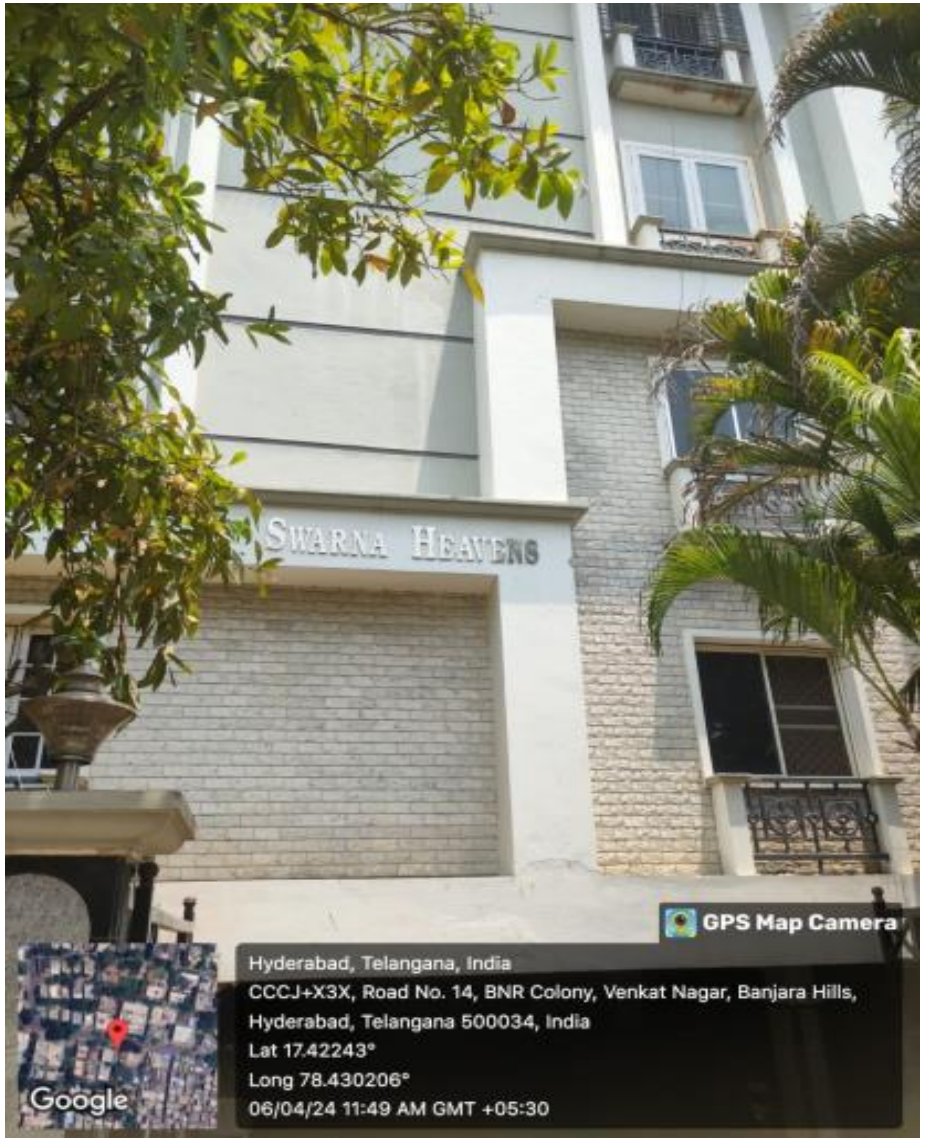
Also, major initiatives have been taken as far as co-curricular and extra-curricular activities are concerned. National seminars, workshops, presentations, talks by eminent industrialists and various other activities of student development are of paramount importance at RITE.

Chairman

Mr. Vineet Mohan Gupta

Source : https://www.riteindia.edu.in

Annexure-43 Site visit photographs (Swarna Heavens)

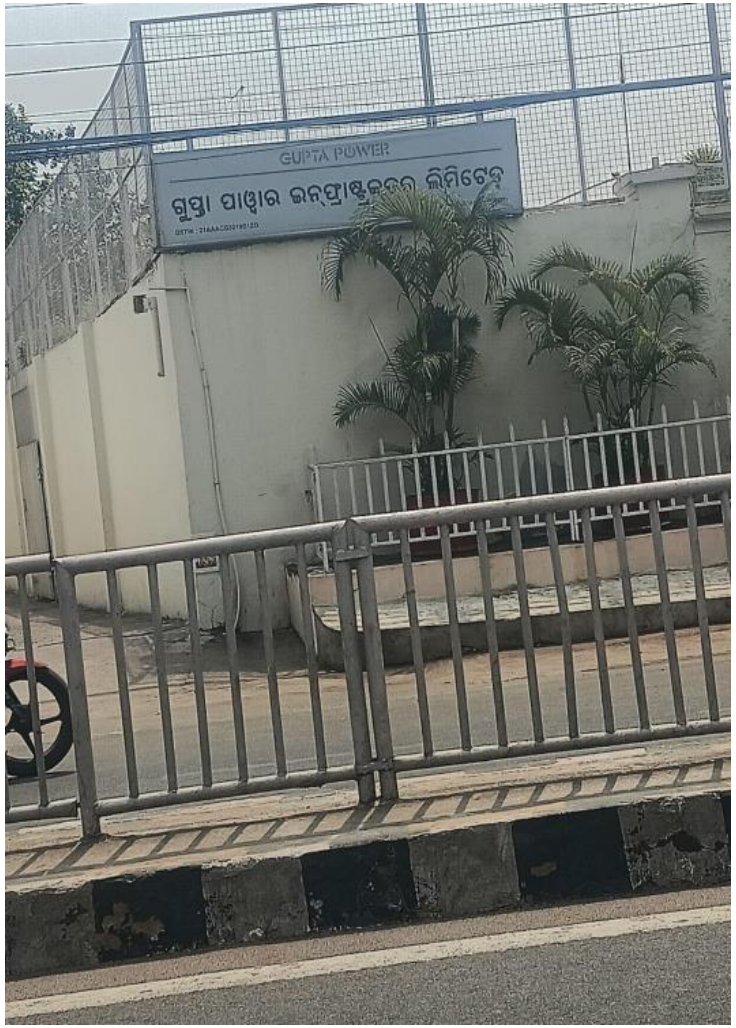


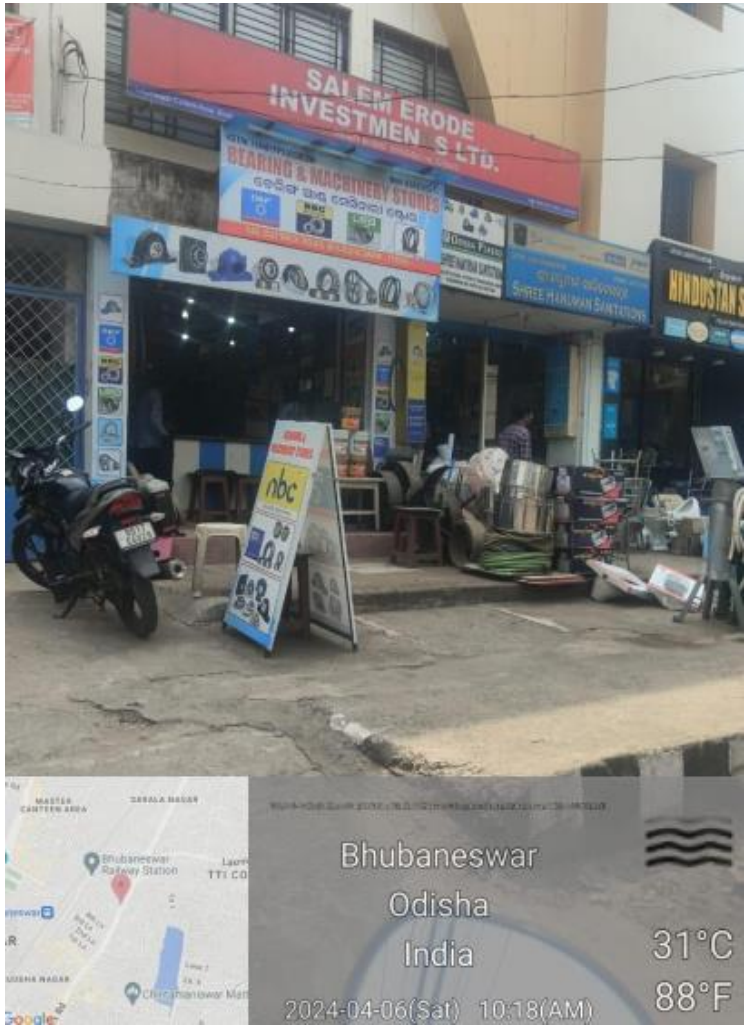
Source : AdvaRisk Research

Annexure-44 Site visit photographs (Pavani Palazzo)

Source : AdvaRisk Research

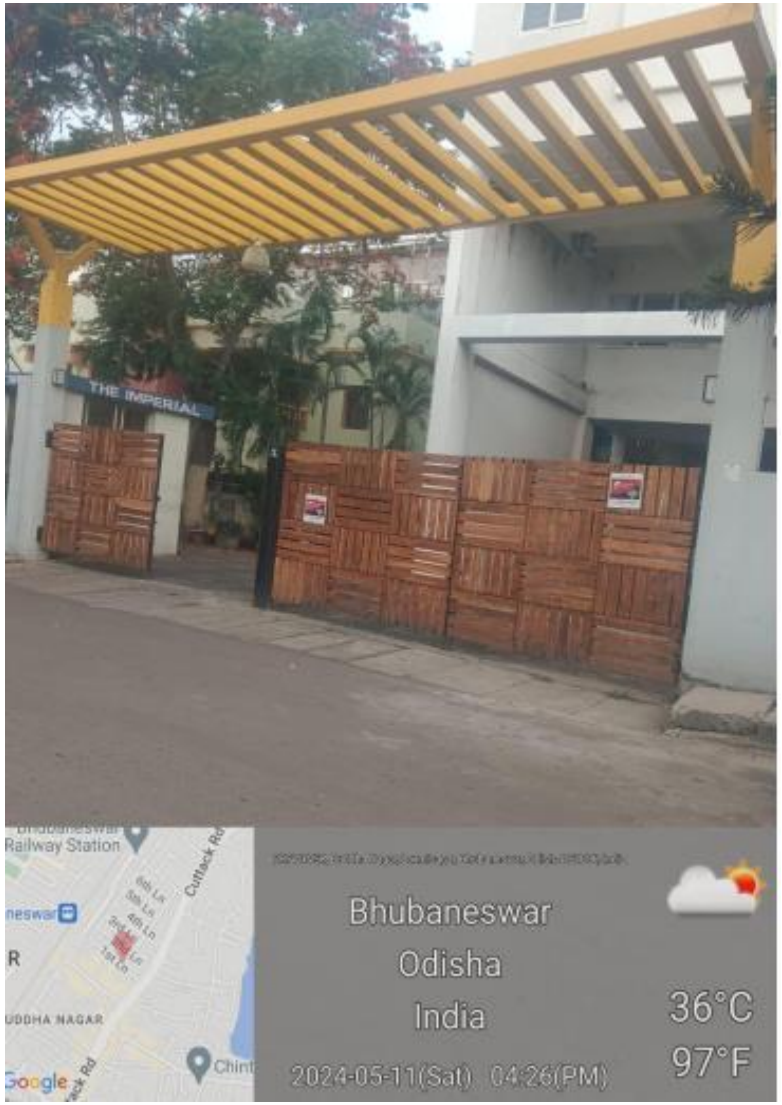
Annexure-45 Site visit photographs (Gupta Niwas, Gupta Cable Compound)





Source : AdvaRisk Research

Annexure-46 Site visit photographs (The Imperial)



Source : AdvaRisk Research

Thank You

For any queries, please contact to
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Email id: parth@advarisk.com