

REPORT ON SITE VISIT OF AVANA ELECTROSYSTEMS LIMITED

Name of the Company: Avana Electrosystems Limited

Reason for Site Visit Inspection: Application by Company for listing on Emerge Platform of NSE Limited

Registered Office Address of the Company: No.8, Plot. No.35, 1st Main Road, 2nd Phase, Peenya Industrial Area, Nelagadaranahalli Village, Bengaluru – 560 058. Karnataka, India

Basic Information:

Sr. No.	Site Visit Details:	Remarks
1.	Place, Day & Date of site visit i.e., registered office, Manufacturing Unit 1 and Manufacturing Unit 2.	<p>Place- Registered Office - No.8, Plot. No.35, 1st Main Road, 2nd Phase, Peenya Industrial Area, Nelagadaranahalli Village, Bengaluru – 560 058. Karnataka, India on Monday, July 22, 2025.</p> <p>Manufacturing Unit 1: Plot No N-1, 4th Cross 1st Stage, Peenya Industrial Estate, Bengaluru – 560058, Karnataka, India on Monday, July 22, 2025.</p> <p>Manufacturing Unit 2: No.8, Plot. No.35, 1st Main Road, 2nd Phase, Peenya Industrial Area, Nelagadaranahalli Village, Bengaluru – 560 058. Karnataka, India on Monday, July 22, 2025.</p>
2.	Company has painted or affixed its name, and the address of its registered office, outside of office (Yes/No)	Yes
3.	Name of the KMP available on the day of site visit	<p>For Registered Office – Name: Anantharamaiah Panish Designation: Managing Director</p> <p>Name: Mr. K N Sreenath Designation: Executive-Director</p> <p>For Manufacturing Unit 1 – Name: Mr. Gururaj Dambal Designation: Whole-Time Director</p> <p>For Manufacturing Unit 2 – Name: Mr. Vinod Kumar Designation: Whole-Time Director</p> <p>Name: Mr. K N Sreenath Designation: Executive-Director</p>
4.	Ownership of Office and Factory Buildings, if on lease then Lease Agreement and Tenure of Lease	Please refer Annexure 1

Indcap Advisors Private Limited

Bangalore

Cove Offices

Raheja Plaza, 3rd Floor, Richmond Rd,
Ashok Nagar, Bengaluru, Karnataka 560025

Mumbai

1st Floor, Solaris 1, Unit no. 114/B, Saki Vihar
Road, Andheri (E), Mumbai-400072
T: +91 22 4973 8878

New Delhi

3rd Floor, 315 Rectangle One,
D-4, Saket, New Delhi-110017
T: +91 11 4317 2313

Kolkata

Suite 1201, 12th Floor, Aurora Waterfront,
GN 34/1, Sector 5, Salt Lake City, Kolkata
700091
T: +91 33 4069 8001 E: kolkata@indcap.in
W: www.indcap.in

5.	Area allocated/occupied by the Company	Registered Office – 2,500 Sq.feet Manufacturing Unit 1 – Land admeasuring about 5000 sq.feet Manufacturing Unit 2 – Land admeasuring about 14,831 sq.ft with shed measuring 5,000 sq.feet
6.	No. of Employees as at August 31, 2025	129
7.	Shops & Establishments Registration Certificate	No

Indcap Advisors Private Limited

Bangalore

Cove Offices

Raheja Plaza, 3rd Floor, Richmond Rd,
Ashok Nagar, Bengaluru, Karnataka 560025

Mumbai

1st Floor, Solaris 1, Unit no. 114/B, Saki Vihar
Road, Andheri (E), Mumbai-400072
T: +91 22 4973 8878

New Delhi

3rd Floor, 315 Rectangle One,
D-4, Saket, New Delhi-110017
T: +91 11 4317 2313

CIN : U74120WB2008PTC125639

This signature page forms an integral part of this document

For Indcap Advisors Private Limited

 Manoj Bansal Managing Partner	 Monikuntala Bowra Senior Executive (Merchant Banking)
 Sakshi Sharma Senior Executive (Merchant Banking) Indcap Advisors Private Limited	

Date: September 24, 2025

Indcap Advisors Private Limited

Bangalore
Cove Offices
Raheja Plaza, 3rd Floor, Richmond Rd,
Ashok Nagar, Bengaluru, Karnataka 560025

Mumbai
1st Floor, Solaris 1, Unit no. 114/B, Saki Vihar
Road, Andheri (E), Mumbai-400072
T: +91 22 4973 8878

New Delhi
3rd Floor, 315 Rectangle One,
D-4, Saket, New Delhi-110017
T: +91 11 4317 2313

CIN : U74120WB2008PTC125639

Annexure 1
Property Owned by the Company

Sr. no.	Details of Deed/Agreement	Particulars of the property, description and area	Consideration(In Rupees)	Usage
1	Deed of Conveyance dated August 22, 2014 between Implast Private Limited ("Seller") and Avana Electrosystems Limited ("Purchaser")	Land admeasuring about 13747 sq.mtrs. situated at Plot No:35, BBMP Khata 35, 2 nd Phase, Peenya Industrial Area, Survey No: 41 & 42, Nallkadaranahalli Village, Yashwantapura Hobli Taluk, Bangalore North, Bengaluru, Karnataka	1,29,85,000	Vacant Land

Property Leased by the Company

Sr. No.	Details of the Agreement	Particulars of the property, description and area	Consideration (in Rupees)	Usage
1	Lease cum sale deed dated March 19, 2018 between Karnataka Industrial Areas Development Board and Avana Electrosystems Limited (See Note below)*	Land admeasuring about 4020 sq.mtrs. situated at Plot No:121 and 122, Avverahalli Industrial Area, Sompura Hobli, Nelamangala Taluk, Bengaluru Rural, Bengaluru, Karnataka	1,49,00,405 – tentative Premium; Yearly lease rental of ₹ 993 plus annual maintenance charges of ₹ 4,967 aggregating ₹ 5960 per year.	Vacant land on which the new factory is to be set up as per the Objects of the Offer
2	Lease deed dated August 01, 2025 between V Ramadevi and Avana Electrosystems Limited for a period of 11 months from August 11, 2025	Land admeasuring about 5000 sq.feet situated at Plot No N-1, 4th Cross 1st Stage, Peenya Industrial Estate, Bengaluru	Monthly rent of Rs.1,62,911 and security deposit of Rs.10,00,000	Relay Manufacturing Unit
3	Lease deed dated August 18, 2023 between G M Properties and Avana Electrosystems Limited for a period of 3 years from August 18,2023.	Land admeasuring about 14,831 sq.ft with shed measuring 5,000 sq.feet and Office Block of 2,500 Sq.feet situated at site No.8, Plot. No.35, 1 st Main Road, 2 nd Phase, Peenya Industrial Area, Nelagadaranahalli Village, Bengaluru,	Monthly rent of Rs.3,49,052 per month from 01.09.2023 to 31.08.2024; 3,66,505 per month from 01.09.2024 to 31.08.2025 and 3,84,830 from 01.09.2025 to 31.08.2026 and security deposit of Rs.25,00,000	Control and Relay Panel Manufacturing Unit and Registered Office

Note: Our Company has been allotted the land on February 25, 2016 by Karnataka Industrial Areas Development Board allotting the land on lease of 99 years. The possession certificate was given on June 02, 2017 and a Lease

Indcap Advisors Private Limited
Bangalore
Cove Offices

 Raheja Plaza, 3rd Floor, Richmond Rd,
 Ashok Nagar, Bengaluru, Karnataka 560025

Mumbai

 1st Floor, Solaris 1, Unit no. 114/B, Saki Vihar
 Road, Andheri (E), Mumbai-400072
 T:+91 22 4973 8878

New Delhi

 3rd Floor, 315 Rectangle One,
 D-4, Saket, New Delhi-110017
 T: +91 11 4317 2313

Kolkata

Suite 1201, 12th Floor, Aurora Waterfront,
GN 34/1, Sector 5, Salt Lake City, Kolkata

700091

T: +91 33 4069 8001 E: kolkata@indcap.in

W: www.indcap.in

cum Sale Deed was entered into between the Company and Karnataka Industrial Areas Development Board on March 19, 2018, for a period of 10 years subject to the condition that the Company would commence civil construction work within 9 months of the date of agreement and commence commercial production within 3 years of the date of the Agreement. In case the Company did not commence the civil work and commercial production within the stipulated period, the company could seek extension for a period of 1 year and a further extension of 1 more year subject to payment of a penalty. However, if the Company fails to commence civil work or commercial production within the stipulated period or within the extended period, the lease cum sale deed and the lease of 99 years would be cancelled automatically. Our Company has sought extension and has been provided an extension on May 23, 2025 and is under an obligation to commence civil construction work within 9 months of May 23, 2025 and commercial production within 3 years of May 23, 2025.

Indcap Advisors Private Limited

Bangalore**Cove Offices**

Raheja Plaza, 3rd Floor, Richmond Rd,
Ashok Nagar, Bengaluru, Karnataka 560025

Mumbai

1st Floor, Solaris 1, Unit no. 114/B, Saki Vihar
Road, Andheri (E), Mumbai-400072
T: +91 22 4973 8878

New Delhi

3rd Floor, 315 Rectangle One,
D-4, Saket, New Delhi-110017
T: +91 11 4317 2313

CIN : U74120WB2008PTC125639

Kolkata

Suite 1201, 12th Floor, Aurora Waterfront,
GN 34/1, Sector 5, Salt Lake City, Kolkata
700091
T: +91 33 4069 8001 E: kolkata@indcap.in
W: www.indcap.in

Site Visit Pictures:

For Registered Office:



Bengaluru, Karnataka, India

1, Phase -1, Peenya, Bengaluru, Karnataka 560058, India
Lat 13.026506° Long 77.512751°
22/07/2025 10:20 AM GMT +05:30

Indcap Advisors Private Limited

Bangalore

Cove Offices
Raheja Plaza, 3rd Floor, Richmond Rd,
Ashok Nagar, Bengaluru, Karnataka 560025

Mumbai

1st Floor, Solaris 1, Unit no. 114/B, Saki Vihar
Road, Andheri (E), Mumbai-400072
T: +91 22 4973 8878

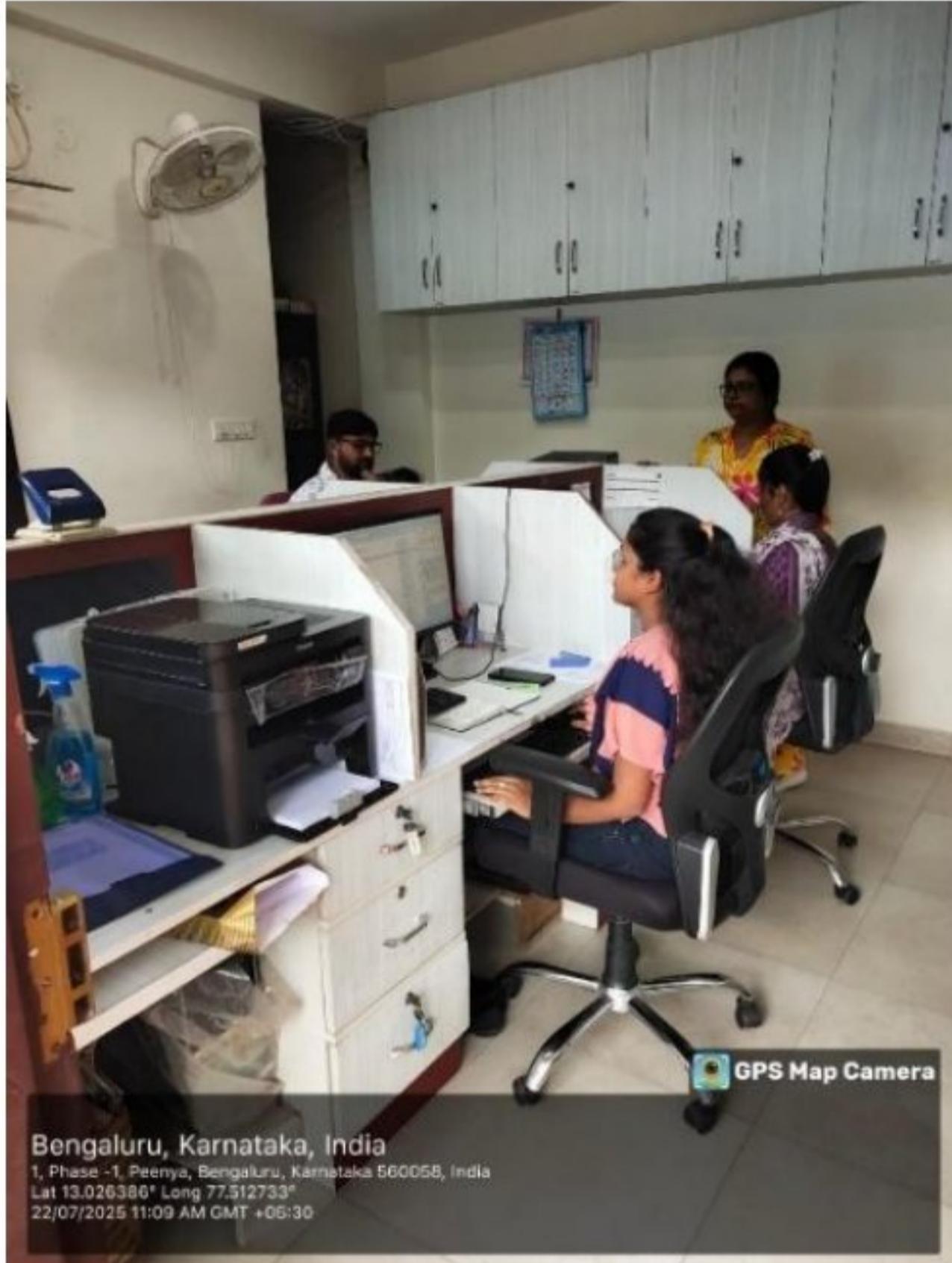
New Delhi

3rd Floor, 315 Rectangle One,
D-4, Saket, New Delhi-110017
T: +91 11 4317 2313

CIN : U74120WB2008PTC125639

Kolkata

Suite 1201, 12th Floor, Aurora Waterfront,
GN 34/1, Sector 5, Salt Lake City, Kolkata
700091
T: +91 33 4069 8001 E: kolkata@indcap.in
W: www.indcap.in



For Manufacturing Unit 2:



Indcap Advisors Private Limited

Bangalore

Cove Offices

Raheja Plaza, 3rd Floor, Richmond Rd,
Ashok Nagar, Bengaluru, Karnataka 560025

Mumbai

1st Floor, Solaris 1, Unit no. 114/B, Saki Vihar
Road, Andheri (E), Mumbai-400072
T: +91 22 4973 8878

New Delhi

3rd Floor, 315 Rectangle One,
D-4, Saket, New Delhi-110017
T: +91 11 4317 2313

CIN : U74120WB2008PTC125639

Kolkata

Suite 1201, 12th Floor, Aurora Waterfront,
GN 34/1, Sector 5, Salt Lake City, Kolkata
700091
T: +91 33 4069 8001 E: kolkata@indcap.in
W: www.indcap.in



Indcap Advisors Private Limited

Bangalore

Cove Offices

Raheja Plaza, 3rd Floor, Richmond Rd,
Ashok Nagar, Bengaluru, Karnataka 560025

Mumbai

1st Floor, Solaris 1, Unit no. 114/B, Saki Vihar
Road, Andheri (E), Mumbai-400072
T: +91 22 4973 8878

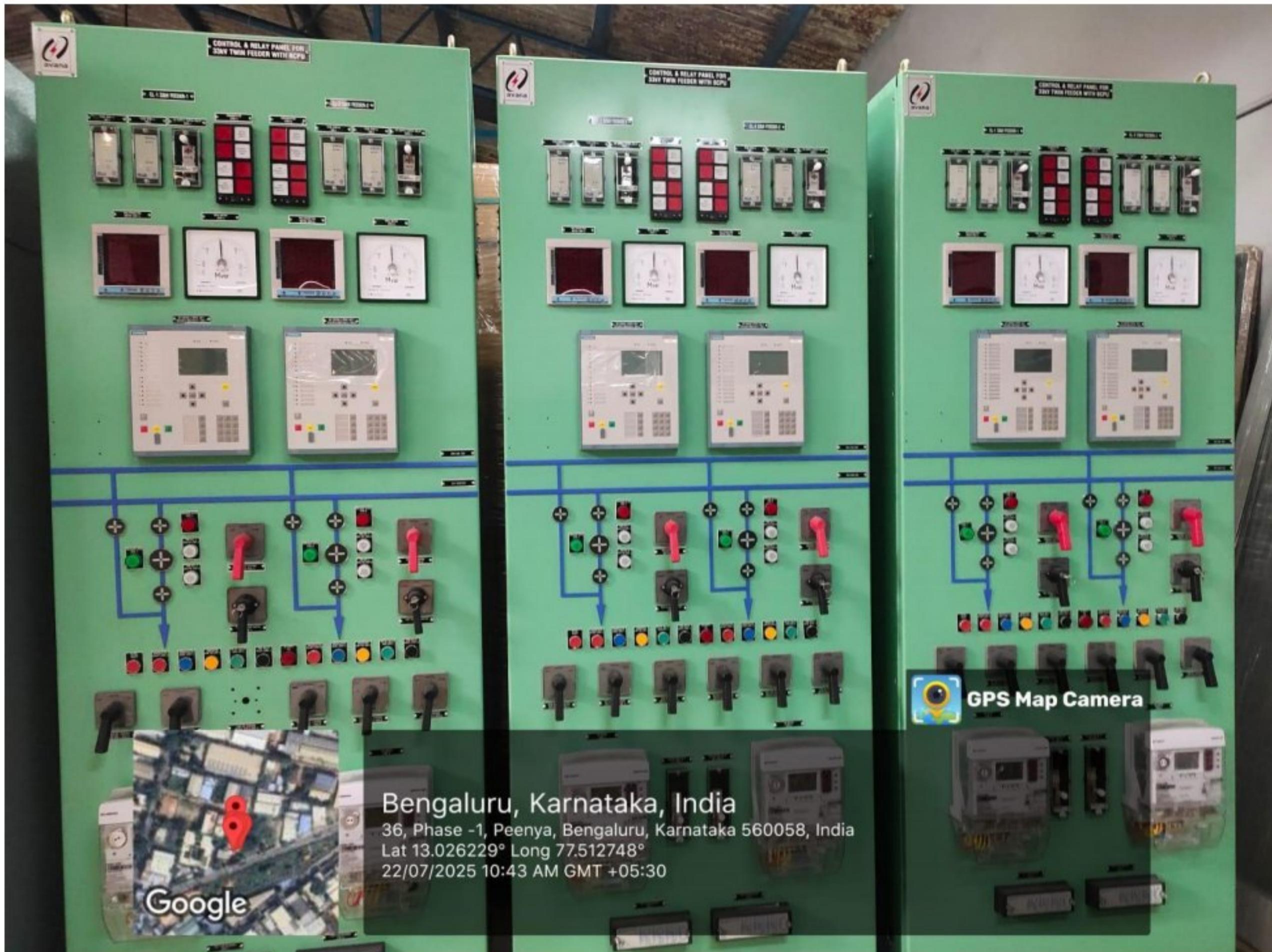
New Delhi

3rd Floor, 315 Rectangle One,
D-4, Saket, New Delhi-110017
T: +91 11 4317 2313

CIN : U74120WB2008PTC125639

Kolkata

Suite 1201, 12th Floor, Aurora Waterfront,
GN 34/1, Sector 5, Salt Lake City, Kolkata
700091
T: +91 33 4069 8001 E: kolkata@indcap.in
W: www.indcap.in



Indcap Advisors Private Limited

Bangalore

Cove Offices
Raheja Plaza, 3rd Floor, Richmond Rd,
Ashok Nagar, Bengaluru, Karnataka 560025

Mumbai

1st Floor, Solaris 1, Unit no. 114/B, Saki Vihar
Road, Andheri (E), Mumbai-400072
T: +91 22 4973 8878

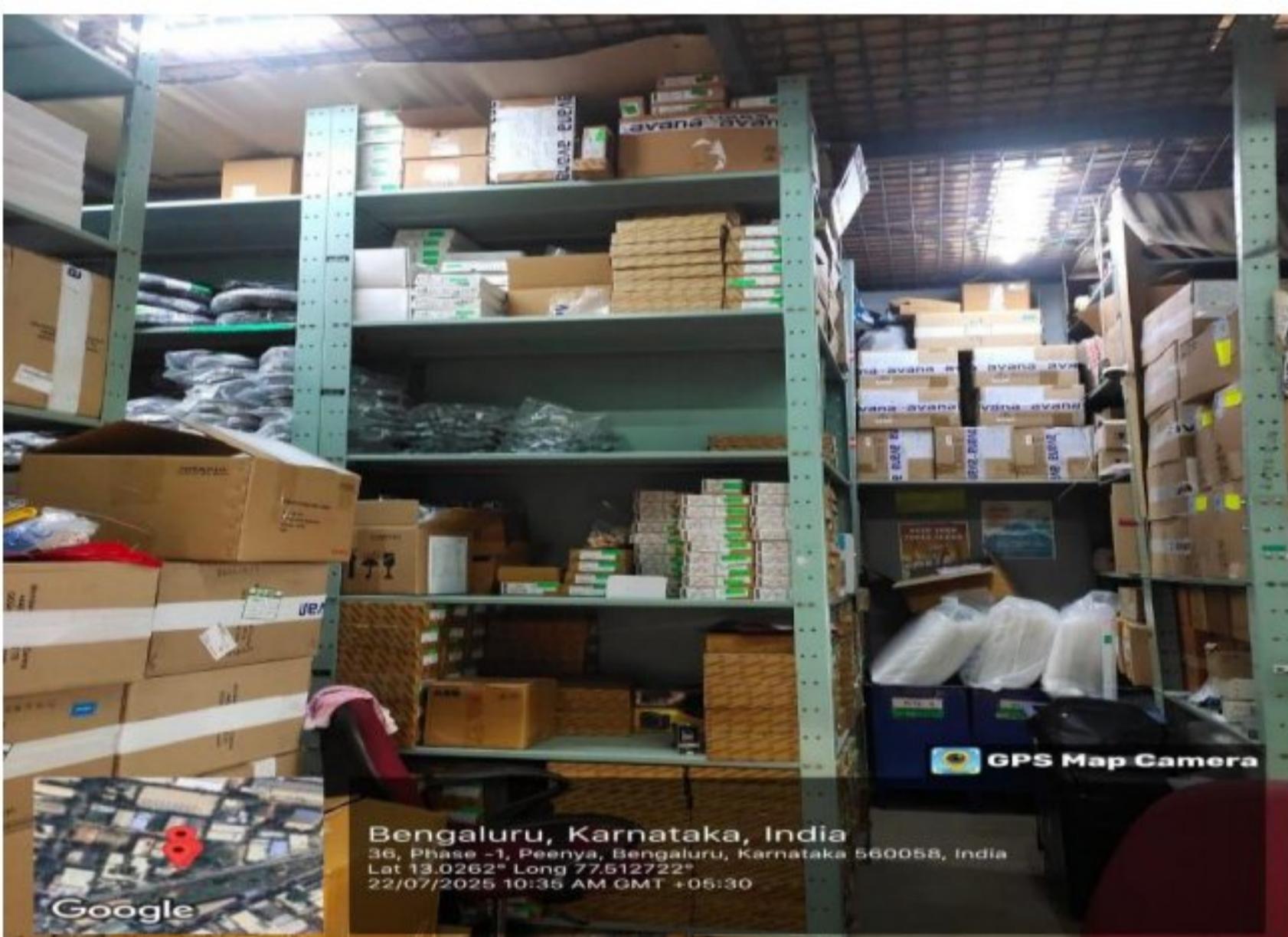
New Delhi

3rd Floor, 315 Rectangle One,
D-4, Saket, New Delhi-110017
T: +91 11 4317 2313

CIN : U74120WB2008PTC125639

Kolkata

Suite 1201, 12th Floor, Aurora Waterfront,
GN 34/1, Sector 5, Salt Lake City, Kolkata
700091
T: +91 33 4069 8001 E: kolkata@indcap.in
W: www.indcap.in



Indcap Advisors Private Limited

Bangalore

Cove Offices
Raheja Plaza, 3rd Floor, Richmond Rd,
Ashok Nagar, Bengaluru, Karnataka 560025

Mumbai

1st Floor, Solaris 1, Unit no. 114/B, Saki Vihar
Road, Andheri (E), Mumbai-400072
T: +91 22 4973 8878

New Delhi

3rd Floor, 315 Rectangle One,
D-4, Saket, New Delhi-110017
T: +91 11 4317 2313

CIN : U74120WB2008PTC125639

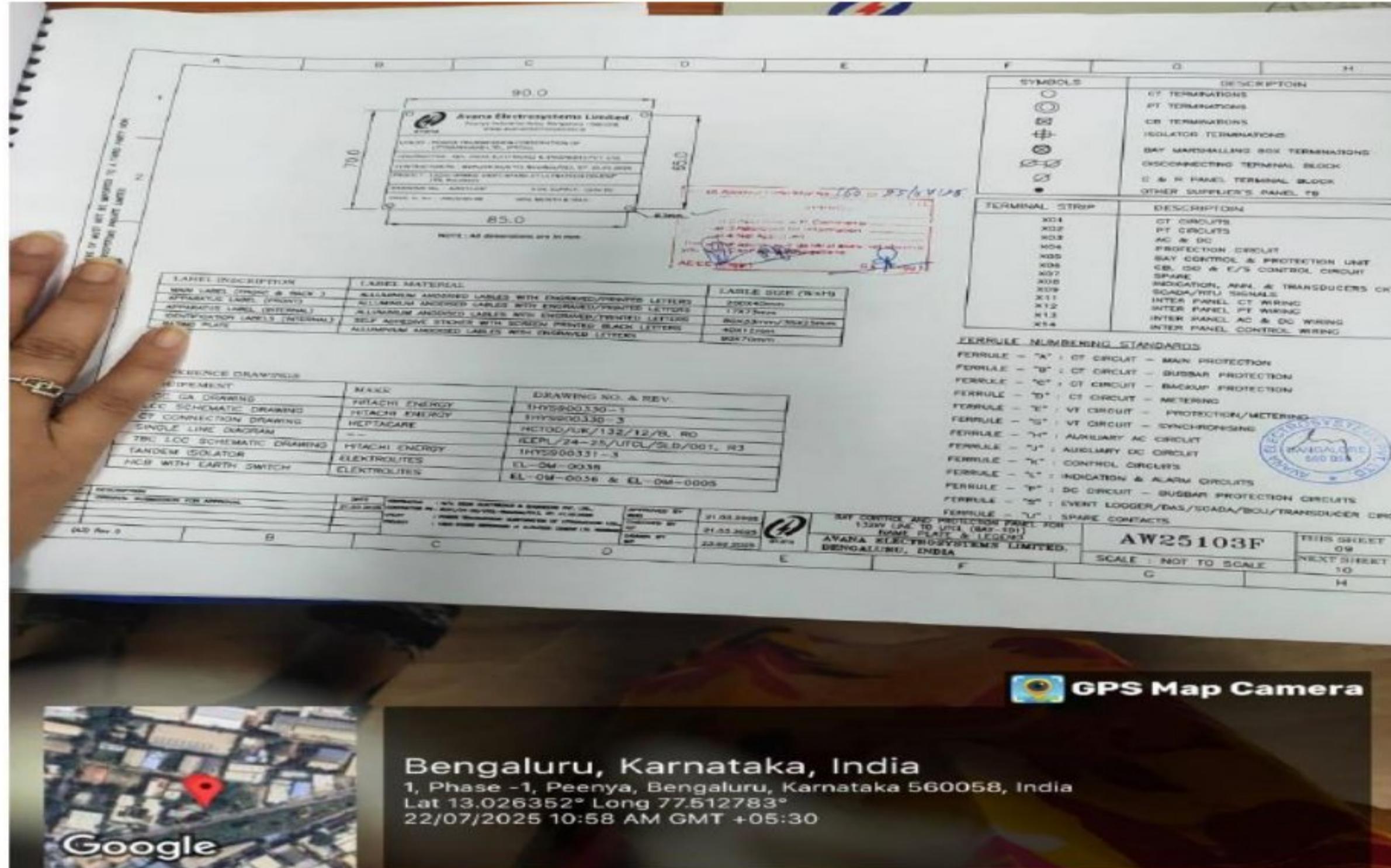
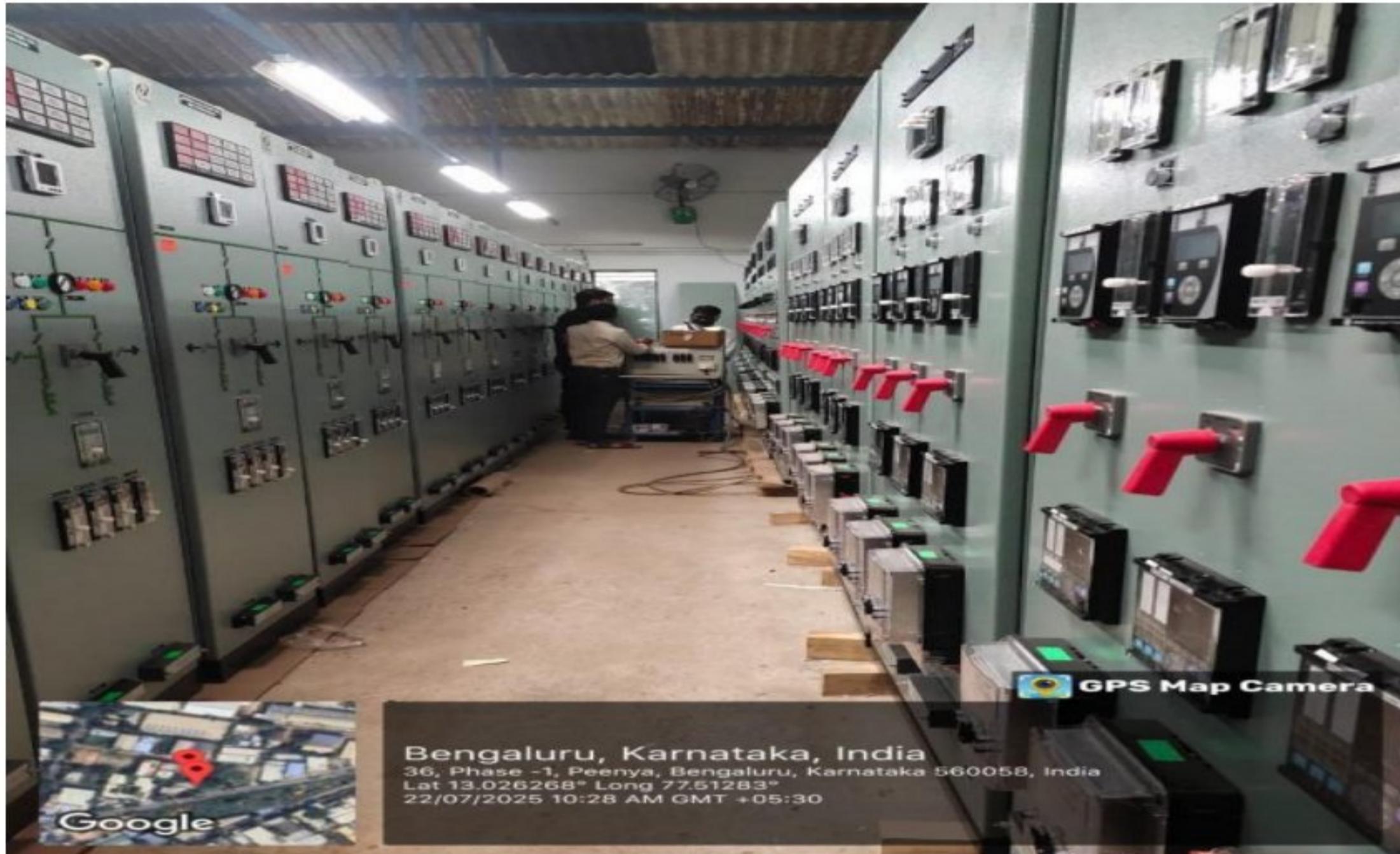
Kolkata

Suite 1201, 12th Floor, Aurora Waterfront,
GN 34/1, Sector 5, Salt Lake City, Kolkata

700091

T: +91 33 4069 8001 E: kolkata@indcap.in

W: www.indcap.in



Indcap Advisors Private Limited

Bangalore

Cove Offices

Raheja Plaza, 3rd Floor, Richmond Rd,
Ashok Nagar, Bengaluru, Karnataka 560025

Mumbai

1st Floor, Solaris 1, Unit no. 114/B, Saki Vihar
Road, Andheri (E), Mumbai-400072
T: +91 22 4973 8878

New Delhi

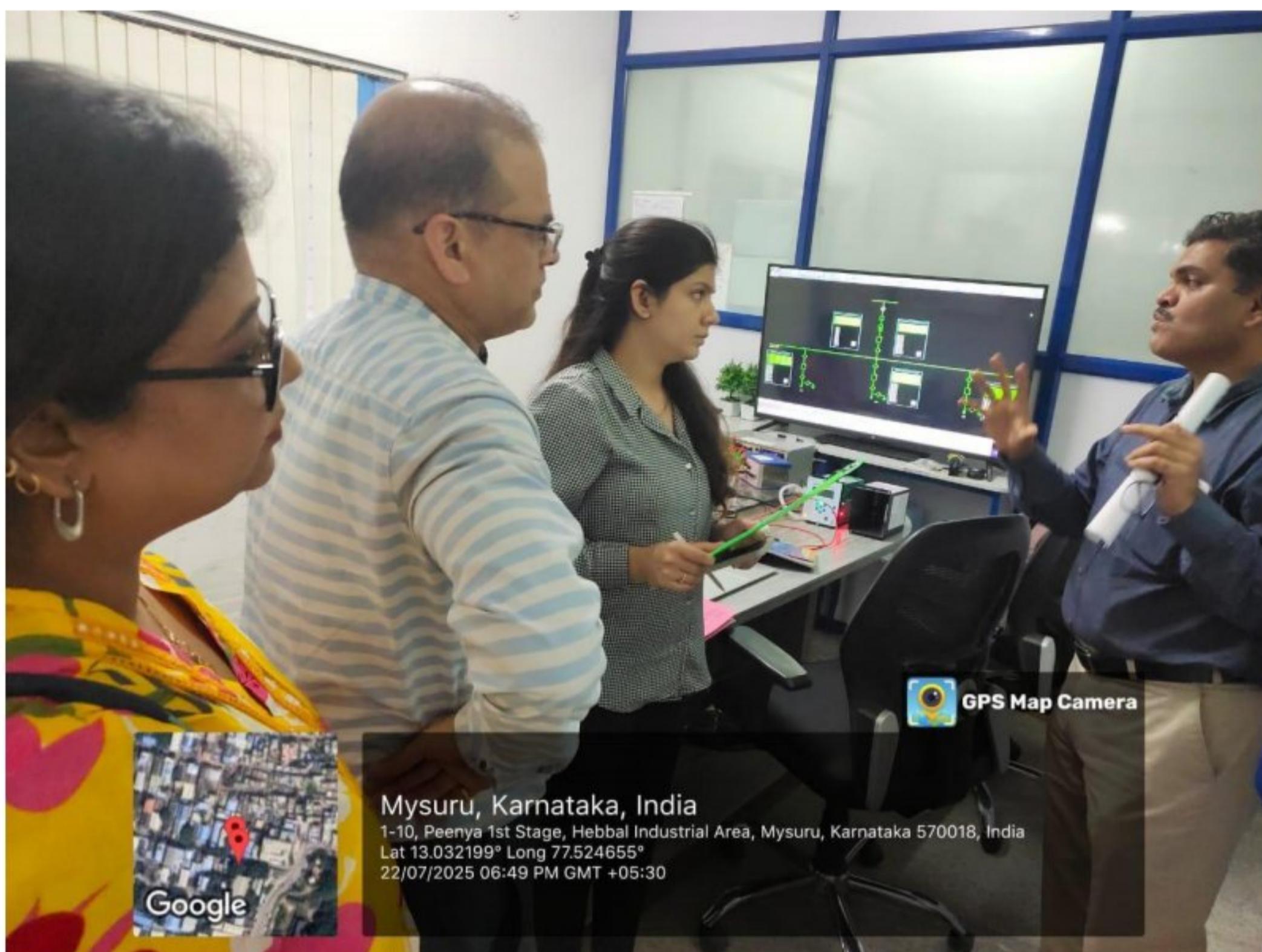
3rd Floor, 315 Rectangle One,
D-4, Saket, New Delhi-110017
T: +91 11 4317 2313

CIN : U74120WB2008PTC125639

Kolkata

Suite 1201, 12th Floor, Aurora Waterfront,
GN 34/1, Sector 5, Salt Lake City, Kolkata
700091
T: +91 33 4069 8001 E: kolkata@indcap.in
W: www.indcap.in

For Manufacturing Unit 1:



Indcap Advisors Private Limited

Bangalore

Cove Offices
Raheja Plaza, 3rd Floor, Richmond Rd,
Ashok Nagar, Bengaluru, Karnataka 560025

Mumbai

1st Floor, Solaris 1, Unit no. 114/B, Saki Vihar
Road, Andheri (E), Mumbai-400072
T: +91 22 4973 8878

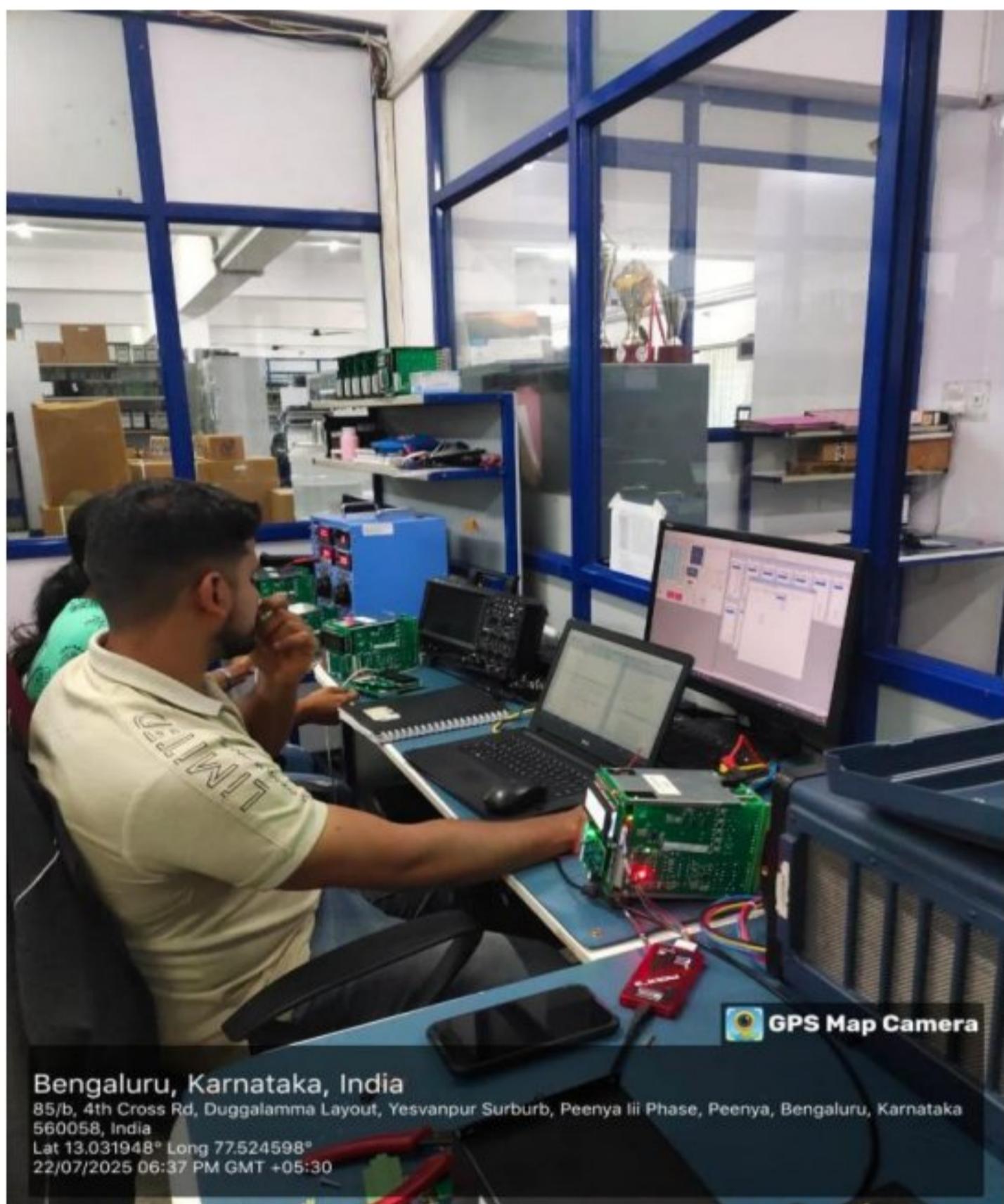
New Delhi

3rd Floor, 315 Rectangle One,
D-4, Saket, New Delhi-110017
T: +91 11 4317 2313

CIN : U74120WB2008PTC125639

Kolkata

Suite 1201, 12th Floor, Aurora Waterfront,
GN 34/1, Sector 5, Salt Lake City, Kolkata
700091
T: +91 33 4069 8001 E: kolkata@indcap.in
W: www.indcap.in



Indcap Advisors Private Limited

Bangalore

Cove Offices

Raheja Plaza, 3rd Floor, Richmond Rd,
Ashok Nagar, Bengaluru, Karnataka 560025

Mumbai

1st Floor, Solaris 1, Unit no. 114/B, Saki Vihar
Road, Andheri (E), Mumbai-400072
T: +91 22 4973 8878

New Delhi

3rd Floor, 315 Rectangle One,
D-4, Saket, New Delhi-110017
T: +91 11 4317 2313

CIN : U74120WB2008PTC125639

Kolkata

Suite 1201, 12th Floor, Aurora Waterfront,
GN 34/1, Sector 5, Salt Lake City, Kolkata

700091

T: +91 33 4069 8001 E: kolkata@indcap.in

W: www.indcap.in

Indcap Advisors Private Limited

Bangalore**Cove Offices**

Raheja Plaza, 3rd Floor, Richmond Rd,
Ashok Nagar, Bengaluru, Karnataka 560025

Mumbai

1st Floor, Solaris 1, Unit no. 114/B, Saki Vihar
Road, Andheri (E), Mumbai-400072
T: +91 22 4973 8878

New Delhi

3rd Floor, 315 Rectangle One,
D-4, Saket, New Delhi-110017
T: +91 11 4317 2313

CIN : U74120WB2008PTC125639