

VIS(2021-22) - PL184 - 941

RKA/DNCR

REINFORCING YOUR BUSINESS

ASSOCIATES

Nisimal Wiser Pvt. Ltd.,
Delhi, HowrahCASE COLLECTION FORMAT
(INDUSTRIAL PLANT SURVEY FORM)

(Version 2.1) | Date of implementation: 9.02.2011 | Date of Revision: 04.01.2018, 30.01.2020

Items	Assigned To	Assigned to Date	To be completed by date	Submitted On date	Grade	HOD Engrg. Signature
File Received By	Anirban	NA	NA			NA
Survey	Anirban					
Preparation						

A - Very Good, B - Satisfactory, C - Average, D - Poor, E - Extremely Poor

File Returned to
HOD Engrg.
unprepared due to
reason

☐ Proper documents not received, ☐ Survey not done properly, ☐ Survey Form not properly filled, ☐ Market survey for rates is not properly done, ☐ Identification is not clearly done, ☐ Measurement is not properly done, ☐ Photographs not clearly taken, ☐ Selfie/ Owner or owner representative photo not taken, ☐ Owner/ owner representative signature not taken, ☐ Google Map not taken, ☐ Survey summary sheet not filled

In case File is returned by the
preparer - HOD Engrg.
comment & SignatureMinor defects in the survey hence approved for preparation with warning to
Surveyor. Report preparer to collect the missing information on his own.

Major defects in the survey Survey has to be done again.

GENERAL DETAILS

1.	Proposal or Ref. No.	—		
2.	Type of Service	<input checked="" type="checkbox"/> Valuation Report		
3.	Type of customer	<input checked="" type="checkbox"/> Bank	<input type="checkbox"/> PSU	<input type="checkbox"/> NBFC
		<input type="checkbox"/> Company	<input type="checkbox"/> Private client	<input type="checkbox"/> Direct client through Bank
4.	Bank/ FI/ Organization Name & Address	SBI CCG, Magura House, Kolkata		
5.	Case Allotment Officer/ Fees paying party Details	Name Jagannath Guha	Contact Number 9831247052	Email Id m1.cbk@rbi.co.in
6.	Case Type	<input checked="" type="checkbox"/> Case for Fresh Account		<input type="checkbox"/> Case for existing account
7.	Fees Details	Amount of Fees Rs 40000 + GST	Advance Amount if any Rs 20000 + GST	Customer Payment will be paid by <input checked="" type="checkbox"/> Bank <input type="checkbox"/> Customer
8.	Billing Details	Billed To Party Name	GST IN	

Page 1 of 2

CASE DETAILS

M/s Nisual Wires Pvt. Ltd.

☐ Small Manufacturing Unit, ☐ Medium Scale Industrial Unit, ☒ Large Scale Industrial Plant, ☐ Very Large Scale Industrial Plant

Applicant Details

Nisual Wires Pvt. Ltd.

Name

Contact Number

Email Id

Account Name

Nisual Wires Pvt. Ltd.

Plant Address

Village - Telusaripur, P.O. - Baranda, P.S. - Bagnan, Howrah, Pin - 711303

Who will coordinate on site for the site survey

Name

Suman Roy

Contact Number

943316146

Preferred time of survey

Date

16/1/2021

Time

—

8

Documents Received (Any one ownership document and approved site plan/ map is must)

1. Ownership Documents: ☐ Sale Deed, ☐ Power of Attorney, ☐ Relinquishment Deed, ☐ Transfer Deed, ☒ Conveyance Deed, ☐ Allotment Letter, ☐ Possession Letter, ☐ Agreement to Sell, ☐ Mortgage Deed, ☐ Indenture of Mortgage

2. Map: ☐ Cizra Map, ☐ Sanctioned Map, ☐ Site Plan

3. Project Approval Documents: ☐ Factory Registration, ☐ Memorandum of Understanding with the State Govt., ☐ Industrial Entrepreneurship Memorandum, ☐ Environment Clearance, ☐ Fire NOC

4. Any Other document: ☐ TIR Report, ☐ Old Valuation Report, ☐ Plant Machinery Inventory Sheet, ☒ Fixed Asset Register, ☐ Building Statement, ☐ CLU Document, ☐ Detailed Project Report, ☐ Invoice of Major Equipment's, ☐ Daily Performance Report, ☐ TEV Report, ☐ Report, ☐ Production data of last one week, ☒ Plant maintenance log, ☒ Copy of Load Electrical Bill

☐ Any other:

5. No documents provided: ☐

9

Special Instructions if any:

10

I agree to pay the amount mentioned above for the preparation of Valuation Report. I agree that I'll not put any pressure on Valuer firm to distort any facts and would not try to influence any member or official of the firm in the discharge of their vested interest and to benefit any individual or organization by any means illegitimately.

Customer Signature

Roy

IMPORTANT INSTRUCTIONS

PREPARE TO START PREPARING THE FILES ONLY AFTER ENSURING THE STATUS OF ALL POINTS IS COMPLETED. FOR ANY EXCEPTION PLEASE BRING IT INTO NOTICE OF GENERAL MANAGER (OPERATIONS), OTHERWISE PENAL ACTION WILL BE TAKEN BY THE FILE PREPARER.

1. Please do not accept the case if you do not have proper documents
2. Understand the nature of Industry before moving for survey
3. Study the Plant Inventory sheet or FAR properly before moving for survey
4. Firstly please take & study the current applicable ownership document of the property which needs to get surveyed.
5. Mark the **Owner/ Area/ Boundaries** mentioned in the ownership documents with bold florescent marker pen before moving for the survey. During site survey if any difference is found in the above fields from the ownership documents then please contact the owner immediately to know the reason for the difference
6. Identify the Property clearly by matching the boundaries and area mentioned in the property papers.
7. Check whether Building Measurement Area is given in the Map or if they have any Building Area sheet or if self-measurement has to be carried out before moving for survey.
8. Take Google Map location.
9. Take one photograph of the property along with abutting road
10. Take nearby photographs of the Property.
11. Check Jurisdiction Municipal Limits & Ward Name.
12. Fill the details in the Survey form and tick the appropriate option clearly.
13. In case customer is found providing misleading information to you or trying to influence you by money or cash then immediately report to the Management & Bank.

S.No.	CHECKLIST	STATUS
1.	IS PURPOSE OF THE ASSIGNMENT UNDERSTOOD CLEARLY	✓
2.	IS WORK ORDER/ EMAIL/ CESA FORM FORMALITY COMPLETED	✓
3.	FOR PRIVATE CASE OR FOR FRESH CASE 50% ADVANCE IS RECEIVED	✓
4.	IS DOCUMENT CHECKLIST PROVIDED TO THE CUSTOMER	✓

S.NO.	CHECKLIST	STATUS
1.	Check nearby prominent landmark	✓
2.	DO CLEAR IDENTIFICATION OF THE PROPERTY	✓
3.	Match the boundaries of the property and its directions with the help of compass or sun direction	✓
4.	Do sample measurement	✓
5.	CHECK IF ANY BUILDING VIOLATIONS DONE	✓
6.	Click multiple proper photographs of the property from inside-out	✓
7.	Take selfie with the available representative	✓

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CHECK NEARBY DEVELOPMENT

SPECIAL INSTRUCTIONS.

1. During Survey please follow the blocks mentioned in the plant layout and clearly mention the details of each block. Use separate sheet wherever space is not adequate in the form.
2. During survey please keep P&M inventory sheet in hand and cross check the machines from the list.
3. Mention type, height & area of shed of each block clearly.
4. Take photographs of the machines including its machine plate.
5. In case machine is not in running condition then test the condition of the machine by moving it lever, pulley and check oil condition.

GRADE

A

1. Survey started with proper work order and knowing the source of payment.
2. Survey done with proper documents.
3. Done complete homework and studied the documents properly with highlighting the main points before moving for the survey.
4. Chosen correct survey form as per the property type.
5. All fields of Survey form are properly filled.
6. All site special observations and negative and positive factors are clearly mentioned.
7. Self & client signatures taken on survey form.
8. Property rates information properly taken, mentioned and verified.
9. Site rough sketch plan made.
10. Proper photographs taken.
11. Selfie with property taken.
12. Selfie and owner photograph with property taken.

8

11. Selfie with property taken.
12. Selfie and owner photograph with property taken.

In case of 3 minor mistakes in any of the above points except Point 1, 2, 3, 4, 6, 8, 10, 11, 12 but all the points are covered

5

In case of more than 3 minor mistakes and any 1 major mistake are completely missing except Point 1, 2, 3, 4, 6, 8, 10, 11, 12

D

In case of 1 major mistake or missing of any 1 point out of 1, 2, 3, 4, 6, 8, 10, 11, 12

F

In case of 1 major mistake or missing of any 1 point out of 1, 2, 3, 4, 6, 8, 10, 11, 12.

Note (Survey Grading Matrix):

1. For special assignments like LIE, Stock Valuation, etc. where till date survey format is not specified or released, in such cases point wise site observation report has to be submitted by the Surveyor duly signing it properly. Without signed Site Observation report, Point 4 will be considered as not done and will fall under Category E.
2. Similar Grading Matrix is issued for Case Collection & Report Preparation as well.

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2. Similar Grading Matrix is issued for Case Collection & Report Preparation as well.

Note (Overall Grading Matrix):

1. In case client reports any careless mistake in the report for which revision has to be done in the report then in that case Grading Matrix may be revised and Grade E will be awarded.

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INDUSTRIAL PLANT SURVEY FORM (FOR INDUSTRIAL PROPERTIES ONLY)

Date of implementation: 09/02/2011 | Date of Revision: 04/01/2010 | 15/06/2011

Date: 15/7/21

Time: —

GENERAL DETAILS

Name of the Surveyor

Auraban Roy

Property shown by

☐ Owner/ Director, ☒ Company Representative, ☐ If not available, ☐ Property is locked, survey could not be done from inside

Name

Sunila Roy

Contact No.

9432161146

Survey Type

☒ Full survey (inside-out with approximate measurements & photographs), ☐ Full survey (inside out with approximate sample random measurements & photographs), ☐ Half Survey (Approx. sample random measurements from outside & photographs), ☐ No photographs taken (No measurements)

Reason for Half survey or only photographs taken

☐ Property was locked, ☐ Possessee didn't allow to inspect the property, ☐ NPA property so owner was hostile and survey could not be carried out, ☐ Under construction property, ☐ Very Large Property, practically not possible to measure the entire area, ☐ Any other reason:

How Property is Identified

☐ From schedule of the properties mentioned in the deed, ☒ From name plate displayed on the property, ☒ Identified by the owner/ owner representative, ☐ Enquired from nearby people, ☐ Identification of the property could not be done, ☐ Survey was not done

Type of Industry

☐ Small Manufacturing Unit, ☐ Medium Scale Industrial Unit, ☒ Large Scale Industrial Plant, ☐ Very Large Scale Industrial Plant

Property Measurement

☒ Self-measured, ☐ Sample measurement only, ☐ No measurement

Reason for no measurement

☐ Property was locked/ sealed, ☐ Owner/ possessee didn't allow it, ☐ NPA property so didn't enter the property, ☐ Very Large Property, practically not possible to measure the entire area, ☐ Any other Reason

Purpose of Valuation

☒ Value assessment of the asset for creating collateral mortgage, ☐ Periodic Re-Valuation for Bank, ☐ Distress sale for NPA A/c.

☐ Every purpose, ☐ For Insolvency purposes, ☐ Capital
☐ Gains Wealth Tax purpose, ☐ Partition purpose, ☐ For other & other
☐ Assessment, ☐ For company merger & amalgamation purpose
☐ For any other purpose
☐ Project Loan, ☐ Term Loan, ☐ C.C. Limit encroachment
☐ Limit, ☐ Industrial Loan, ☐ Business Loan, ☐ H.A.

Name of the Industry
 Legal Owner Name's
 Property Purchaser Name
 Plant Address under Valuation
 Present Residence Address of
 the Owner/ Director
 Property constitution

OWNERSHIP DETAILS
 Nirmal wires Pvt. Ltd.
 Nirmal wires Pvt. Ltd.
 Same as Pg. 2

☒ Free Hold, ☐ Lease Hold

(only L.R. Reg No. - 358236
 is lease land.)
 govt.

LOCATION DETAILS

Adjoining Properties
 Match it with papers with the help
 of compass or Sun direction and
 also confirm it with nearby people

East	West	North	South
Vacant agricultural land	Vacant agricultural land	Vacant agricultural land	NH-6

Property Facing
 Landmark
 Ward Name/ No.
 Zone Name

☐ East Facing, ☐ North Facing, ☐ West Facing, ☒ North Facing
☐ North-East Facing, ☐ South-West Facing, ☐ South-East Facing
☐ North-West Facing

Hotel Abhijeet

Main Road Name & Width
 Approach Road Name & Width

Name	Width	Distance from property
NH6 -	30-40m	150m Approx.
Open Internal Road		

Are proper road facilities
 available?

☒ Yes, ☐ No

Type of Approach Road

☐ Bituminous, ☐ Metalled, ☐ Cement concrete, ☐ Concrete paver
☐ Brick khadja, ☒ Mud surfacing, ☐ Broken potholed metalled
☐ No proper approach road available, ☐ Very narrow approach
 towards the property

		<input type="checkbox"/> Developed notified Industrial area, <input type="checkbox"/> Within averagely maintained Industrial area, <input type="checkbox"/> Within un-notified Industrial area, <input type="checkbox"/> Within Main city, <input type="checkbox"/> Within city suburbs, <input type="checkbox"/> Within urban developed area, <input type="checkbox"/> Within urban developing zone, <input type="checkbox"/> Within urban undeveloped area, <input type="checkbox"/> Within urban remote area, <input type="checkbox"/> Within commercial area, <input type="checkbox"/> Within Institutional area, <input type="checkbox"/> Out of municipal limits, no civic infrastructure available, <input type="checkbox"/> Within rural village area, <input type="checkbox"/> In interims, <input type="checkbox"/> Within Backward area, <input checked="" type="checkbox"/> Within Remote area					
11	Classification of the Locality	<input type="checkbox"/> Urban developed, <input type="checkbox"/> Urban developing, <input type="checkbox"/> Semi Urban, <input checked="" type="checkbox"/> Rural, <input type="checkbox"/> Backward, <input type="checkbox"/> Industrial, <input type="checkbox"/> Institutional					
12	Location consideration	<input type="checkbox"/> Corner Plot, <input type="checkbox"/> 2 side open, <input type="checkbox"/> 3 side open, <input type="checkbox"/> On >30' wide road, <input type="checkbox"/> Near to Metro station, <input type="checkbox"/> Near to Market, <input checked="" type="checkbox"/> Near to Highway, <input type="checkbox"/> Entrance North-East Facing, <input type="checkbox"/> Ordinary location within locality, <input type="checkbox"/> Good Location within the locality, <input type="checkbox"/> Normal Location within the locality, <input type="checkbox"/> Average Location within locality, <input type="checkbox"/> Poor location within the locality, <input type="checkbox"/> Proximity towards end of the locality, <input type="checkbox"/> Any other					
13.	Is Plant part of notified Industrial Area? If yes then name of Industrial area/ estate & governing authority managing it.	<input type="checkbox"/> Yes, <input checked="" type="checkbox"/> No <div style="text-align: center;">—</div>					
14.	Proximity to civic amenities	School	Hospital	Market	Metro	Railway Station	Airport
		1km	5km	3km	—	3km	
15	Any new development in surrounding area	NH-6 NH-6 (Service Road Expansion)					
16.	Jurisdiction limits	<input type="checkbox"/> Nagar Nigam, <input type="checkbox"/> Nagar Panchayat, <input checked="" type="checkbox"/> Gram Panchayat, <input type="checkbox"/> Nagar Palika Parishad, <input type="checkbox"/> Area not within any municipal limits					
17	Jurisdiction Development Authority Name	Name: Sarat chandra Gram Panchayat <input type="checkbox"/> Area not within any development authority limits					
18.	Municipality/ Municipal Corporation Name	Name: gram Sarat chandra Panchayat					

existing land uses and
any nearby
development details
the location proper for the
subject industry?

Is it a standalone industry in
this area? Is it a belt for the
subject nature of industry?
In case industry gets closed
then does the land can be
used for any other purpose?

Area not within any municipal limits

Agricultural & Residential
Yes

NO

Yes.

PHYSICAL DETAILS

1	Land Area	As per Title deed 11.3415 Acre	As per Map 11.0 Acre	As per site survey —
		Area as per mortgage deed: 11.3415 Acre		
2	Any conversion to the land use	CDD		
3	Land Type	<input checked="" type="checkbox"/> Solid, <input type="checkbox"/> Rocky, <input type="checkbox"/> Marsh Land, <input type="checkbox"/> Reclaimed Land, <input type="checkbox"/> Water body		
4	Shape of the Land	<input type="checkbox"/> Square, <input type="checkbox"/> Rectangular, <input type="checkbox"/> Trapezium, <input type="checkbox"/> Triangular, <input type="checkbox"/> Trapezoid, <input checked="" type="checkbox"/> Irregular, <input type="checkbox"/> NA		
5	Level of Land	<input type="checkbox"/> On road level, <input checked="" type="checkbox"/> Below road level, <input type="checkbox"/> Above road level, <input type="checkbox"/> NA		
6	Frontage to depth ratio	<input checked="" type="checkbox"/> Normal frontage, <input type="checkbox"/> Less frontage, <input type="checkbox"/> Large frontage, <input type="checkbox"/> NA		
7	Are Boundaries matched	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> No relevant papers available to match the boundaries, <input type="checkbox"/> Boundaries not mentioned in available documents, <input type="checkbox"/> Very large land parcel forming multiple lands so not possible to match it with paper		
8	Is Independent access available to the property	<input checked="" type="checkbox"/> Clear independent access is available, <input type="checkbox"/> Access is available sharing of other adjoining property, <input type="checkbox"/> No clear access is available, <input type="checkbox"/> Access is closed due to dispute, <input type="checkbox"/> Land locked		
9	Is property clearly demarcated with permanent boundaries?	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Only partially, <input type="checkbox"/> Only with Temporary boundaries		
10	Is the property merged or colluded with any other property	NO		
11	Is complete property mortgaged with the Bank under valuation or only portion of it?	Yes		
12	Property possessed by at the time of survey	<input checked="" type="checkbox"/> Owner, <input type="checkbox"/> Vacant, <input type="checkbox"/> Lessee, <input type="checkbox"/> Under Construction, <input type="checkbox"/> Could not be Surveyed, <input type="checkbox"/> Property was locked, <input type="checkbox"/> Bank sealed, <input type="checkbox"/> Court sealed		
13	Current activity carried out in the property	<input checked="" type="checkbox"/> Industrial, <input type="checkbox"/> Vacant, <input type="checkbox"/> Locked, <input type="checkbox"/> Sealed, <input type="checkbox"/> Any other use		

8.2365 Acre is converted land.
&
3.105 Acre is govt. Patla land.

BUILDING/ CONSTRUCTION/ UTILITY DETAILS																
Sl. No.	Building Status	Built-up Area	As per Title deed		As per Map		As per site survey									
			RCC	Shed												
			Given in separate sheet													
	Building Type		<input checked="" type="checkbox"/> RCC Framed Structure, <input type="checkbox"/> Load bearing Pillar Beam column, <input type="checkbox"/> Ordinary brick wall structure, <input checked="" type="checkbox"/> Shed mounted on Iron trusses & Pillars <input type="checkbox"/> Scrap abandoned structure													
	Appearance/ Condition of the Building		Internal - <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Poor <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey External - <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Poor <input type="checkbox"/> Under construction													
5	Maintenance of the Building		<input type="checkbox"/> Very Good, <input type="checkbox"/> Average, <input type="checkbox"/> Poor, <input type="checkbox"/> Under construction <input checked="" type="checkbox"/> good.													
6	Age of Building/ Recent Improvements done															
7	Maintenance of the Building		<input type="checkbox"/> Very Good, <input type="checkbox"/> Average, <input type="checkbox"/> Poor <input checked="" type="checkbox"/> good.													
8	Any defects in the building		<input type="checkbox"/> Maintenance issues, <input type="checkbox"/> Finishing issues, <input type="checkbox"/> Seepage issues, <input type="checkbox"/> Water supply issues, <input type="checkbox"/> Electricity issues, <input type="checkbox"/> Structural issues, <input type="checkbox"/> Visible cracks in the building <input checked="" type="checkbox"/> NO.													
9	Any violation done in the property		<input type="checkbox"/> Construction done without Map, <input type="checkbox"/> Construction not as per approved Map, <input type="checkbox"/> Extra covered without sanctioned Map, <input type="checkbox"/> Joined adjacent property, <input type="checkbox"/> Encroached adjacent area illegally <input checked="" type="checkbox"/> NO.													
10	Boundary Wall (Only for individual property)		<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Common boundary wall of a complex <table border="1"> <thead> <tr> <th>Running Mtr.</th> <th>Height</th> <th>Width</th> <th>Finish</th> </tr> </thead> <tbody> <tr> <td>948 m (app.)</td> <td>11m (app.)</td> <td>300mm</td> <td>Brick wall & RCC</td> </tr> </tbody> </table>						Running Mtr.	Height	Width	Finish	948 m (app.)	11m (app.)	300mm	Brick wall & RCC
Running Mtr.	Height	Width	Finish													
948 m (app.)	11m (app.)	300mm	Brick wall & RCC													
11	Garden/ Landscaping		<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Beautiful, <input type="checkbox"/> Ordinary													
12	Parking facilities		<input checked="" type="checkbox"/> Available within the property <input type="checkbox"/> Not available within the property		<input checked="" type="checkbox"/> On Ground <input type="checkbox"/> In Basement <input type="checkbox"/> On stilt <input type="checkbox"/> On road, <input type="checkbox"/> Acute parking problem											
13	Special Comments if any															

NOTE: Use table below to mention the individual building/ shed/ blocks details. Mentioned Type of construction (RCC/ Corrugated GI Shed Mounted on Brck Wall or Iron Pillars & Trusses/ Corrugated Colored GI Shed/ Simple GI Shed/ Simple Tin Shed), Height & Area of each block in the table below

* Please note :- The approach road from NH-6 to factory gate belongs to Niraval wasser Pvt. Ltd. The road consists of R.S. Dag nos. - 253, 255, 391, 128, as told by concerned representative.

	Total Slabs/ Floors	Floor wise height	Year of construct ion	Type of construction	Structure condition	
1. ycle stand	Single storied	2.3m		Tein shed & Iron pillar	Average	$(2.25 \times 3) m^2$ $= 6.75 m^2$
2. coal shed	"			Tein shed & Iron pillar	good	$(18 \times 12) m^2$ $= 216 m^2$
3. PGP Panel Room	Double storied	7m		RCC roof & wall	good	$(5 \times 3.4) m^2$ $= 17 m^2$
4. soft water & raw water tank room	Single storied	5m		Iron pillar Tein shed	"	$(2 \times 10) m^2$ $= 30 m^2$
5. PGP labour Quarter 1	"	2.4m		Tein shed concrete wall	"	(12.7×3.4) $= 43.18 m^2$
6. PGP labour Quarter 2	"	2.1m		Tein shed concrete wall	"	(2.8×5.3) $= 14.84 m^2$
7. Labour Quarter	"	3.7m		Iron pillar Tein shed	"	(8.9×9) $= 88.2 m^2$
8. canteen	"	3.7m		Iron pillar Tein shed	"	$(9 \times 8.9) +$ (4.3×5.8) $= 113.14 m^2$
9. worker Toilet	"	2.5m		Tein shed concrete wall	"	(2.8×6.7) $= 18.76 m^2$
10. staff Quarter	"	4.36m		Tein shed concrete wall	"	(18.8×9.1) $= 171.08$
11. weigh bridge room	"	2.7m		Tein shed concrete wall	"	(2×3.8) $= 7.6 m^2$
12. staff Quarter 2	"	2.3m		concrete wall RCC roof	"	(2.8×7.4) $= 20.72 m^2$
13. Security room 1	"	2.4m		Tein shed Iron Truss	"	(2.5×5.8) $= 14.5 m^2$
14. worker room 2 (behind sec room)	"	2.1m		Tein shed concrete wall	"	(2.7×3.0) $= 8.1 m^2$
15. worker room 3	"	2.3m		Tein shed Brick wall	"	(1.8×5.4) $= 8.64 m^2$
16. security Quarter	"	2.3m		Tein shed concrete wall	"	(10.3×2.7) $= 27.81 m^2$
17. Time office	"	2.3m		Tein shed concrete wall	"	(1.8×3.4) $= 6.12 m^2$
18. New R.O. shed	"	2.5m		Tein shed Iron pillar	"	(3.6×4.1) $= 14.76 m^2$
19. D.G. shed	"	4.3m		Iron pillar Tein shed	"	(8.1×3.2) $= 25.92 m^2$

No.	Building name	Floor	Height	Year of cons.	Type of cons.	Structure cond.	Area
20	Pickling Area	Ground	15 m		Finished from pillar	good	$= (128 \times 25)$ $= 2950 \text{ m}^2$
21	Prod. shed. 1	"	15 m		"	"	$= (200 \times 50)$ $= 10000 \text{ m}^2$
22	Prod. shed. 2	"	15 m		"	"	$= (200 \times 50)$ $= 10000 \text{ m}^2$
23	Under construction office shed.	"	3 m		"	"	$= (56 \times 5)$ $= 280 \text{ m}^2$

17/06/2020
 good shed
 10000 m²

PLANT DETAILS

DESCRIPTION

Wire manufacturing industry started in 2010

Wire manufacturing Industry

Oct. 2013

Oct. 2013.

12

1) Black wire drawing - 2013
2) Galvanizing - 2014
3) Aluminium - 2014
4) Rolling - 2020
5)

Total Block Value of the Machines (As on Year ending 31st March)

Industry benchmark cost for setting up these Plants (for eg. Per MW or Per MT)

Establishment Type

☒ Indigenous, ☐ EPC Contractor, ☐ Local Contractor

Plant Type

☐ Manual ☒ Semi-Automatic, ☐ Fully Automatic, ☐ Conventional Non-Conventional, ☐ Computerized Controlled

Plant & Machinery Purchase Type

☒ First Hand, ☐ Second Hand

Plant & Machinery Make

☐ Domestic branded, ☐ Domestic local made, ☐ Onsite fabrication, ☐ Imported machines, ☒ Mix (Domestic + Foreign)

Plant Overall Condition

☐ Newly Commissioned, ☐ Excellent, ☐ Very Good, ☒ Fair, ☐ Average, ☐ Poor, ☐ Completely scrap

Plant Status

☒ In Operation, ☐ Not Running, ☐ Partially running, ☐ Stopped for Maintenance, ☐ Completely shutdown

If Plant is not operational then period since it is not operational & reason for not being in operation

	<p>Is the plant operational and require any refurbishing to the plant?</p> <p>Money spent in last year on maintenance of machines</p> <p>Any major failure, fault, breakdown in last 3 years?</p> <p>Any Technology Collaboration of the Plant</p>	<p>—</p> <p>—</p> <p>March - 25 to May 10, June to 2020, due to lockdown.</p> <p>NO</p> <p>60-70%</p>
20	Average Plant Capacity Utilization rate in last one month. Attach Production chart of last one week	
21	Name & Function of each block in the plant - Use Separate Sheet If Required	
22	Main machines used in the Plant - Use Separate Sheet If Required	
23	Estimated net weight of the large machines and of total machines present at site - Use Separate Sheet If Required	
24	Estimated Economic Life of the Plant/ Machines	15-20 years - Approx.
25	Age of the Plant/ Remaining Life of Machines	11 years
26	Record of Last Maintenance Done (Attach Copy Of Maintenance Log Book If Possible)	—
27	Production Capacity in Quantity & Weight For Different Products/ Units	wire, drawing 72,000 MT / Annual capacity.
28	Description Of Products Manufactured	Black wire, stranded wire, PC wire, Galvanized wire, stay wire, earth wire, fencing wire, etc.
29	Brand Name under which Products are sold in the Market	Nirmal group.
30	Raw Material Used & Sources Of Primary Raw Material Used	wire rod, Aluminium, zinc, lead, etc.

Not Barbed wire, Aluminium wire etc.

<p>34. Plant using obsolete technology or currently used technology in the market? Please comment.</p>	<p>4 3 chimney, current</p> <p>2inc - 100 ft. lead - 150 ft. Pickling - 50 ft.</p>
<p>35. Whether STP is installed (Mention Type & Capacity)</p>	<p>NO</p>
<p>36. Whether ETP is installed (Mention Type & Capacity)</p>	<p>Yes.</p>
<p>37. Fire Fighting System</p>	<p>Yes.</p>
<p>38. No. of Resources Working In the Plant (Managerial, Skilled, Unskilled)</p>	<p>Company payroll - 150 labour - 200</p>
<p>39. Is the adequate skilled labour available in this area for the subject Industry?</p>	<p>Available</p>
<p>40. Power Supply arrangements in the Plant (Sanctioned Load Kw and Units consumed in last 3 months)</p>	<p>WBSEDCL, 33KVA</p>
<p>41. Auxiliary power arrangements type in the plant (Type & Capacity)</p>	<p><input checked="" type="checkbox"/> DG Sets, <input type="checkbox"/> Captive Power Plant 3 dg set, 1) 500KVA - Jackson 2) 63KVA - 3) 500KVA - Jackson.</p>
<p>42. HVAC System In the Plant</p>	<p>NO</p>
<p>43. Cooling System In the Plant</p>	<p>NO</p>
<p>44. Water Arrangements/ Source of water</p>	<p><input type="checkbox"/> Jet pump, <input checked="" type="checkbox"/> Submersible, <input type="checkbox"/> Jal board supply, <input type="checkbox"/> Reservoir. <input type="checkbox"/> Any other:</p>
<p>45. Major issues noticed in the Industry which can create issues in operations</p>	<p>NO</p>

PARTICULARS	DESCRIPTION
Copy Sheet of P&M from Asset Register Machine Name/ Machine Capacity/ Model No / Machine Make/ Capitalization Date/ Capitalization Value/ Current Book Value/ Machine Status (working/ not working)	
7. Flow chart / Block diagram from raw material to finished product	
3. Plant Layout	
4. Factories registration	
5. Labor license	
6. Fire NOC	
7. Copy of last paid Electricity Bill	
8. NOC from Pollution Control Board	
9. Environment Clearance (if applicable)	
10. Petroleum Product Storage license (if applicable)	
11. Explosive Product Storage license (if applicable)	
12. Export/ Import Code (if applicable)	
13. Any other approval or NOC as per industry	
14. Daily Performance Report	
15. Production data of last one week	
16. Plant maintenance log	

LAND RATES INFORMATION DETAILS

Information on the basis of the factors like Area location, Property location, Floor level, Position, Frontage, Width of lane/ road in front of the property, Nearby development

Demand & Supply condition in the Market for such properties		<input checked="" type="checkbox"/> Very Good <input checked="" type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Low	
2.	At what True rate Owner bought this Property	Year of purchase	—
		Purchase Price	—
3.	Minimum Rate in the locality	—	
4.	Maximum Rate in the locality	—	
5.	Local Information gathered during Site survey (Minimum 2 enquiries are must):		
	1. Name:	Kartick Lakraborty	
	Contact No.	9797430629	
	Sale Purchase Rate	Rs 2.10 cr/Acre (converted land of boundary wall & security now)	
	Rental Rate	—	
	Comments	On discussion, he told that he has a parcel of land of near about 7 acres, approx. 1500 ft. from Nisimal Wees, towards Korkata.	
	2. Name:	Zameen properties	
	Contact No.	9163446022	
	Sale Purchase Rate	Rs 1.8 - 3.15 lakh/katta (Agricultural)	
	Rental Rate	—	
	Comments	On discussion, he told that the land rate beside NH 6 is quite high. It depends on the site.	
	3. Name:	Sindhu Real Estate	
	Contact No.	—	
	Sale Purchase Rate	Rs 1.5 - 3 lakh/katta (Agricultural)	
	Rental Rate	—	
	Comments	On discussion, he told that land ^{beside} NH 6 will be 2.5 to 3 lakh/katta. But land about 100m interior will be less, i.e. → 1.5 to 2 lakh/katta (Agricultural Land)	

Surveyor Name:

Anirban Roy

Signature:

[Signature]

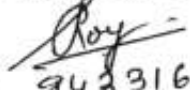
Date:

16/7/21

UNDERTAKING BY THE CUSTOMER

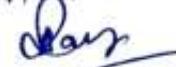
I confirm that the property is inspected in front of me and I have provided all the information true related to the property to the best of my knowledge. I understand that any false or manipulative information provided by me will be considered as cheating with the professional organization since it will lead to incorrect valuation report and I will be solely responsible for this unlawful act and will bear the charges for the changes/modifications which have to be made due to the false information. I also undertake that I haven't given any cash or in kind to any member of R.K Associates to influence the Value of the Property or favor any individual or organization and the same is not accepted or asked by the member of R.K Associates. Any such act will lead to cancellation of the material prepared by R.K Associates with forfeiting of the fees and I'll be completely responsible for its repercussions and legal actions taken for it.

IMPORTANT: We have not authorized any of our Surveyor to take Cash or kind from the customers in any situation. In case Surveyor or any member of R.K Associates asks for any money or kind from you then kindly please inform on number +91-9999597597. Our Valuation process is very stringent and have multiple check points to ensure correct & error free reports to keep the lending agency risk free. In case Surveyor claims that he would be able to arbitrary effect the Valuation figures unfairly or as per your requirement & need then he is making a false claim to you and we request you to complaint such act immediately on the number provided above.

Name: SUMITA Roy
 Signature: 
 Mobile No.: 9433161146
 Date: 15.7.2024

UNDERTAKING BY THE SURVEYOR

I confirm that I have carried out the Survey of the property properly as per the fair professional best practices and Valuation & Survey policy guidelines issued by the organization. I have not taken any cash or kind from the customer or given the customer any wrong or false information or have made any false claims for arbitrary providing the Property Valuation as per one's need or requirement by distorting the facts. In case at any point of time it is found that I have done any kind of fraudulent activity in this case and misled the company then I understand its legal consequences and appropriate penal action which company can take against me. Also in regard to it any monetary or reputation loss will be recovered from me by the company.

Surveyor Name: Anirban Roy
 Signature: 
 Date: 16/7/2024

UNDERTAKING BY THE PREPARER

This Valuation Report is prepared as per the fair professional best practices and Valuation & Survey guidelines issued by the organization. I also confirm that without any personal interest, partiality or bias I have worked on the Valuation work of this case. Rates adopted for the asset is based on various facts, information collected from the site came to my knowledge during the course of the assignment and I have taken sincere efforts to review & confirm this data/ information from all different angles using my prudent approach without any biasedness or pressure. I have prepared the report based on true facts & information as per best of my knowledge & case facts. I understand that any false information provided by me will lead to the incorrect valuation report and I'd be solely responsible for it and will bear the losses which will be put on the Company in form of monetary or reputation loss by its client or statutory bodies.

I also undertake that I did not come into any influence by the customer, Bank representative (officer or agent), colleagues, coworkers or any other person to arbitrarily change the Valuation figures or facts unethically or illegitimately which may put the public money at risk which is in the form of Bank deposits.

In case at any point of time in future I am found guilty of illegitimately distorting the facts in the Valuation of any other professional services which company offers in the market on being influenced by the customer or Bank representative (officer or agent) or for whatsoever may be the reason then I'd solely responsible of any such act and I understand that the Company shall take appropriate legal action against me which may include suspension from the current roles & responsibilities or termination from the employment with immediate effect.

I also undertake that I have not taken any cash, favor or in kind from the customer for favoring any individual or organization by unfair means.

I also undertake that I'll not prepare any report on incomplete Survey form which is not properly filled as per the Company guidelines and in case I am preparing it which is creating an incorrect report then I'd be responsible for its consequences.

Preparer Name:

Signature:

Date:

SURVEY SUMMARY SHEET (TO BE ENCLOSED WITH VALUATION REPORT)

(Version 1.0) | Date of implementation: 10/04/2017

This valuation report at RK Associates is prepared based on the thorough survey of the property conducted by the Engineering Surveyor. This Survey Summary Sheet is for the information of Banker concerned with the organization. Detailed Survey Form can also be made available to the interested organization in case it is required to cross check what information our surveyor has given in site inspection report based on which valuation report is prepared.

1	File No.	VIC(2021-22)-PL184-Q41		
2	Name of the Surveyor	Anirban Roy		
3	Borrower Name	Nirmal wires Pvt. Ltd.		
4	Name of the Owner			
5	Property Address which has to be valued	Jhwaripur, P.O - Baranda, P.S - Bagman, Howrah, Pin - 711303.		
6	Property shown & identified by at site	<input type="checkbox"/> Owner, <input checked="" type="checkbox"/> Representative, <input type="checkbox"/> No one was available, <input type="checkbox"/> Property is locked, could not be done from inside		
		Name	Contact No.	
		Sunita Roy	9433161146	
7	How Property is identified by the Surveyor	<input type="checkbox"/> From schedule of the properties mentioned in the deed, <input type="checkbox"/> From map displayed on the property, <input checked="" type="checkbox"/> Identified by the owner/ owner's representative, <input type="checkbox"/> Enquired from nearby people, <input type="checkbox"/> Identification of the problem easily, <input type="checkbox"/> Survey was not done		
8	Are Boundaries matched	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> No relevant papers available to match the boundary, <input type="checkbox"/> Boundaries not mentioned in available documents		
9	Survey Type	<input checked="" type="checkbox"/> Full survey (inside-out with measurements & photographs), <input type="checkbox"/> Half Survey (Measurements from outside & photographs), <input type="checkbox"/> Only photographs taken (No measurements)		
10	Reason for Half survey or only photographs taken	<input type="checkbox"/> Property was locked, <input type="checkbox"/> Possessee didn't allow to inspect the property, property so couldn't be surveyed completely		
11	Type of Property	<input type="checkbox"/> Flat in Multistoried Apartment, <input type="checkbox"/> Residential House, <input type="checkbox"/> Low Rise Apartment, <input type="checkbox"/> Residential Builder Floor, <input type="checkbox"/> Commercial Land & Building, <input type="checkbox"/> Commercial Shop, <input type="checkbox"/> Commercial Floor, <input type="checkbox"/> Shopping Mall, <input type="checkbox"/> Institutional, <input type="checkbox"/> School Building, <input type="checkbox"/> Vacant Residential Plot, <input type="checkbox"/> Vacant Agricultural Land, <input checked="" type="checkbox"/> Hotel		
12	Property Measurement	<input checked="" type="checkbox"/> Self-measured, <input type="checkbox"/> Sample measurement, <input type="checkbox"/> No measurement		
13	Reason for no measurement	<input type="checkbox"/> It's a flat in multi storey building so measurement not required, <input type="checkbox"/> Property was locked, <input type="checkbox"/> Owner/ possessee didn't allow it, <input type="checkbox"/> Didn't enter the property, <input type="checkbox"/> Very Large Property, practically not possible to measure the area within limited time, <input type="checkbox"/> Any other Reason		
14	Land Area of the Property	As per Title deed	As per Map	As per site survey
15	Covered Built-up Area	As per Title deed	As per Map	As per site survey
16	Property possessed by at the time of survey	<input type="checkbox"/> Owner, <input type="checkbox"/> Vacant, <input type="checkbox"/> Lessee, <input type="checkbox"/> Under Construction		
17	Any negative observation of the	<input type="checkbox"/> Property was locked, <input type="checkbox"/> Bank sealed, <input type="checkbox"/> Court sealed		

access available to	<input checked="" type="checkbox"/> Clear independent access is available, <input type="checkbox"/> Access available in sharing of other adjoining property, <input type="checkbox"/> No clear access is available, <input type="checkbox"/> Access is closed due to dispute
clearly demarcated with boundaries?	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Only with Temporary boundaries
property merged or colluded with any other property	
Information References on property rates	Please refer attached sheet named 'Property rate Information Details'

Endorsement:

1. Signature of the Person who was present from the owner side to identify the property:

Undertaking: I have shown the correct property and provided the correct information about the property to the surveyor of R.K Associates to the best of my knowledge for which Valuation has to be prepared. In case I have shown wrong property or misled the valuer company in any way then I'll be solely responsible for this unlawful act.

a. Name of the Person: **SUMITA ROY,**
b. Relation: **CONSULTANT,**
c. Signature: *[Signature]*
d. Date: **15/7/2021**

In case not signed then mention the reason for it: ☐ No one was available, ☐ Property is locked, ☐ Owner/representative refused to sign it, ☐ Any other reason:

2. Surveyor Signature who did site inspection:

Undertaking: I have inspected the property and cross verified the property details at site to the extent of a. Matching boundaries of the property, b. Sample measurement of its area, c. Physical condition, d. Property rates as per local information with what is mentioned in the property documents provided to me by the Bank/interested organization. I have not come under influence of anyone during site inspection and have only recorded the true and factual details in the survey form which I come across during the site survey. I understand that giving any manipulative information in the survey form will lead to incorrect Valuation report which is an unlawful act and I'll be solely responsible for doing it.

a. Name of the Surveyor: **Anisban Roy**
b. Signature: *[Signature]*
c. Date: **15/7/2021**