

File No.

Date of Receiving

RKA/DNGR/

VI(2021-22)

- PL 222 - 849

Unit - 2

REINFORCING YOUR BUSINESS  
rk ASSOCIATESCASE 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 Enngg. Signature
File Received By	Anirban Dasg	NA	NA			NA
Survey	Anup & Anirban					
Preparation						

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

File Returned to HOD Enngg. 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 Enngg. comment &amp; Signature

- ☐ Minor 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"/> Corporate
		<input type="checkbox"/> Company	<input type="checkbox"/> Private client	<input type="checkbox"/> Direct client through Bank	
4.	Bank/ FI/ Organization Name & Address	SAMB1, Kolkata			
5.	Case Allotment Officer/ Fees paying party Details	Name	Contact Number	Email Id	
		Tapan Satapathy	9674771832	C201.04151@sbi.co.in	
6.	Case Type	<input type="checkbox"/> Case for Fresh Account		<input checked="" type="checkbox"/> Case for existing account/ customer	
7.	Fees Details	Amount of Fees	Advance Amount if any	Payment will be paid by	
		Rs. 1.25 lakh + G.S. +		<input checked="" type="checkbox"/> Bank	<input type="checkbox"/> Customer
8.	Billing Details	Billed To Party Name	GSTIN		



# CASE DETAILS

Name of the Industry/ Account		H/S BRG Iron & Steel Co. Pvt Ltd.	
Type of Property	<input type="checkbox"/> Small Manufacturing Unit, <input type="checkbox"/> Medium Scale Industrial Unit, <input checked="" type="checkbox"/> Large Scale Industrial Plant, <input type="checkbox"/> Very Large Scale Industrial Plant		
Owner/ Applicant Details	Name	Contact Number	Email Id
		-	-
Account Name	H/S BRG Iron & Steel Co. Pvt Ltd.		
Plant Address	Village- Kurunthi, P.O- Kushiabonga, P.S- Hoxtanja via- Mera Mundali, Dist- Dhenkanal Pin- 759121, Odisha		
Who will coordinate on site for the site survey	Name	Contact Number	
	B.K. Singh	8763813381 (IRP)	
	Ravi Narayan Nayak	9937013901 (Land matter)	
Preferred time of survey	Date	Time	
	20/8/21	-	
8. Documents Received (Any one ownership document and approved site plan/ map is must)	<p>1. Ownership Documents: <input type="checkbox"/> Sale Deed, <input type="checkbox"/> Power of Attorney, <input type="checkbox"/> Will Relinquishment Deed, <input type="checkbox"/> Transfer Deed, <input type="checkbox"/> Conveyance Deed, <input type="checkbox"/> Allotment Letter, <input type="checkbox"/> Possession Letter, <input type="checkbox"/> Agreement to Sell, <input type="checkbox"/> Mortgage Deed, <input type="checkbox"/> Indenture of Mortgage</p> <p>2. Map: <input type="checkbox"/> Cizra Map, <input type="checkbox"/> Sanctioned Map, <input type="checkbox"/> Site Plan <input checked="" type="checkbox"/> Layout Plan</p> <p>3. Project Approval Documents: <input type="checkbox"/> Factory Registration, <input type="checkbox"/> Memorandum of Understanding with the State Govt., <input type="checkbox"/> Industrial Entrepreneurs Memorandum, <input type="checkbox"/> Environment Clearance, <input type="checkbox"/> Fire NOC</p> <p>4. Any Other document: <input type="checkbox"/> TIR Report, <input type="checkbox"/> Old Valuation Report, <input type="checkbox"/> Plant &amp; Machinery Inventory Sheet, <input type="checkbox"/> Fixed Asset Register, <input type="checkbox"/> Building Area Statement, <input type="checkbox"/> CLU Document, <input type="checkbox"/> Detailed Project Report, <input type="checkbox"/> Invoices of the Major Equipment's, <input type="checkbox"/> Daily Performance Report, <input type="checkbox"/> TEV Report, <input type="checkbox"/> LIE Report, <input type="checkbox"/> Production data of last one week, <input type="checkbox"/> Plant maintenance log, <input type="checkbox"/> Copy of last paid Electricity Bill, <input type="checkbox"/> Copy of municipal tax receipt</p> <p><input type="checkbox"/> Any other:</p> <p>✓ Memorandum of Entry + FAR ✓ Building sheet + TEV</p> <p>5. No documents provided: <input type="checkbox"/></p>		
9. Special Instructions if any:	-		
10.	<p>I agree to pay the amount mentioned above for the preparation of Valuation Report. I agree that I'll not put pressure on Valuer firm to distort any facts and would not try to influence any member or official of the firm in the ill spirit or vested interest and to benefit any individual or organization by any means illegitimately.</p> <p>Customer Signature: Didnot Sign</p>		

✓ BRG Iron & Steel Co. Pvt Ltd.

## IMPORTANT INSTRUCTIONS

PREPARE TO START PREPARING THE FILES ONLY AFTER ENSURING THE STATUS OF ALL BELOW POINTS IS COMPLETED. FOR ANY EXCEPTION PLEASE BRING IT INTO NOTICE OF SENIOR GENERAL MANAGER (OPERATIONS), OTHERWISE PENAL ACTION WILL BE TAKEN AGAINST 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 documents 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	<input checked="" type="checkbox"/>
2.	IS WORK ORDER/ EMAIL/ CESA FORM FORMALITY COMPLETED	<input checked="" type="checkbox"/>
3.	FOR PRIVATE CASE OR FOR FRESH CASE 50% ADVANCE IS RECEIVED	<input type="checkbox"/>
4.	IS DOCUMENT CHECKLIST PROVIDED TO THE CUSTOMER	<input checked="" type="checkbox"/>

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



9.	Send Google Map location at maps@rkassociates.org	
10.	Check municipal jurisdiction	
11.	Check Main road name & width and its distance from the subject property	
12.	Check Lane width on which property is located	
13.	Check any defects or negativity in the property	
14.	<b>CONFIRM PROPERTY RATES LOCALLY</b>	
15.	<b>CHECK NEARBY DEVELOPMENT</b>	

#### 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 its lever, pulley and check oil condition.

#### SURVEY GRADING MATRIX

GRADE	PARAMETERS/ CRITERIA
A	In case all the points below are done properly, timely with full care and diligence: <ol style="list-style-type: none"> <li>1. Survey started with proper work order and knowing the source of payment.</li> <li>2. Survey done with proper documents.</li> <li>3. Done complete homework and studied the documents properly with highlighting the main points before moving for the survey.</li> <li>4. Chosen correct survey form as per the property type.</li> <li>5. All fields of Survey form are properly filled.</li> <li>6. All site special observations and negative and positive factors are clearly mentioned.</li> <li>7. Self &amp; client signatures taken on survey form.</li> <li>8. Property rates information properly taken, mentioned and verified.</li> <li>9. Site rough sketch plan made.</li> <li>10. Proper photographs taken.</li> <li>11. Selfie with property taken.</li> <li>12. Selfie and owner photograph with property taken.</li> </ol>
B	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.
C	In case of more than 3 minor mistakes and any 1 major mistake in any of the above points and if any points 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.
E	In case of more than 1 major mistakes or missing of more than 1 point out of 1, 2, 3, 4, 6, 8, 10, 11, 12.

#### Note (Survey Grading Matrix):

1. For special assignments like LIT, 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.

#### 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.

# INDUSTRIAL PLANT SURVEY FORM

FOR INDUSTRIAL PROPERTIES ONLY

Version 2.0 | Date of Implementation: 3.12.2011 | Date of Revision: 24.01.2018 | 15.08.2019

VIS (2022-23) - R-222-809  
File No. ~~EX-115694~~

Date: 20/8/21

Time:

## GENERAL DETAILS

Name of the Surveyor

Anirban Das, Anup Banerjee

Property shown by

☐ Owner Director Company Representative ☐ No one was available ☐ Company's Vehicle Survey could not be done (urgent matter)

Name

Contact No.

Survey Type

☐ Full Survey Inside-out with accurate measurements & photographs ☒ Full Survey Inside-out with accurate sample random measurements & photographs ☐ Half Survey Approximate sample random measurements from outside & photographs ☐ Only photographs taken (No measurement)

Reason for Half Survey or only photographs taken

☐ Property was locked ☐ Possessors didn't allow to inspect the property ☐ NPA property so owner was hostile and survey couldn't be carried out ☐ Under construction property ☐ Very large irregular property practically not possible to measure the entire area ☐ Any other reason: D/A

5. How Property is Identified

☐ Firm schedule of the properties mentioned in the deed ☒ Firm 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

6. Type of Industry

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

7. Property Measurement

☐ Self-measured ☒ Sample measurement only ☐ No measurement

8. Reason for no measurement

☐ Property was locked/sealed ☐ Owner/possessors 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: D/A

9. Purpose of Valuation

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

\* B.K. Singh - 8763813381 (IRP Pensioner)

Ravi Narayan Nayak - 9937013901

(ERD official, for final use)



Type of Loan	<input type="checkbox"/> For DRT Recovery purpose, <input type="checkbox"/> For Insolvency purpose, <input type="checkbox"/> Capital Gains Wealth Tax purpose, <input type="checkbox"/> Partition purpose, <input type="checkbox"/> General Value Assessment, <input type="checkbox"/> For company merger & amalgamation purpose, <input type="checkbox"/> For any other purpose:
Loan Amount	<input type="checkbox"/> Project Loan, <input type="checkbox"/> Term Loan, <input type="checkbox"/> CC Limit enhancement, <input type="checkbox"/> Cash Credit Limit, <input type="checkbox"/> Industrial Loan, <input type="checkbox"/> Business Loan, <u>VNA</u>

### OWNERSHIP DETAILS

Name of the Industry	<u>Refer Pg-2</u>
Legal Owner Name/s	<u>Refer Pg-2</u>
Property Purchaser Name	<u>Refer Pg-2</u>
Plant Address under Valuation	<u>Refer Pg-2</u>
Present Residence Address of the Owner/ Director	<u>                    </u>
Property constitution	<input checked="" type="checkbox"/> Free Hold, <input type="checkbox"/> Lease Hold

### LOCATION DETAILS

Adjoining Properties (Match it with papers with the help of compass or Sun direction and also confirm it with nearby people)	LOCATION DETAILS									
	East	West	North	South						
1. Property Facing										
2. Property Facing	<u>Sample Canal</u>	<u>Village road</u>	<u>South eastern railway</u>	<u>Sample Canal</u>						
3. Landmark	<u>Itself is a land mark.</u>									
4. Ward Name/ No.	<u>                    </u>									
5. Zone Name	<u>                    </u>									
6. Main Road Name & Width	<table border="1"> <thead> <tr> <th>Name</th> <th>Width</th> <th>Distance from property</th> </tr> </thead> <tbody> <tr> <td><u>NH55</u></td> <td><u>60 ft</u></td> <td><u>500m (approx)</u></td> </tr> </tbody> </table>				Name	Width	Distance from property	<u>NH55</u>	<u>60 ft</u>	<u>500m (approx)</u>
Name	Width	Distance from property								
<u>NH55</u>	<u>60 ft</u>	<u>500m (approx)</u>								
7. Approach Road Name & Width										
8. Are proper road facilities available?	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No									
9. Type of Approach Road	<input type="checkbox"/> Bituminous, <input type="checkbox"/> Metalled, <input type="checkbox"/> Cement concrete, <input type="checkbox"/> Concrete paver block, <input checked="" type="checkbox"/> Brick khadanjia, <input checked="" type="checkbox"/> Mud surfacing, <input type="checkbox"/> Broken potholed metalled road, <input type="checkbox"/> No proper approach road available, <input type="checkbox"/> Very narrow approach road towards the property									

# Location characteristics

	<input type="checkbox"/> Within well-developed notified Industrial area, <input checked="" type="checkbox"/> Within averagely maintained Industrial area, <input checked="" 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 interiors, <input type="checkbox"/> Within Backward area, <input 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"/> Property 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						
14. Proximity to civic amenities	School	Hospital	Market	Metro	Railway Station	Airport	
15. Any new development in surrounding area	2 km	3 km	1.5 km	—	3 km	130 km	
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:  <input checked="" type="checkbox"/> Area not within any development authority limits						
18. Municipality/ Municipal Corporation Name	Name: Kushpanga Gram Panchayat						



☒ Area not within any municipal limits

Surrounding land uses and adjoining/ nearby establishment details  
Is the location proper for the subject industry?

Industrial, forest, residential.

Yes.

Is it a standalone Industry in this area? is it a belt for the subject nature of Industry?

NO, Tata BSL, Nav Bharat  
Stand alone for SS Slab.

In case Industry gets closed then does the land can be used for any other purpose?

Yes.

### PHYSICAL DETAILS

1.	Land Area	As per Title deed	As per Map	As per site survey
	*	17.4 Acres	—	—
		Area as per mortgage deed: 17.4 Acres.		
2.	Any conversion to the land use	Not provided		
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 logged		
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 papers		
8.	Is Independent access available to the property	<input checked="" type="checkbox"/> Clear independent access is available, <input type="checkbox"/> Access is available in 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 type="checkbox"/> Owner, <input type="checkbox"/> Vacant, <input type="checkbox"/> Lessee, <input type="checkbox"/> Under Construction, <input type="checkbox"/> Couldn't 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 type="checkbox"/> Industrial, <input type="checkbox"/> Vacant, <input type="checkbox"/> Locked, <input type="checkbox"/> Sealed <input type="checkbox"/> Any other use:		

☒ Shut down

\* As per MOE (Memorandum of entry) BRG IDBI

\* 17.6 Acres google earth

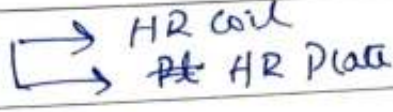


# BUILDING/ CONSTRUCTION/ UTILITY DETAILS

Construction Status	<input checked="" type="checkbox"/> Built-up property in use, <input type="checkbox"/> Under construction, <input type="checkbox"/> No construction										
Covered Built-up Area	As per Title deed	As per Map	As per site survey								
RCC	Different sheet										
Shed											
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 type="checkbox"/> Good, <input checked="" 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 type="checkbox"/> Good, <input checked="" 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 checked="" type="checkbox"/> Average, <input type="checkbox"/> Poor, <input type="checkbox"/> Under construction										
6. Age of Building/ Recent Improvements done	15 years average										
7. Maintenance of the Building	<input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Average, <input type="checkbox"/> Poor										
8. Any defects in the building	<input checked="" 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										
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"/> NA										
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>1.3 Km (app)</td> <td>10 ft Ave</td> <td>300 mm</td> <td>simple plastered</td> </tr> </tbody> </table>			Running Mtr.	Height	Width	Finish	1.3 Km (app)	10 ft Ave	300 mm	simple plastered
Running Mtr.	Height	Width	Finish								
1.3 Km (app)	10 ft Ave	300 mm	simple plastered								
11. Garden/ Landscaping	<input type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Beautiful, <input type="checkbox"/> Ordinary										
12. Parking facilities	<input type="checkbox"/> Available within the property <input type="checkbox"/> Not available within the property	<input 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 Brick Wall or Iron Pillars & Trusses/ Corrugated Colored GI Shed/ Simple GI Shed/ Simple Tin Shed), Height & Area of each block in the table below.

# PLANT DETAILS

PARTICULARS	DESCRIPTION
1. Brief History & Description of the Plant	It started 2010. It manufactures HR coil and HR Plates.
2. Nature of Industry	Manufacturing unit.
3. Plant Inception Date	2010
4. Commercial Operational Date	2010.
5. No. of Production Lines	2. 
6. Date of Inception of each Production Line	2010 for both
7. Total Block Value of the Machines (As on Year ending 31 <sup>st</sup> March)	—
8. Industry benchmark cost for setting up these Plants (for eg. Per MW or Per MT)	—
9. Establishment Type	<input type="checkbox"/> Indigenous, <input checked="" type="checkbox"/> EPC Contractor, <input checked="" type="checkbox"/> Local Contractor
10. Plant Type	<input type="checkbox"/> Manual, <input checked="" type="checkbox"/> Semi-Automatic, <input type="checkbox"/> Fully Automatic, <input type="checkbox"/> Conventional, <input type="checkbox"/> Non-Conventional, <input type="checkbox"/> Computerized Controlled
11. Plant & Machinery Purchase Type	<input checked="" type="checkbox"/> First Hand, <input type="checkbox"/> Second Hand
12. Plant & Machinery Make	<input type="checkbox"/> Domestic branded, <input type="checkbox"/> Domestic local made, <input type="checkbox"/> Onsite fabrication <input type="checkbox"/> Imported machines, <input checked="" type="checkbox"/> Mix (Domestic + Foreign)
13. Plant Overall Condition	<input type="checkbox"/> Newly Commissioned, <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Poor, <input type="checkbox"/> Completely scrap
14. Plant Status	<input type="checkbox"/> In Operation, <input type="checkbox"/> Not Running, <input type="checkbox"/> Partially running, <input type="checkbox"/> Stopped For Maintenance, <input checked="" type="checkbox"/> Completely shutdown
15. If Plant is not operational then period since it is not operational & reason for not being in operation	No plant is not in operation due to labour unrest. It's closed since March 2021



Plant is not operational How does it require any money for refurbishing to restart the Plant?	Yes, for maintenance
Total money spent in last one year on maintenance of machines	—
Any major failure, fault, breakdown in last 3 years?	NO
Any Technology collaboration of the Plant	NO
Average Plant Capacity Utilization rate in last one month. Attach Production chart of last one week	—
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	Age of plant → 10 yrs
25. Age of the Plant/ Remaining Life of Machines	Age of the plant → 10 yrs.
26. Record of Last Maintenance Done (Attach Copy Of Maintenance Log Book If Available)	Shutdown since March 21
27. Production Capacity In Quantity & Weight For Different Products/ Units	Shutdown since March 21
28. Description Of Products Manufactured	HR coils, HR plates, SS
29. Brand Name under which Products are sold in the Market	BRG
30. Raw Material Used & Sources Of Primary Raw Material Used	SS and MS SS/MS slab

1. No. & Type of Furnace	2 Furnace, 160 TPH, 25 TPH
2. No./ Type/ Height of Chimney/ Exhaust	<del>2</del> 1, 60m ht (approx)
3. Is Plant using obsolete technology or currently used technology in the market? Please comment.	Not current Technology
4. Whether STP is installed (Mention Type & Capacity)	Yes, only one
5. Whether ETP is installed (Mention Type & Capacity)	No
6. Fire Fighting System	Yes
7. No. of Resources Working In the Plant (Managerial, Skilled, Unskilled)	20 (Security people)
8. Is the adequate skilled labour available in this area for the subject Industry?	Yes
9. Power Supply arrangements in the Plant (Sanctioned Load Kw and Units consumed in last 3 months)	Power cut by TPCODL (April 2021 power cut due to non payment) 132/11 KV
10. Auxiliary power arrangements type in the plant (Type & Capacity)	<input checked="" type="checkbox"/> DG Sets, <input type="checkbox"/> Captive Power Plant 3 → 380 KVA, 250 KVA, 500 KVA
11. HVAC System In the Plant	—
12. Cooling System In the Plant	—
13. Water Arrangements/ Source of water	<input type="checkbox"/> Jet pump, <input type="checkbox"/> Submersible, <input type="checkbox"/> Jal board supply, <input type="checkbox"/> Reservoir, <input type="checkbox"/> Any other: <input checked="" type="checkbox"/> Kisindanala (Rangali Right canal)
14. Major issues noticed in the Industry which can create issues in operations	NO

\* 11 / 450 KVA



# ARTICULARS

## DESCRIPTION

Sheet of P&M from  
Asset Register

Machine Name/ Machine

Type/ Capacity/ Model No./

Machine Make/

Capitalization Date/

Capitalization Value/ Current

Book Value/ Machine Status

(working/ not working)

2. 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

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

1.	Demand & Supply condition in the Market for such properties	<input type="checkbox"/> Very Good, <input 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:	Nirmal Kumar Sahoo (dealer)	
	Contact No.	9439587882	
	Sale Purchase Rate	-	
	Rental Rate	-	
	Comments	On NH55 land price will be around 1.2 to 1.3 Cr per Acre. 25 laus/Acre to 30 laus/Acre for land which is around 1km inside. Near Kenukh village	
	2. Name:		
	Contact No.		
	Sale Purchase Rate		
	Rental Rate		
	Comments		
	3. Name:		
	Contact No.		
	Sale Purchase Rate		
	Rental Rate		
	Comments		

Surveyor Name: Anirban Ray, Anup Banerjee

Signature: *[Signature]*

Date:



**UNDERTAKING BY THE CUSTOMER**

As the property is inspected in front of me and I have provided all the information true related 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 undergone 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:

Signature:

Mobile No.:

Date:

**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:

Signature:

Date:

*Anirban Roy*  
*Roy*  
*20/8/21*

CASE NO.

## UNDERTAKING BY THE PREPARER

The Valuation Report is prepared as per the fair professional best practices and Valuation & Survey 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, figures collected from the site came to my knowledge during the course of the assignment and I have taken all efforts to review & confirm this data/ information from all different angles using my prudent approach and 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 arbitrary 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 or 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:



# BRG Unit II Building sheet

Name	Area Height (G+1) 7m	Year of Construction	Area sq ft
Admin Building		2006	6548.21 = 608.34 m <sup>2</sup>
(i) Control Room for water complex	3.5m	"	17818.58 = 1655.39 m <sup>2</sup>
(ii) Transformer Room	3.5m	"	4369.43 = 405.75 m <sup>2</sup>
(iii) Control room for water complex	4m	"	1515.92 = 140.83 m <sup>2</sup>
(iv) ETP area, ECR	4m	"	1353.45 = 126.20 m <sup>2</sup>
(v) Office building	3.5m	"	1848.79 = 171.77 m <sup>2</sup>
(vi) Store building	3.5m	"	1964.66 = 185.52 m <sup>2</sup>
(vii) Water complex	—	"	13465.81 = 1251.91 m <sup>2</sup>
(viii) New Canteen building	<del>3.5m</del> 3.5m	"	2349.68 = 236.87 939.24 = 87.25 m <sup>2</sup>
(ix) Time office	5.5m	"	402.42 939.24 = 87.25 m <sup>2</sup>
(x) Weigh bridge & Control room	(G+1) 7m	"	4299.26 402.42 = 373.8 m <sup>2</sup>
(xi) Shackle mill ECR	—	"	804.09 11299.26 = 1049.73 m <sup>2</sup>
(xii) Overhead tank	—	"	518.95 804.09 = 74.70 m <sup>2</sup>
(xiii) Lab	3.5m	"	1536.52 518.95 = 48.21 m <sup>2</sup>
(xiv) 160T furnace Control room	—	"	1536.52 = 142.74 m <sup>2</sup>

# BRG Unit II Sh. sheet

Sh. (Grand II)

HT  
90ft  
= 27.14 m

Year of  
const  
2006

Area  
35,261 m<sup>2</sup>

---

Total = 41569.94 m<sup>2</sup>

---

\* All buildings and information has been shown by

Mr. B.K. Singh → 8763813381.

No height details was provided to us prior and at site also we couldn't gather much. Due to time constraint and hostility it was not possible to measure every unit.  
So approx height has been provided.

So approx data has been shown.