

VIS(2020-22) - PL 366-087

RKA/DNCR/

rk ASSOCIATES

Ankit Metaliks Ltd.,
Rakura, DurgapurCASE COLLECTION FORMAT
(INDUSTRIAL PLANT SURVEY FORM)

and only. The 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 Engg. Signature
File Received By	Anirban	NA	NA			NA
Survey	Anirban					
Preparation						

Grade: A - Satisfactory, C - Average, D - Poor, E - Extremely Poor

Prepared due to:

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

Case File is returned by the
Preparer - HOD Engg.
Signature & 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

Proposal or Ref. No.			
Type of Service	<input checked="" type="checkbox"/> Valuation Report		
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
Bank/ FI/ Organization Name & Address	SBI OVERSEES, Kolkata		
Case Allotment Officer/	Name	Contact Number	Email Id
Preparing party Details	Rakesh Kumar	9541784690	rakesh.kumar37@sbi.co.in
	Case for Fresh Account		<input checked="" type="checkbox"/> Case for existing account/ customer
Fee Details	Amount of Fees	Advance Amount if any	Payment will be paid by
	Rs 7500 + GST	NIL	<input checked="" type="checkbox"/> Bank <input type="checkbox"/> Customer
Billing Details	Billed To Party Name		GSTIN

CASE DETAILS

1.	Name of the Industry/ Account	Amit Metaliks Ltd.			
2.	Type of Property	<input type="checkbox"/> Small Manufacturing Unit, <input checked="" type="checkbox"/> Medium Scale Industrial Unit, <input type="checkbox"/> Large Scale Industrial Plant, <input type="checkbox"/> Very Large Scale Industrial Plant			
Applicant Details		Name	Contact Number	Email Id	
		Amit Metaliks Ltd.	-	-	
Plant Name		Amit Metaliks Ltd.			
Plant Address		Angadpur Industrial Area, Dr. Hanuman Sarani, Badli, Delhi - 110015			
5.	Who will coordinate on site for the site survey	Name	Contact Number		
		Sanjay Kr. Singh	8336900514		
7.	Preferred time of survey	Date	Time		
		7/9/21	-		
Documents Received (Any one ownership document and sanctioned site plan map is must)		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 2. Map: <input type="checkbox"/> Cizra Map, <input type="checkbox"/> Sanctioned Map, <input type="checkbox"/> Site Plan 3. Project Approval Documents: <input checked="" type="checkbox"/> Factory Registration, <input type="checkbox"/> Memorandum of Understanding with the State Govt., <input type="checkbox"/> Industrial Entrepreneurs Memorandum, <input checked="" type="checkbox"/> Environment Clearance, <input type="checkbox"/> Fire NOC 4. Any Other document: <input type="checkbox"/> TIR Report, <input type="checkbox"/> Old Valuation Report, <input type="checkbox"/> Plant & Machinery Inventory Sheet, <input checked="" 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 <input type="checkbox"/> Any other: → Audited Balance sheet → Approved plan 5. No documents provided: <input type="checkbox"/>			
Special Instructions if any.					
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 illegitimate.					
Customer Signature		Did not sign.			

IMPORTANT INSTRUCTIONS

*FILE PREPARER TO START PREPARING THE FILES ONLY AFTER ENSURING THE STATUS OF ALL THE 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"/>

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

SPECIAL INSTRUCTIONS

1. During Survey please follow the blocks mentioned in the plant layout and clearly mention the corners 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 PARAMETERS/ CRITERIA

1. All the points below are done properly, timely with full care and diligence
 2. Survey started with proper work order and knowing the source of payment
 3. Survey done with proper documents
 4. Done complete homework and studied the documents properly with highlighting the main points before moving for the survey
 5. Chosen correct survey form as per the property type
 6. All fields of Survey form are properly filled
 7. All site special observations and negative and positive factors are clearly mentioned
 8. Self & client signatures taken on survey form
 9. Property rates information properly taken, mentioned and verified
 10. Site rough sketch plan made
 11. Proper photographs taken
 12. Selfie with property taken
 13. 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
- 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
- In case of 1 major mistake or missing of any 1 point out of 1, 2, 3, 4, 6, 8, 10, 11, 12
- 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 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

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: 9.02.2011 | Date of Revision: 04.01.2018, 15.06.2019

File No. VIS (2024-22)-PL 866-Q87 Date: 7/9/24 Time: —

GENERAL DETAILS

1	Name of the Surveyor	<u>Anish Kumar Roy</u>	
2	Property shown by	<input type="checkbox"/> Owner/ Director, <input checked="" type="checkbox"/> Company Representative, <input type="checkbox"/> No one was available, <input type="checkbox"/> Property is locked, survey could not be done from inside	
		Name	Contact No.
		<u>Sanjay Kr. Singh</u>	<u>8336900514</u>
	Type	<input type="checkbox"/> Full survey (inside-out with approximate measurements & photographs), <input checked="" type="checkbox"/> Full survey (inside-out with approximate sample random measurements & photographs), <input type="checkbox"/> Half Survey (Approximate sample random measurements from outside & photographs), <input type="checkbox"/> Only photographs taken (No measurements)	
4	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, <input type="checkbox"/> NPA property so owner was hostile and survey couldn't be carried out, <input type="checkbox"/> Under construction property, <input type="checkbox"/> Very Large irregular Property, practically not possible to measure the entire area. <input type="checkbox"/> Any other reason:	
5	How Property is Identified	<input type="checkbox"/> From schedule of the properties mentioned in the deed, <input type="checkbox"/> From name plate displayed on the property, <input checked="" type="checkbox"/> Identified by the owner/ owner representative, <input type="checkbox"/> Enquired from nearby people, <input type="checkbox"/> Identification of the property could not be done, <input type="checkbox"/> Survey was not done	
6	Type of Industry	<input type="checkbox"/> Small Manufacturing Unit, <input checked="" type="checkbox"/> Medium Scale Industrial Unit, <input type="checkbox"/> Large Scale Industrial Plant, <input type="checkbox"/> Very Large Scale Industrial Plant	
	Property Measurement	<input type="checkbox"/> Self-measured, <input checked="" type="checkbox"/> Sample measurement only, <input type="checkbox"/> No measurement	
	Reason for no measurement	<input type="checkbox"/> Property was locked/ sealed, <input type="checkbox"/> Owner/ possessee didn't allow it, <input type="checkbox"/> NPA property so didn't enter the property, <input type="checkbox"/> Very Large Property practically not possible to measure the entire area <input type="checkbox"/> Any other Reason:	
9	Purpose of Valuation	<input type="checkbox"/> Value assessment of the asset for creating collateral mortgage <input type="checkbox"/> Periodic Re-Valuation for Bank, <input type="checkbox"/> Distress sale for NPA A/c.,	

loan for
Plant and machinery extension in the plant.

	<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
Type of Loan	<input type="checkbox"/> Project Loan, <input checked="" 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, <input type="checkbox"/> NA
Loan Amount	

OWNERSHIP DETAILS

Name of the Industry	Amit Metals Ltd.
Legal Owner Name/s	✓
Property Purchaser Name	u
Plot Address under Valuation	Same as Pg. 2
Present Residence Address of Owner/Director	—
Property constitution	<input type="checkbox"/> Free Hold, <input checked="" type="checkbox"/> Lease Hold (for 60 years from ADDA)

LOCATION DETAILS

Adjoining Properties (Match it with papers with the help of compass or Sun direction and also confirm it with nearby people)	East Taula River Canal	West East India company	North Railway line	South Dr. Hanuman Sarani
Property Facing	<input type="checkbox"/> East Facing, <input type="checkbox"/> North Facing, <input type="checkbox"/> West Facing, <input checked="" type="checkbox"/> South Facing, <input type="checkbox"/> North-East Facing, <input type="checkbox"/> South-West Facing, <input type="checkbox"/> South-East Facing, <input type="checkbox"/> North-West Facing			
Landmark	Near - Shiv mandir			
Ward Name/ No.	—			
Zone Name	—			
Main Road Name & Width	Name	Width	Distance from property	
	NH2	60 ft.	2.5-3 km	
Approach Road Name & Width	Dr. Hanuman Sarani, 20 ft.			
Are proper road facilities available?	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No			
Type of Approach Road	<input checked="" type="checkbox"/> Bituminous, <input type="checkbox"/> Metalled, <input type="checkbox"/> Cement concrete, <input type="checkbox"/> Concrete paver block, <input type="checkbox"/> Brick khadanga, <input 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 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 checked="" type="checkbox"/> Semi Urban, <input type="checkbox"/> Rural, <input type="checkbox"/> Backward, <input type="checkbox"/> Industrial, <input type="checkbox"/> Institutional						
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 checked="" type="checkbox"/> Yes, <input type="checkbox"/> No <div style="text-align: center; font-size: 1.2em; font-family: cursive;">ADDA</div>						
14. Proximity to civic amenities	School 1km	Hospital 1km	Market 500m	Metro -	Railway Station 2km	Airport 20km	
15. Any new development in surrounding area	<div style="text-align: center;">—</div>						
16. Jurisdiction limits	<input checked="" type="checkbox"/> Nagar Nigam, <input type="checkbox"/> Nagar Panchayat, <input type="checkbox"/> Gram Panchayat, <input type="checkbox"/> Nagar Palika Parishad, <input type="checkbox"/> Area not within any municipal limits						
Jurisdiction Development Authority Name	Name: <div style="text-align: center; font-size: 1.2em; font-family: cursive;">ADDA</div> <input type="checkbox"/> Area not within any development authority limits						
18. Municipality/ Municipal Corporation Name	Name: <div style="text-align: center; font-size: 1.2em; font-family: cursive;">Durgapur Municipal Corporation</div>						

19	Surrounding land uses and adjoining/ nearby establishment details	<input type="checkbox"/> Area not within any municipal limits	<i>Industrial</i>
20	Is the location proper for the subject industry?	<i>Yes</i>	
	Is the standalone industry in the area? Is it a belt for the subject nature of industry?	<i>NO</i>	
	Is the industry gets closed then does the land can be used for any other purpose?	<i>Yes</i>	

PHYSICAL DETAILS

Land Area	As per Title deed	As per Map	As per site survey
	<i>8.28 Acre</i>	<i>-</i>	<i>8.41 Acre</i>
	Area as per mortgage deed: <i>8.28 Acre</i>		
	<i>Industrial Area</i>		
Is the land use as per the map?	<input checked="" type="checkbox"/> Solid, <input type="checkbox"/> Rocky, <input type="checkbox"/> Marsh Land, <input type="checkbox"/> Reclaimed Land, <input type="checkbox"/> Water logged <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		
Is the land use as per the map?	<input checked="" type="checkbox"/> On road level, <input type="checkbox"/> Below road level, <input type="checkbox"/> Above road level, <input type="checkbox"/> NA <input checked="" type="checkbox"/> Normal frontage, <input type="checkbox"/> Less frontage, <input type="checkbox"/> Large frontage, <input type="checkbox"/> NA		
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		
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		
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.		
Is the property merged or colluded with any other property	<i>NO</i>		
Is complete property mortgaged with the Bank under valuation or only portion of it?	<i>couple</i>		
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"/> Couldn't be Surveyed, <input type="checkbox"/> Property was locked, <input type="checkbox"/> Bank sealed, <input type="checkbox"/> Court sealed		
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:		

through google earth. also given enclosed
the bank manager has called to consider the 8.28 acre

BUILDING/ CONSTRUCTION/ UTILITY DETAILS

Building 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	Separate sheet provided.			
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			
Internal 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 Condition of the Building	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			
Maintenance of the Building	<input type="checkbox"/> Very Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Poor <input type="checkbox"/> Under construction			
Age of Building/ Recent Improvements done	Taken over from Datta Iron on 2007-08.			
Maintenance of the Building	<input type="checkbox"/> Very Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Poor			
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			
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			
Boundary Wall (Only for individual property)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Common boundary wall of a complex			
	Running Mtr.	Height	Width	Finish
		9ft (Hr.)		
Garden/ Landscaping	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Beautiful <input type="checkbox"/> Ordinary			
Parking facilities	<input checked="" type="checkbox"/> Available within the property		<input checked="" type="checkbox"/> On Ground <input type="checkbox"/> In Basement <input type="checkbox"/> On stilt	
	<input type="checkbox"/> Not available within the property		<input type="checkbox"/> On road <input type="checkbox"/> Acute parking problem	
Any 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.

Name	Slabs/ Floors	Floor wise height	Year of construct ion	Type of construction	Structure condition	Area in Sq.ft
1) SMS shed		6 ft.		Iron pillar, G.I. shed on RCC base		$= (31850 \times 8000) \text{ mm}^2$ $= 254.8 \text{ m}^2$
2) Linto shed				Iron pillar, G.I. shed on RCC base		$(9000 \times 22750) \text{ mm}^2$ $= 204.75 \text{ m}^2$
3) SMS shed 2		6 ft.		4		$= (22750 \times 108000) \text{ mm}^2$ $= 247 \text{ m}^2$
4) Rolling mill shed		55 ft.		4		$= (279150 \times 30800) \text{ mm}^2$ $= 8246.85 \text{ m}^2$
5) Maintenance Flat form shed		55 ft. 55 ft.		4		$= (32350 \times 11750) \text{ mm}^2$ $= 380.11 \text{ m}^2$
6) Panel room (SMS 2) (G.F.)		6 m		RCC wall & roof		$= (13000 \times 27000) \text{ mm}^2$ $= 182 \text{ m}^2$
7) For workshop		3 m		MS plate roof, brick wall		$= (8950 \times 4750) \text{ mm}^2$ $= 42.5 \text{ m}^2$
8) Panel room - 1 (Rolling mill)		3 m		RCC roof & wall		$= (20675 \times 5500) \text{ mm}^2$ $= 113.2 \text{ m}^2$
9) Panel room - 2 (Rolling mill)		3 m		RCC roof and wall		$= (27000 \times 5500) \text{ mm}^2$ $= 148.5 \text{ m}^2$
10) Transformer room - 1		3 m		Tin shed brick wall		$= (1300 \times 4200) \text{ mm}^2$ $= 20.64 \text{ m}^2$
11) Transformer room - 2		3 m		4		$= (4500 \times 4200) \text{ mm}^2$ $= 216 \text{ m}^2$
12) Spare parts storage room (1 + 2)		3 m		RCC roof & wall		$= (8100 \times 4750) \text{ mm}^2$ $= 76.98 \text{ m}^2$
13) Furnace control room (1 + 2)		4.5 m		RCC roof & wall		$= (31850 \times 2000) \text{ mm}^2$ $= 254.8 \text{ m}^2$
14) Panel room - 3 (Rolling mill)		3 m		RCC		$= (3 \times 3) \text{ m}^2$ $= 9 \text{ m}^2$
15) Barber room		3 m 3 m 2.5 m		4		$= (8725 \times 8250) \text{ mm}^2$ $= 71.98 \text{ m}^2$
16) Panel room (SMS-1)		3 m		4		$= (4000 \times 4500) \text{ mm}^2$ $= 18 \text{ m}^2$
17) Compressor shed		4 m				$= (9300 \times 7800) \text{ mm}^2$ $= 72.54 \text{ m}^2$
18) Boar room (G.F.)		4 m 8 m				$= (4800 \times 24500) \text{ mm}^2$ $= 40.5 \text{ m}^2$

19)	Raw material store (SMS-1)	3m	RCC wall & roof	$= (4 \times 3) \text{ m}^2$
20)	Spare parts -1	3m	✓	$= (8350 \times 3700) \text{ mm}^2$ $= 32.32 \text{ m}^2$
21)	Spare parts -2	3m	✓	$= (6575 \times 3700) \text{ mm}^2$ $= 24.32 \text{ m}^2$
22)	Spare parts -3	3m	✓	$= (9000 \times 3650) \text{ mm}^2$ $= 32.8 \text{ m}^2$
23)	Furnace control room (SMS-1)	4.5m		$= (31850 \times 8000) \text{ mm}^2$ $= 254.8 \text{ m}^2$
24)	Hydraulic room	3m	RCC wall & roof	$= (6000 \times 2500) \text{ mm}^2$ $= 21 \text{ m}^2$
25)	Raw material shed -1	87 ft.	GI shed, iron pillar, & RCC base	$= (36000 \times 15525) \text{ mm}^2$ $= 558.9 \text{ m}^2$
26)	Raw material shed -2	✓	✓	$= (30150 \times 9800) \text{ mm}^2$ $= 295.4 \text{ m}^2$
27)	CCM panel room (G+1)	3m	RCC wall & roof	$= (2 \times 4500 \times 4000) \text{ mm}^2$ $= 26 \text{ m}^2$
28)	Laboratory (G+1)	8m	✓	$= (9000 \times 3650 \times 2) \text{ mm}^2$ $= 65.7 \text{ m}^2$
29)	CCM panel room (G+1) -2	6m	✓	$= (6300 \times 3500) \text{ mm}^2$ $= 42 \text{ m}^2$
30)	TMT yard	35 ft.	GI shed, Iron, pillar, bus & RCC base	$= (108150 \times 17675) \text{ mm}^2$ $= 1911.55 \text{ m}^2$
31)	Canteen (G+2)	9m		
32)	Cooling tower (SMS)	4.5m	RCC wall & roof	$= (40000 \times 7000) \text{ mm}^2$ $= 280 \text{ m}^2$

24	Pump - 1 room (SWS) (Rolling mill)	3m	RCC wall & roof
25	Pump room - 2 (Rolling mill)	3m	4
26	Pump room - 3 (SMS)	3m	4
27	Pump panel room	3m	4
28	Generator shed	3m	GI shed, non plaster
29	conference room + office 1 & 2		RCC wall & roof

$$= (11950 \times 3800) \text{ mm}^2$$

$$= 45.41 \text{ m}^2$$

$$= (14350 \times 4200) \text{ mm}^2$$

$$= 61.95 \text{ m}^2$$

$$= (40000 \times 3000) \text{ mm}^2$$

$$= 120 \text{ m}^2$$

$$= (2800 \times 3500) \text{ mm}^2$$

$$= 9.8 \text{ m}^2$$

$$= (3850 \times 7325) \text{ mm}^2$$

$$= 28.20 \text{ m}^2$$

$$= (11800 \times 4850) \text{ mm}^2$$

$$= 572.3 \text{ m}^2$$

PLANT DETAILS

S.No.

PARTICULARS

DESCRIPTION

1 Brief History & Description of the Plant

Taken over from Dutta Iron in the year 2007-08.

2 Nature of Industry

Manufacturing

3 Plant Inception Date

Taken over from Dutta Iron on 2007-08

4 Commercial Operational Date

2008.

5 No. of Production Lines

2

6 Date of Inception of each Production Line

Unit - 2008
PMF - 2010

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

—

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

—

9 Establishment Type

☒ Indigenous, ☐ EPC Contractor, ☐ Local Contractor

10 Plant Type

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

11 Plant & Machinery Purchase Type

☐ First Hand, ☒ Second Hand

(But some machines including furnace and core has been added during 2010).

12 Plant & Machinery Make

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

13 Plant Overall Condition

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

14 Plant Status

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

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

—

* Appox. 3.5 Acre land area has been added with the existing land area of plant. But this shall not be considered

If Plant is not operational then does it require any money for refurbishing to restart the Plant?

17 Total money spent in last one year on maintenance of machines

Any major failure, fault, breakdown in last 3 years?

18 Any Technology Collaboration of the Plant

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 Age of the Plant/ Remaining life of Machines

25 Record of Last Maintenance Done (Attach Copy Of Maintenance Log Book If Possible)

27 Production Capacity in Quantity & Weight For Different Products/ Units

28 Description Of Products Manufactured

Brand Name under which products are sold in the Market

Raw Material Used & Sources Of Primary Raw Material Used

—

17 Old CCM is being refurbished since 3 wks. During lockdown in the year 2020

—

84% - Boiler
70% - 80% → Policy in
view

—

—

—

Taken from Delta from in 2003-08.

10-15 yrs

—

Boiler - 1, 50,000 MT/Annus.
Pump - 1, 50,000 MT/Annus

Boiler & Pump, they also manufacture
SALT MT

Trisaw, Trisaw

Pellet, sponge, iron ore sponge,
CE Pellet, iron, etc, silico manganese.
MS scrap.

No. & Type of Furnace	4 [2x10 MTPA 2x15 "] 2 (30m height each.)
No. / Type/ Height of Chimney/ Exhaust	
33 Is Plant using obsolete technology or currently used technology in the market? Please comment.	—
Whether STP is installed (Mention Type & Capacity)	—
35 Whether ETP is installed (Mention Type & Capacity)	—
36 Fire Fighting System	Yes
37 No. of Resources Working In the Plant (Managerial, Skilled, Unskilled)	200
38 Is the adequate skilled labour available in this area for the subject Industry?	Local & Nearby states
39 Power Supply arrangements in the Plant (Sanctioned Load Kw and Units consumed in last 3 months)	33 KVA
40 Auxiliary power arrangements type in the plant (Type & Capacity)	<input checked="" type="checkbox"/> DG Sets, <input type="checkbox"/> Captive Power Plant 2 DG sets. (700 KVA + 350 KVA)
41 HVAC System In the Plant	—
42 Cooling System In the Plant	—
43 Water Arrangements/ Source of water	<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: DPL water works Deshpur Municipal corp. water.
44 Major issues noticed in the Industry which can create issues in operations	No,

LAND RATES INFORMATION DETAILS

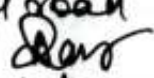
Gather information on the basis of the factors like Area location, Property location, Floor level, Block Position, Frontage, Width of lane/ road in front of the property, Nearby development

1	Demand & Supply condition in the Market for such properties	<input type="checkbox"/> Very Good, <input 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:	Sunil Yadav (Land Dealer)	
	Contact No.	9933654520	
	Sale Purchase Rate		
	Rental Rate		
	Comments		
	2. Name:	Ranjit Das (Land dealer)	
	Contact No.	8420974148	
	Sale Purchase Rate	Rs 1200/-	
	Rental Rate	—	
	Comments	concerned person has 50 bigha land in that same area, adjacent to Dr. Hanuman Sarani. He was asking for Rs 18 crore.	
	3. Name:		
	Contact No.		
	Sale Purchase Rate		
	Rental Rate		
	Comments		

Surveyor Name:

Signature:

Date:

Anigban Roy

 11/9/21

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 undergo 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
Date: 7/9/21

UNDERTAKING BY THE PREPARER

I confirm that this Valuation Report is prepared as per the fair professional best practices and Valuation & Survey Policy Guidelines issued by the organization. I also confirm that without any personal interest, partiality or prejudice 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 all 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 terms 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:

SURVEY SUMMARY SHEET

(TO BE ENCLOSED WITH VALUATION REPORT)

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

Every Valuation report at R.K Associates is prepared based on the thorough survey of the property carried out by our Engineering Surveyor. This Survey Summary Sheet is for the information of Banker/ concerned interested 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 actual valuation report is prepared.

Name of the Surveyor		vis (2021-22) - PL 366 - Q 87		
Company Name		Anirban Roy Anir Metalix Ltd.		
Property Address which has to be valued		4 Angadpur Industrial Estate, Dr. Hanuman Safai, Durgapur, pin - 713215, (W.B.)		
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, survey could not be done from inside		
How Property is identified by the Surveyor		Name	Contact No.	
How Boundaries matched		Sanjay Kr. Singh	8336900514	
Survey Type		<input type="checkbox"/> From schedule of the properties mentioned in the deed, <input type="checkbox"/> From name plate displayed on the property, <input checked="" type="checkbox"/> Identified by the owner/ owner representative, <input type="checkbox"/> Enquired from nearby people, <input type="checkbox"/> Identification of the property could not be done, <input type="checkbox"/> Survey was not done		
Reason for Half survey or only photographs taken		<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		
Type of Property		<input type="checkbox"/> Full survey (inside-out with measurements & photographs) <input checked="" type="checkbox"/> Half Survey (Measurements from outside & photographs) <input type="checkbox"/> Only photographs taken (No measurements)		
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, <input type="checkbox"/> NPA property so couldn't be surveyed completely		
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 Office, <input type="checkbox"/> Commercial Shop, <input type="checkbox"/> Commercial Floor, <input type="checkbox"/> Shopping Mall, <input type="checkbox"/> Hotel, <input checked="" type="checkbox"/> Industrial, <input type="checkbox"/> Institutional, <input type="checkbox"/> School Building, <input type="checkbox"/> Vacant Residential Plot, <input type="checkbox"/> Vacant Industrial Plot, <input type="checkbox"/> Agricultural Land		
Property Measurement		<input type="checkbox"/> Self-measured, <input checked="" type="checkbox"/> Sample measurement, <input type="checkbox"/> No measurement		
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"/> NPA property so 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		
Land Area of the Property		As per Title deed	As per Map	As per site survey
Covered Built up Area		8.28 ACRE	As per Map	9.41 ACRE
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"/> Couldn't be Surveyed, <input type="checkbox"/> Property was locked, <input type="checkbox"/> Bank sealed, <input type="checkbox"/> Court sealed		
Any negative observation of the				

Property during survey	
Independent access available to the property	<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
Is property clearly demarcated with permanent boundaries?	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Only with Temporary boundaries
Is the property merged or colluded with any other property?	NO.
Local 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.

- a. Name of the Person
b. Relation:
c. Signature:
d. Date:

Sanjay Kr. Singh
Vice President (Plant)

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:
b. Signature:
c. Date:

Anirban Ray
8/9/21