

File No.

RKA/DNCR/

Date of Receiving

VIS (202-12)-978


rk ASSOCIATES
 REINFORCING YOUR BUSINESS

 Mayur plywood Industries
 Pvt. Ltd., Sheoraphuli,
 Hooghly, W.B.

CASE 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 Engg. 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 Engg.
 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 Engg.
 comment & 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"/> Company	<input type="checkbox"/> PSU <input type="checkbox"/> Private client	<input type="checkbox"/> NBFC <input type="checkbox"/> Corporate <input type="checkbox"/> Direct client through Bank
4.	Bank/ FI/ Organization Name & Address	SBI SAMB 2, Kolkata		
5.	Case Allotment Officer/ Fees paying party Details	Name Anurag Sarkar	Contact Number 9674710872	Email Id C105.04151@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 Rs 1.5 lakh + GST	Advance Amount if any —	Payment will be paid by <input checked="" type="checkbox"/> Bank <input type="checkbox"/> Customer
8.	Billing Details	Billed To Party Name —		
		GSTIN —		

CASE DETAILS

1.	Name of the Industry/ Account	Mayer ply Industries Pvt. 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		
3.	Owner/ Applicant Details	Name	Contact Number	Email Id
		same as Pt-1	—	—
4.	Account Name	Mayer ply Industries Pvt. Ltd.		
5.	Plant Address	NH-2, Delhi Road, Beluriki, Shasrphul, Pin- 712223, Hooghly, West Bengal.		
6.	Who will coordinate on site for the site survey	Name	Contact Number	
		Sunil K. Joshi	7596042841	
7.	Preferred time of survey	Date	4/9/21	Time
				—
8.	Documents Received (Any one ownership document and approved site plan/ map is must)	<p>1. Ownership Documents: <input checked="" 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</p> <p>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</p> <p>4. Any Other document: <input type="checkbox"/> TIR Report, <input type="checkbox"/> Old Valuation Report, <input type="checkbox"/> Plant & 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 checked="" 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><input checked="" type="checkbox"/> 18-19 Audited Balance sheet</p> <p><input checked="" type="checkbox"/> Plant and Machinery list</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: Did not sign</p>			

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"/>

8.	Send Google Map location at maps@rkassociates.org	<input checked="" type="checkbox"/>
9.	Check municipal jurisdiction	<input checked="" type="checkbox"/>
10.	Check Main road name & width and its distance from the subject property	<input checked="" type="checkbox"/>
11.	Check Lane width on which property is located	<input checked="" type="checkbox"/>
12.	Check any defects or negativity in the property	<input checked="" type="checkbox"/>
13.	CONFIRM PROPERTY RATES LOCALLY	<input checked="" type="checkbox"/>
14.	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 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	
PARAMETERS/ CRITERIA	
GRADE	
A	In case all the points below are done properly, timely with full care and diligence: <ol style="list-style-type: none"> 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.
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 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. VU(2021-22)-978 Date: 4/9/21 Time: —

GENERAL DETAILS

1.	Name of the Surveyor	<u>Anishan 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>Sunil K. Joshi</u>	<u>7596042841</u>
3.	Survey 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	
7.	Property Measurement	<input type="checkbox"/> Self-measured, <input checked="" type="checkbox"/> Sample measurement only, <input type="checkbox"/> No measurement	
8.	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 checked="" type="checkbox"/> Periodic Re-Valuation for Bank, <input type="checkbox"/> Distress sale for NPA A/c.,	

		<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.
10.	Type of Loan	<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, <input checked="" type="checkbox"/> NA
11.	Loan Amount	

OWNERSHIP DETAILS

1.	Name of the Industry	Mayer, ply Industries Pvt. Ltd.
2.	Legal Owner Name/s	M/S Tintech & Indla Pvt. Ltd.
3.	Property Purchaser Name	"
4.	Plant Address under Valuation	Same as pg. 2
5.	Present Residence Address of the Owner/ Director	—
6.	Property constitution	<input checked="" type="checkbox"/> Free Hold, <input type="checkbox"/> Lease Hold

LOCATION DETAILS

LOCATION DETAILS					
1.	Adjoining Properties (Match it with papers with the help of compass or Sun direction and also confirm it with nearby people)	East <i>Residential Area / Labour Quarter</i>	West <i>Govt. land / Main gate NH-2</i>	North <i>Residential Area</i>	South <i>Matalakshmi oil mill</i>
2.	Property Facing	<input type="checkbox"/> East Facing, <input type="checkbox"/> North Facing, <input checked="" type="checkbox"/> West Facing, <input 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			
3.	Landmark	<i>Itself is a land mark</i>			
4.	Ward Name/ No.				
5.	Zone Name				
6.	Main Road Name & Width	Name	Width	Distance from property	
7.	Approach Road Name & Width	<i>NH-2</i>	<i>60 ft.</i>	<i>150 m. Approx.</i>	
8.	Are proper road facilities available?	<i>Internal Road, 30 ft.</i> <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 type="checkbox"/> Brick khadanja, <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			

0.	Location characteristics	<input type="checkbox"/> Within well-developed notified Industrial area, <input type="checkbox"/> Within averagely maintained Industrial area, <input checked="" type="checkbox"/> Within un-notified Industrial area, <input type="checkbox"/> Within Main city, <input checked="" 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 <div style="text-align: center;">←</div>					
14.	Proximity to civic amenities	School	Hospital	Market	Metro	Railway Station	Airport
		3km	1km	2km	-	3km	30km
15.	Any new development in surrounding area	NO					
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 type="checkbox"/> Area not within any development authority limits					
18.	Municipality/ Municipal Corporation Name	Name:					

*** In the year 2015 SBI and other banks approached UBI to grant road access and to make agreement. But UBI denied

		<input type="checkbox"/> Area not within any municipal limits
19.	Surrounding land uses and adjoining/ nearby establishment details	Mixed .
20.	Is the location proper for the subject industry?	Yes
21.	Is it a standalone Industry in this area? is it a belt for the subject nature of Industry?	NO
22.	In case Industry gets closed then does the land can be used for any other purpose?	The land has not independent access. In order to Access the plot one has to cross or take permission from road

PHYSICAL DETAILS

1.	Land Area	As per Title deed	As per Map	As per site survey
				OK OK OK OK
		Area as per mortgage deed:		
2.	Any conversion to the land use	Yes, Prom'ded.		
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 type="checkbox"/> Irregular, <input type="checkbox"/> NA		
5.	Level of Land	<input checked="" type="checkbox"/> On road level, <input 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	Not Clear independent access is available, <input checked="" 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 ET NO independent access.		
9.	Is property clearly demarcated with permanent boundaries?	<input type="checkbox"/> Yes, <input type="checkbox"/> No, <input checked="" type="checkbox"/> Only partially, <input type="checkbox"/> Only with Temporary boundaries,		
10.	Is the property merged or colluded with any other property	Merged with Mayer Veneer & Mayer Rolls.		
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"/> 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 checked="" type="checkbox"/> Industrial, <input type="checkbox"/> Vacant, <input type="checkbox"/> Locked, <input type="checkbox"/> Sealed <input type="checkbox"/> Any other use:		

At. ind .
 *** Mayer Veneer & Mayer Roller floor mill
 At. ind. Both these units are mortgaged to in Union Bank of India and Mayer ply is mortgaged to SBI and other consortium banks ***

* Mayer ply, Mayer vender & Mayer seller was mortgaged in the year 1999 in Union Bank of India.

* In the year 2004, Mayer ply has been transferred to UCO bank (Main bank) and other consortium banks (SBI, Indian bank).

*** - As per site survey, we came to know that no demarcation is there between Mayer ply & Mayer vender. ~~But as per~~ ^{shown by} coordinating person Mr. Sanjay Singh ~~is~~ ^{demar}

- coordinating person Mr. Sanjay Singh has simply shown us the ^{virtual} demarcation, but actually there is no demarcation.

- Since we have calculated Area based on google earth and it has come around 6.21 Hec (for Mayer ply).

• ~~land area~~

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												
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 type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Poor <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey <input checked="" type="checkbox"/> External - <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Poor <input type="checkbox"/> Under construction <input checked="" type="checkbox"/> <input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Average, <input type="checkbox"/> Poor, <input type="checkbox"/> Under construction										
5.	Maintenance of the Building											
6.	Age of Building/ Recent Improvements done	25 yrs. Approx.										
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 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"/>										
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"/> Cannot comment since no approved plan given.										
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>320m (app)</td> <td>8ft. (Avg.)</td> <td>300mm</td> <td>concrete brick wall.</td> </tr> </tbody> </table>			Running Mtr.	Height	Width	Finish	320m (app)	8ft. (Avg.)	300mm	concrete brick wall.
Running Mtr.	Height	Width	Finish									
320m (app)	8ft. (Avg.)	300mm	concrete brick wall.									
11.	Garden/ Landscaping	<input type="checkbox"/> Yes, <input checked="" 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 still <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.

S.No.	Block/ Building Name	Total Slabs/ Floors	Floor wise height	Year of construction	Type of construction	Structure condition	Area in Sq.ft
1.	Shed - 1	G.F	8.5 mtr		Iron Pillar, Truss, asbestos sheet	Average	$= (42 \times 140.8) \text{ m}^2$ $= 5914.02 \text{ m}^2$
2.	Shed - 2	G.F	9.7 mtr		4	Average	$= (126.5 \times 39.18) \text{ m}^2$ $= 4956.27 \text{ m}^2$ $= (3.65 \times 4.57) \text{ m}^2$ $= 16.68 \text{ m}^2$
3.	Generator Room	4	3.0 mtr		Asbestos sheet, Brick wall	4	$= (1.8 \times 2.4) \text{ m}^2$ $= 4.32 \text{ m}^2$
4.	Pump Room	4	2.13 mtr		4	4	$= (27 \times 6) \text{ m}^2$ $= 162 \text{ m}^2$ $= (60 \times 5.2) \text{ m}^2$ $= 312 \text{ m}^2$
5.	Staff room, store etc.	4	3.0 mtr		Brick wall, false ceiling		$= (7.5 \times 6.5) \text{ m}^2$ $= 487.5 \text{ m}^2$ $= (21.3 \times 4.5) \text{ m}^2$ $= 95.85 \text{ m}^2$
6.	Workshop, canteen, bath room etc.	4	3 mtr		4		$= (3.65 \times 9.1) \text{ m}^2$ $= 33.24 \text{ m}^2$ $= (140.81 \times 9.1) \text{ m}^2$ $= 1281.37 \text{ m}^2$
7.	Office	4	3 mtr		4		$= (21.33 \times 10.8) \text{ m}^2$ $= 214.3 \text{ m}^2$
8.	Formaten area	4	—		4		$= (21.33 \times 10.8) \text{ m}^2$ $= 214.3 \text{ m}^2$
9.	Transformer VLE Room	4	10 ft. 3 mtr.		RCC wall & roof		$= (21.33 \times 10.8) \text{ m}^2$ $= 214.3 \text{ m}^2$
10.	Linto shed		5.4 m		Iron Truss, Pillar & tin shed		$= (21.33 \times 10.8) \text{ m}^2$ $= 214.3 \text{ m}^2$
11.	Seasoning chamber	4	5.18 m		RCC wall & roof.		$= (21.33 \times 10.8) \text{ m}^2$ $= 214.3 \text{ m}^2$
12.	Shed - 3	4	6.7 m		Iron Truss, Pillar & Tin shed		$= (21.33 \times 10.8) \text{ m}^2$ $= 214.3 \text{ m}^2$
13.							
14.							
15.							
16.							

17.

18.

19.

PLANT DETAILS		
S.No.	PARTICULARS	DESCRIPTION
1.	Brief History & Description of the Plant	Plywood manufacturing Industry.
2.	Nature of Industry	Manufacturing
3.	Plant Inception Date	21st June, 1999
4.	Commercial Operational Date	21st June, 2000
5.	No. of Production Lines	3 [Plywood, Flush door, Block door]
6.	Date of Inception of each Production Line	2019.
7.	Total Block Value of the Machines (As on Year ending 31 st March)	—
8.	Industry benchmark cost for setting up these Plants (for eg. Per MW or Per MT)	—
9.	Establishment Type	<input checked="" type="checkbox"/> Indigenous, <input type="checkbox"/> EPC Contractor, <input type="checkbox"/> Local Contractor
10.	Plant Type	<input checked="" type="checkbox"/> Manual, <input 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 checked="" type="checkbox"/> Domestic branded, <input type="checkbox"/> Domestic local made, <input type="checkbox"/> Onsite fabrication <input type="checkbox"/> Imported machines, <input type="checkbox"/> Mix (Domestic + Foreign)
13.	Plant Overall Condition	<input type="checkbox"/> Newly Commissioned, <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input checked="" type="checkbox"/> Average, <input type="checkbox"/> Poor, <input type="checkbox"/> Completely scrap
14.	Plant Status	<input checked="" type="checkbox"/> In Operation, <input type="checkbox"/> Not Running, <input type="checkbox"/> Partially running, <input type="checkbox"/> Stopped For Maintenance, <input type="checkbox"/> Completely shutdown
15.	If Plant is not operational then period since it is not operational & reason for not being in operation	—

~~Only 10% of its capacity.~~

16.	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	10 lakh Approx.
18.	Any major failure, fault, breakdown in last 3 years?	During lockdown period.
19.	Any Technology collaboration of the Plant	—
20.	Average Plant Capacity Utilization rate in last one month. Attach Production chart of last one week.	100% Cannot tell.
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	Remaining for 25 yrs.
25.	Age of the Plant/ Remaining Life of Machines	
26.	Record of Last Maintenance Done (Attach Copy Of Maintenance Log Book If Possible)	—
27.	Production Capacity In Quantity & Weight For Different Products/ Units	Cannot tell.
28.	Description Of Products Manufactured	plywood & Doors.
29.	Brand Name under which Products are sold in the Market	Mayer.
30.	Raw Material Used & Sources Of Primary Raw Material Used	Timber & chemicals

31.	No. & Type of Furnace	—	
32.	No./ Type/ Height of Chimney/ Exhaust	1 chimney (30 m height)	
33.	Is Plant using obsolete technology or currently used technology in the market? Please comment.	—	
34.	Whether STP is installed (Mention Type & Capacity)	—	
35.	Whether ETP is installed (Mention Type & Capacity)	Yes, but it is not working now.	
36.	Fire Fighting System	Yes.	
37.	No. of Resources Working In the Plant (Managerial, Skilled, Unskilled)	20-25	
38.	Is the adequate skilled labour available in this area for the subject Industry?	Yes.	
39.	Power Supply arrangements in the Plant (Sanctioned Load Kw and Units consumed in last 3 months)	WBSEDCL, 500 KV	
40.	Auxiliary power arrangements type in the plant (Type & Capacity)	<input checked="" type="checkbox"/> DG Sets, <input type="checkbox"/> Captive Power Plant 3 DG sets i) Caterpillar - 500 KVA ii) Cummins - 180 KVA iii) Ashok Leyland - 65 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:	
44.	Major issues noticed in the Industry which can create issues in operations	—	

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:	Wordsmith Realty (Dealers)	
	Contact No.	9038949406	
	Sale Purchase Rate	Rs 6-7 lakh/Katha (Adjacent to NH-2)	
	Rental Rate	—	
	Comments	For land slightly interior to approx. 200m the rate will fall to 5-6 lakh/Katha.	
	2. Name:		
	Contact No.		
	Sale Purchase Rate		
	Rental Rate		
	Comments		
	3. Name:		
	Contact No.		
	Sale Purchase Rate		
	Rental Rate		
	Comments		

Surveyor Name:

Signature:

Date: