RK ASSOCIATES — STRENGTHENING YOUR BUSINESS

| | |
|---|---|
| File No. | RKA/DNCR/ |
| Date of Receiving | VIS (2017-12)-Q78 |

Mayur Ply ~~wood~~ 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 property 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 | ☑ Valuation Report | | | |
| 3. | Type of customer | ☑ Bank | ☐ PSU | ☐ NBFC | ☐ Corporate |
| | | ☐ Company | ☐ Private client | ☐ Direct client through Bank | |
| 4. | Bank/ FI/ Organization Name & Address | SBI SAMB 2, Kolkata | | | |
| 5. | Case Allotment Officer/ Fees paying party Details | **Name**: Ankush Sarkar | **Contact Number**: 9674710872 | **Email Id**: C105.04151@sbi.co.in | |
| 6. | Case Type | ☐ Case for Fresh Account | ☑ 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**: ☑ Bank | ☐ Customer |
| 8. | Billing Details | **Billed To Party Name**: — | **GSTIN**: — | | |

## CASE DETAILS

| | | | | |
|---|---|---|---|---|
| 1. | Name of the Industry/ Account | Mayur ply Industries Pvt. Ltd. | | |
| 2. | Type of Property | ☐ Small Manufacturing Unit, ☑ Medium Scale Industrial Unit, ☐ Large Scale Industrial Plant, ☐ Very Large Scale Industrial Plant | | |
| 3. | Owner/ Applicant Details | Name | Contact Number | Email Id |
| | | Same as Pt-1 | — | — |
| 4. | Account Name | Mayur ply Industries Pvt. Ltd. | | |
| 5. | Plant Address | NH-2, Delhi Road, Belemeeki, Sheoraphuli Pin - 712223, Hooghly, West Bengal. | | |
| 6. | Who will coordinate on site for the site survey | Name | Contact Number | |
| | | Sunil Kr. 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)* | 1. Ownership Documents: ☐ Sale Deed, ☐ Power of Attorney, ☐ Will Relinquishment Deed, ☐ Transfer Deed, ☐ Conveyance Deed, ☐ Allotment Letter, ☐ Possession Letter, ☐ Agreement to Sell, ☐ Mortgage Deed, ☐ Indenture of Mortgage<br>2. Map: ☐ Cizra Map, ☐ Sanctioned Map, ☐ Site Plan<br>3. Project Approval Documents: ☑ Factory Registration, ☐ Memorandum of Understanding with the State Govt., ☐ Industrial Entrepreneurs Memorandum, ☐ Environment Clearance, ☐ Fire NOC<br>4. Any Other document: ☐ TIR Report, ☐ Old Valuation Report, ☐ Plant & Machinery Inventory Sheet, ☐ Fixed Asset Register, ☐ Building Area Statement, ☐ CLU Document, ☐ Detailed Project Report, ☐ Invoices of the Major Equipment's, ☐ Daily Performance Report, ☐ TEV Report, ☐ LIE Report, ☐ Production data of last one week, ☐ Plant maintenance log, ☐ Copy of last paid Electricity Bill, ☐ Copy of municipal tax receipt<br>☐ Any other:<br>☑ 18-19 Audited Balance sheet<br>☑ Plant and Machinery list<br>5. No documents provided: ☐ | | |
| 9. | Special Instructions if any: | — | | |
| 10. | *I agree to pay the amount mentioned above for the preparation of Valuation Report. I agree that I'll not put 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.*<br>*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 | ☑ |
| 2. | IS WORK ORDER/ EMAIL/ CESA FORM FORMALITY COMPLETED | ☑ |
| 3. | FOR PRIVATE CASE OR FOR FRESH CASE 50% ADVANCE IS RECEIVED | ☐ |
| 4. | IS DOCUMENT CHECKLIST PROVIDED TO THE CUSTOMER | ☑ |

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

| | | |
|---|---|---|
| 8. | Send Google Map location at maps@rkassociates.org | ☑ |
| 9. | Check municipal jurisdiction | ☑ |
| 10. | Check Main road name & width and its distance from the subject property | ☑ |
| 11. | Check Lane width on which property is located | ☑ |
| 12. | Check any defects or negativity in the property | ☑ |
| **13.** | **CONFIRM PROPERTY RATES LOCALLY** | ☑ |
| 14. | CHECK NEARBY DEVELOPMENT | ☑ |

***SPECIAL INSTRUCTIONS:***

1. *During Survey please follow the blocks mentioned in the plant layout and clearly mention the details of each block. Use separate sheet wherever space is not adequate in the form.*
2. *During survey please keep P&M inventory sheet in hand and cross check the machines from the list.*
3. *Mention type, height & area of shed of each block clearly.*
4. *Take photographs of the machines including its machine plate.*
5. *In case machine is not in running condition then test the condition of the machine by moving 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:<br>1. Survey started with proper work order and knowing the source of payment.<br>2. Survey done with proper documents.<br>3. Done complete homework and studied the documents properly with highlighting the main points before moving for the survey.<br>4. Chosen correct survey form as per the property type.<br>5. All fields of Survey form are properly filled.<br>6. All site special observations and negative and positive factors are clearly mentioned.<br>7. Self & client signatures taken on survey form.<br>8. Property rates information properly taken, mentioned and verified.<br>9. Site rough sketch plan made.<br>10. Proper photographs taken.<br>11. Selfie with property taken.<br>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(802-21)-978 | Date: 4/9/21 | Time: — |
|---|---|---|

| | GENERAL DETAILS | |
|---|---|---|
| 1 | Name of the Surveyor | Anirban Roy |
| 2 | Property shown by | ☐ Owner/ Director ☑ Company Representative, ☐ No one was available, ☐ Property is locked, survey could not be done from inside |
| | | **Name:** Sunil Kr. Joshi — **Contact No.:** 7596042841 |
| 3. | Survey Type | ☐ Full survey (inside-out with approximate measurements & photographs), ☑ Full survey (inside-out with approximate sample random measurements & photographs), ☐ Half Survey (Approximate sample random measurements from outside & photographs), ☐ Only photographs taken (No measurements) |
| 4. | Reason for Half survey or only photographs taken | ☐ Property was locked, ☐ Possessee didn't allow to inspect the property, ☐ NPA property so owner was hostile and survey couldn't be carried out, ☐ Under construction property, ☐ Very Large irregular Property, practically not possible to measure the entire area, ☐ Any other reason: |
| 5. | How Property is Identified | ☐ From schedule of the properties mentioned in the deed, ☐ From name plate displayed on the property, ☑ Identified by the owner/ owner representative, ☐ Enquired from nearby people, ☐ Identification of the property could not be done, ☐ Survey was not done |
| 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/ possessee didn't allow it, ☐ NPA property so didn't enter the property, ☐ Very Large Property, practically not possible to measure the entire area ☐ Any other Reason: |
| 9. | Purpose of Valuation | ☐ Value assessment of the asset for creating collateral mortgage ☐ Periodic Re-Valuation for Bank ☑ Distress sale for NPA A/c., |

| | | |
|---|---|---|
| | | ☐ For DRT Recovery purpose, ☐ For Insolvency purpose, ☐ Capital Gains Wealth Tax purpose, ☐ Partition purpose, ☐ General Value Assessment, ☐ For company merger & amalgamation purpose, ☐ For any other purpose |
| 10. | Type of Loan | ☐ Project Loan, ☐ Term Loan, ☐ CC Limit enhancement, ☐ Cash Credit Limit, ☐ Industrial Loan, ☐ Business Loan, ☑ NA |
| 11. | Loan Amount | |

## OWNERSHIP DETAILS

| | | |
|---|---|---|
| 1. | Name of the Industry | Mayur ply Industries Pvt. Ltd. |
| 2. | Legal Owner Name/s | M/S Tirupati Udyog 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 | ☑ Free Hold, ☐ Lease Hold |

## 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 | West | North | South |
| | | Residential Area/ Labour Quarter | Govt. land/ Main gate/ NH 2 | Residential Area | Matlab Khurd oil well |
| 2. | Property Facing | ☐ East Facing, ☐ North Facing, ☑ West Facing, ☐ South Facing, ☐ North-East Facing, ☐ South-West Facing, ☐ South-East Facing, ☐ North-West Facing | | | |
| 3. | Landmark | Itself is a land mark | | | |
| 4. | Ward Name/ No. | — | | | |
| 5. | Zone Name | — | | | |
| 6. | Main Road Name & Width | **Name** | **Width** | **Distance from property** | |
| | | NH - 2 | 60 ft. | 150 M. Approx. | |
| 7. | Approach Road Name & Width | Internal Road, 30 ft. | | | |
| 8. | Are proper road facilities available? | ☑ Yes, ☐ No | | | |
| 9. | Type of Approach Road | ☐ Bituminous, ☐ Metalled, ☐ Cement concrete, ☐ Concrete paver block, ☐ Brick khadanja, ☑ Mud surfacing, ☐ Broken potholed metalled road, ☐ No proper approach road available, ☐ Very narrow approach road towards the property | | | |

| | | |
|---|---|---|
| 10. | Location characteristics | ☐ Within well-developed notified Industrial area, ☐ Within averagely maintained Industrial area, ☐ Within un-notified Industrial area, ☐ Within Main city, ☐ Within city suburbs, ☐ Within urban developed Area, ☐ Within urban developing zone, ☐ Within urban undeveloped area, ☐ Within urban remote area, ☐ Within commercial area, ☐ Within Institutional area, ☐ Out of municipal limits, no civic infrastructure available, ☐ Within rural village area, ☐ In interiors, ☐ Within Backward area, ☐ Within Remote area |
| 11. | Classification of the Locality | ☐ Urban developed, ☐ Urban developing, ☐ Semi Urban, ☑ Rural, ☐ Backward, ☐ Industrial, ☐ Institutional |
| 12. | Location consideration | ☐ Corner Plot, ☐ 2 side open, ☐ 3 side open, ☐ On >30' wide road, ☐ Near to Metro station, ☐ Near to Market, ☑ Near to Highway, ☐ Entrance North-East Facing, ☐ Ordinary location within locality, ☐ Good Location within the locality, ☐ Normal Location within the locality, ☐ Average Location within locality, ☐ Poor location within the locality, ☐ Property towards end of the locality, ☐ Any other |
| 13. | Is Plant part of notified Industrial Area? If yes then name of Industrial area/ estate & governing authority managing it. | ☐ Yes, ☑ No |
| 14. | Proximity to civic amenities | School: 3KM; Hospital: 1KM; Market: 2KM; Metro: –; Railway Station: 3KM; Airport: 30KM |
| 15. | Any new development in surrounding area | NO |
| 16. | Jurisdiction limits | ☐ Nagar Nigam, ☐ Nagar Panchayat, ☑ Gram Panchayat, ☐ Nagar Palika Parishad, ☐ Area not within any municipal limits |
| 17. | Jurisdiction Development Authority Name | Name:<br>☐ Area not within any development authority limits |
| 18. | Municipality/ Municipal Corporation Name | Name: |

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

| | | |
|---|---|---|
| | | ☐ 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 the has to cross or take permission from *** |

| PHYSICAL DETAILS | | | | |
|---|---|---|---|---|
| 1. | Land Area | As per Title deed | As per Map | As per site survey |
| | | | | *** |
| | | Area as per mortgage deed: | | |
| 2. | Any conversion to the land use | Yes, Provided. | | |
| 3. | Land Type | ☑ Solid, ☐ Rocky, ☐ Marsh Land, ☐ Reclaimed Land, ☐ Water logged | | |
| 4. | Shape of the Land | ☐ Square, ☐ Rectangular, ☐ Trapezium, ☐ Triangular, ☐ Trapezoid, ☐ Irregular, ☐ NA | | |
| 5. | Level of Land | ☑ On road level, ☐ Below road level, ☐ Above road level, ☐ NA | | |
| 6. | Frontage to depth ratio | ☑ Normal frontage, ☐ Less frontage, ☐ Large frontage, ☐ NA | | |
| 7. | Are Boundaries matched | ☑ Yes, ☐ No, ☐ No relevant papers available to match the boundaries, ☐ Boundaries not mentioned in available documents, ☐ Very large land parcel forming multiple lands so not possible to match it with papers | | |
| 8. | Is Independent access available to the property | ☐ Clear independent access is available, ☑ Access is available in sharing of other adjoining property, ☐ No clear access is available, ☐ Access is closed due to dispute, ☐ Land locked ☑ NO independent access. | | |
| 9. | Is property clearly demarcated with permanent boundaries? | ☐ Yes, ☐ No, ☑ Only partially, ☐ 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 | ☑ Owner, ☐ Vacant, ☐ Lessee, ☐ Under Construction, ☐ Couldn't be Surveyed, ☐ Property was locked, ☐ Bank sealed, ☐ Court sealed | | |
| 13. | Current activity carried out in the property | ☑ Industrial, ☐ Vacant, ☐ Locked, ☐ Sealed ☐ Any other use: | | |

*** Mayer Veneer & Mayer Rolls floor mill Pvt. Ltd. Pvt. Ltd. Both these units are mortgaged to the Union Bank of India and mayer ply is mortgaged to SBI and other consortium bankers ***

* Mayeer ply, mayeer veneer & Mayeer Rolls was mortgaged in the year 1999 in Union Bank of India.

* In the year 2004, mayeer 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 Mayeer ply & Mayeer veneer. ~~But as per~~ shown by ~~coordinating person Mr. Sanjay Singh~~ demar

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

- Still we have calculated Area based on google earth and it has come around 6.21 Acre (for Mayeer ply).

* ~~total area~~

## BUILDING/ CONSTRUCTION/ UTILITY DETAILS

| | | | | |
|---|---|---|---|---|
| | Construction Status | ☑ Built-up property in use, ☐ Under construction, ☐ No construction | | |
| | Covered Built-up Area | **As per Title deed** | **As per Map** | **As per site survey** |
| | **RCC** | | | |
| | **Shed** | | | |
| | Building Type | ☑ RCC Framed Structure, ☐ Load bearing Pillar Beam column, ☐ Ordinary brick wall structure, ☐ Shed mounted on Iron trusses & Pillars, ☐ Scrap abandoned structure | | |
| 4. | Appearance/ Condition of the Building | **Internal -** ☐ Excellent, ☐ Very Good, ☐ Good, ☐ Ordinary, ☐ Average, ☐ Poor ☐ Under construction, ☐ No Survey | | |
| | | **External -** ☐ Excellent, ☐ Very Good, ☐ Good, ☐ Ordinary, ☐ Average, ☐ Poor ☐ Under construction | | |
| 5. | Maintenance of the Building | ☐ Very Good, ☐ Average, ☐ Poor, ☐ Under construction | | |
| 6. | Age of Building/ Recent Improvements done | 25 yrs. Approx. | — | |
| 7. | Maintenance of the Building | ☐ Very Good, ☐ Average, ☐ Poor | | |
| 8. | Any defects in the building | ☐ Maintenance issues, ☐ Finishing issues, ☐ Seepage issues, ☐ Water supply issues, ☐ Electricity issues, ☐ Structural issues, ☐ Visible cracks in the building ☐ | | |
| 9. | Any violation done in the property | ☐ Construction done without Map, ☐ Construction not as per approved Map, ☐ Extra covered without sanctioned Map, ☐ Joined adjacent property, ☐ Encroached adjacent area illegally ☐ Cannot comment since no approved plan given. | | |
| 10. | Boundary Wall *(Only for individual property)* | ☑ Yes, ☐ No, ☐ Common boundary wall of a complex | | |
| | | **Running Mtr.** | **Height** | **Width** | **Finish** |
| | | 320 m (app) | 8 ft. (Avg.) | 300 mm | Cement Brick wall. |
| 11. | Garden/ Landscaping | ☐ Yes, ☐ No, ☐ Beautiful, ☐ Ordinary | | |
| 12. | Parking facilities | ☑ Available within the property | ☐ On Ground, ☐ In Basement, ☐ On stilt | |
| | | ☐ Not available within the property | ☐ On road, ☐ 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, asbesto sheet | Average | $=(42\times 140.81)\ m^2$ $=5914.02$ |
| 2. | Shed-2 | G.F | 9.7 mtr. | | 〃 | Average | $=(126.5\times 39.18)\ m^2$ $=4956.27\ m^2$ |
| 3. | Generator Room | 〃 | 3.0 mtr | | Asbestos sheet, Brick wall | 〃 | $=(3.65\times 4.57)\ m^2$ $=16.68\ m^2$ |
| 4. | Pump Room | 〃 | 2.13 mtr | | 〃 | 〃 | $=(1.8\times 2.4)\ m^2$ $=4.32\ m^2$ |
| 5. | Staffroom, store etc. | 〃 | 3 mtr | | Brick wall, false ceiling | | $=(27\times 6)\ m^2$ $=162\ m^2$ |
| 6. | Workshop, canteen, bathroom etc. | 〃 | 3 mtr | | 〃 | | $=(60\times 5.2)\ m^2$ $=312\ m^2$ |
| 7. | Office | 〃 | 3 mtr | | 〃 | | $=(75\times 6.5)\ m^2$ $=487.5\ m^2$ |
| 8. | Formalin area | 〃 | — | | 〃 | | $=(21.3\times 4.5)\ m^2$ $=95.85\ m^2$ |
| 9. | Tranformer & VLE Room | 〃 | 3 mtr. | | RCC wall & roof | | $=(3.65\times 9.1)\ m^2$ $=33.21\ m^2$ |
| 10. | Lento shed | | 5.4 m | | Iron Truss, Pillar & tin shed | | $=(140.81\times 9.1)\ m^2$ $=1281.37\ m^2$ |
| 11. | Seasoning chamber | 〃 | 5.18 m | | RCC wall & Roof. | | $=(21.33\times 10.05)\ m^2$ $=214.3\ m^2$ |
| 12. | Shed-3 | 〃 | 6.7 m | | Iron truss, Pillar & tin shed | | $=(21.33\times 10.05)\ m^2$ $=214.3\ m^2$ |
| 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 | 2pst 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 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 |
| 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 | — |

~~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 | Running 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 | Mayur. |
| 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)* | ☑ DG Sets, ☐ Captive Power Plant<br>3 DG sets<br>i) Caterpillar - 500KVA ii) Cummins - 180KVA iii) Ashok Leyland - 65KVA |
| 41. | HVAC System In the Plant | — |
| 42. | Cooling System In the Plant | — |
| 43. | Water Arrangements/ Source of water | ☐ Jet pump, ☑ Submersible, ☐ Jal board supply, ☐ Reservoir,<br>☐ 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 | ☐ Very Good, ☐ Good, ☐ Average, ☐ 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 (Dealer) | |
| | 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:***