

File No.	RKA/DNCR/
Date of Receiving	

VIS(2021-22)
-PL 222-849

rk ASSOCIATES
REINFORCING YOUR BUSINESS

BKQ, unit - 3.

**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 & Anup.					
Preparation						

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

File Returned to HOD Engg. unprepared due to reason	<input type="checkbox"/> Proper documents not received, <input type="checkbox"/> Survey not done properly, <input type="checkbox"/> Survey Form not properly filled, <input type="checkbox"/> Market survey for rates is not properly done, <input type="checkbox"/> Identification is not clearly done, <input type="checkbox"/> Measurement is not properly done, <input type="checkbox"/> Photographs not clearly taken, <input type="checkbox"/> Selfie/ Owner or owner representative photo not taken, <input type="checkbox"/> Owner/ owner representative signature not taken, <input type="checkbox"/> Google Map not taken, <input type="checkbox"/> Survey summary sheet not filled
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In case File is returned by the preparer - HOD Engg. comment & Signature	<input type="checkbox"/> Minor defects in the survey hence approved for preparation with warning to Surveyor. Report preparer to collect the missing information on his own.
	<input type="checkbox"/> 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"/> NBFC <input type="checkbox"/> Corporate <input type="checkbox"/> Private client <input type="checkbox"/> Direct client through Bank
4.	Bank/ FI/ Organization Name & Address	SAMB I, Kolkata	
5.	Case Allotment Officer/ Fees paying party Details	Name Tapan Sathpathy	Contact Number 9674771832 Email Id 601.04151@Sbi-w.in
6.	Case Type	<input type="checkbox"/> Case for Fresh Account <input checked="" type="checkbox"/> Case for existing account/ customer	Payment will be paid by
7.	Fees Details	Amount of Fees Rs 1.25 lakh + GST	Advance Amount if any — <input checked="" type="checkbox"/> Bank <input type="checkbox"/> Customer GSTIN
8.	Billing Details	Billed To Party Name	

CASE DETAILS

Name of the Industry/Account: **M/S BRG Iron & steel Co. Pvt Ltd.**

Type of Property: ☐ Small Manufacturing Unit, ☐ Medium Scale Industrial Unit, ☒ Large Scale Industrial Plant, ☐ Very Large Scale Industrial Plant

Owner/Applicant Details

Name	Contact Number	Email Id

Account Name: **M/S BRG Iron & steel Co. Pvt Ltd.**

Plant Address: **Village - Kunturi, PO - Keshpanga, PS - Motanga, Via - Hara Mundali, Dist - Dhankanal, Pin - 757121, Odisha**

Who will coordinate on site for the site survey

Name	Contact Number
B.K. Singh (GRD) →	8763813381
Ravi Narayan Nayak (land matter) →	9937013901

Preferred time of survey

Date	Time
20/8/21	—

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

- 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
- Map: ☐ Ozra Map, ☐ Sanctioned Map, ☐ Site Plan **✓ Layout Plan**
- Project Approval Documents: ☐ Factory Registration, ☐ Memorandum of Understanding with the State Govt., ☐ Industrial Entrepreneurs Memorandum, ☐ Environment Clearance, ☐ Fire NOC
- 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
- ☐ Any other: *** Memorandum of Entry** *** TEV & FAR** *** Building sheet**
- 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.

Customer Signature: **Did not sign**

*** BRG Iron & steel Co. Pvt Ltd.**

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"/>

Send Google Map location at maps@rkassociates.org

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 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 ill 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. RKA/DNCR/...../.....	Date: 20/8/21	Time:
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GENERAL DETAILS

Name of the Surveyor	Anirban Roy, Arup Banerjee	
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.
	*	
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: <u>NA</u>	
5. How Property is Identified	<input type="checkbox"/> From schedule of the properties mentioned in the deed, <input checked="" 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 type="checkbox"/> Medium Scale Industrial Unit, <input checked="" 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: <u>NA</u>	
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 checked="" type="checkbox"/> Distress sale for NPA A/c.,	

* B.K. Singh - 8763813381
 Ravi Narayan Nayak - 9937013901

☐ 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:

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	Refer to Pg-2
2.	Legal Owner Name/s	"
3.	Property Purchaser Name	"
4.	Plant Address under Valuation	"
5.	Present Residence Address of the Owner/ Director	#
6.	Property constitution	<input checked="" type="checkbox"/> Free Hold, <input type="checkbox"/> 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 Internal village road	West Tata BSL Rail. line	North Bluebriar con. samalapur fly. line	South N S - 55
2.	Property Facing	<input checked="" type="checkbox"/> East Facing, <input type="checkbox"/> North Facing, <input 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	Near NH55 flyover, (Tata BSL)			
4.	Ward Name/ No.				
5.	Zone Name				
6.	Main Road Name & Width	Name	Width	Distance from property	
		NH55			
7.	Approach Road Name & Width	Internal village road			
8.	Are proper road facilities available?	<input 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			

* The internal village road connecting plant/ adjacent to plant is under lease from IDCO, for 99 years.

	ation 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 type="checkbox"/> Within city suburbs, <input type="checkbox"/> Within urban developed Area, <input type="checkbox"/> Within urban developing zone, <input type="checkbox"/> Within urban undeveloped area, <input type="checkbox"/> Within urban remote area, <input type="checkbox"/> Within commercial area, <input type="checkbox"/> Within Institutional area, <input type="checkbox"/> Out of municipal limits, no civic infrastructure available, <input type="checkbox"/> Within rural village area, <input type="checkbox"/> In interiors, <input type="checkbox"/> Within Backward area, <input type="checkbox"/> Within Remote area					
11.	Classification of the Locality	<input type="checkbox"/> Urban developed, <input type="checkbox"/> Urban developing, <input type="checkbox"/> Semi Urban, <input checked="" type="checkbox"/> Rural, <input type="checkbox"/> Backward, <input type="checkbox"/> Industrial, <input type="checkbox"/> Institutional					
12.	Location consideration	<input type="checkbox"/> Corner Plot, <input type="checkbox"/> 2 side open, <input type="checkbox"/> 3 side open, <input type="checkbox"/> On >30' wide road, <input type="checkbox"/> Near to Metro station, <input type="checkbox"/> Near to Market, <input checked="" type="checkbox"/> Near to Highway, <input type="checkbox"/> Entrance North-East Facing, <input type="checkbox"/> Ordinary location within locality, <input type="checkbox"/> Good Location within the locality, <input type="checkbox"/> Normal Location within the locality, <input type="checkbox"/> Average Location within locality, <input type="checkbox"/> Poor location within the locality, <input type="checkbox"/> Property towards end of the locality, <input type="checkbox"/> Any other					
13.	Is Plant part of notified Industrial Area? If yes then name of Industrial area/ estate & governing authority managing it.	<input type="checkbox"/> Yes, <input checked="" type="checkbox"/> No 					
14.	Proximity to civic amenities	School	Hospital	Market	Metro	Railway Station	Airport
		2.5 km	4 km	1 km	—	4 km	
15.	Any new development in surrounding area						
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: <u>Keeshpanga Gram Panchayat</u> <input checked="" type="checkbox"/> Area not within any development authority limits					
18.	Municipality/ Municipal Corporation Name	Name: <u>Keeshpanga Gram Panchayat</u>					

	<input type="checkbox"/> Area not within any municipal limits
Surrounding land uses and adjoining/ nearby establishment details	Industrial, forest, residential.
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?	Stand alone for SS slab
22. In case Industry gets closed then does the land can be used for any other purpose?	Yes

PHYSICAL DETAILS

	As per Title deed	As per Map	As per site survey
1. Land Area	18.18 Acres		
	Area as per mortgage deed: 18.18 Acres.		
2. Any conversion to the land use	Not provided		
3. Land Type	<input checked="" type="checkbox"/> Solid, <input type="checkbox"/> Rocky, <input type="checkbox"/> Marsh Land, <input type="checkbox"/> Reclaimed Land, <input type="checkbox"/> Water logged		
4. Shape of the Land	<input type="checkbox"/> Square, <input type="checkbox"/> Rectangular, <input type="checkbox"/> Trapezium, <input type="checkbox"/> Triangular, <input type="checkbox"/> Trapezoid, <input checked="" type="checkbox"/> Irregular, <input type="checkbox"/> NA		
5. Level of Land	<input type="checkbox"/> On road level, <input checked="" type="checkbox"/> Below road level, <input type="checkbox"/> Above road level, <input type="checkbox"/> NA		
6. Frontage to depth ratio	<input checked="" type="checkbox"/> Normal frontage, <input type="checkbox"/> Less frontage, <input type="checkbox"/> Large frontage, <input type="checkbox"/> NA		
7. Are Boundaries matched	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> No relevant papers available to match the boundaries, <input type="checkbox"/> Boundaries not mentioned in available documents, <input type="checkbox"/> Very large land parcel forming multiple lands so not possible to match it with papers		
8. Is Independent access available to the property	<input checked="" type="checkbox"/> Clear independent access is available, <input type="checkbox"/> Access is available in sharing of other adjoining property, <input type="checkbox"/> No clear access is available, <input type="checkbox"/> Access is closed due to dispute, <input type="checkbox"/> Land locked		
9. Is property clearly demarcated with permanent boundaries?	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Only partially, <input type="checkbox"/> Only with Temporary boundaries,		
10. Is the property merged or colluded with any other property	NO		
11. Is complete property mortgaged with the Bank under valuation or only portion of it?	Yes		
12. Property possessed by at the time of survey	<input type="checkbox"/> Owner, <input type="checkbox"/> Vacant, <input type="checkbox"/> Lessee, <input type="checkbox"/> Under Construction, <input type="checkbox"/> Couldn't be Surveyed, <input type="checkbox"/> Property was locked, <input type="checkbox"/> Bank sealed, <input type="checkbox"/> Court sealed <input checked="" type="checkbox"/> GRP		
13. Current activity carried out in the property	<input type="checkbox"/> Industrial, <input type="checkbox"/> Vacant, <input type="checkbox"/> Locked, <input type="checkbox"/> Sealed <input type="checkbox"/> Any other use:		

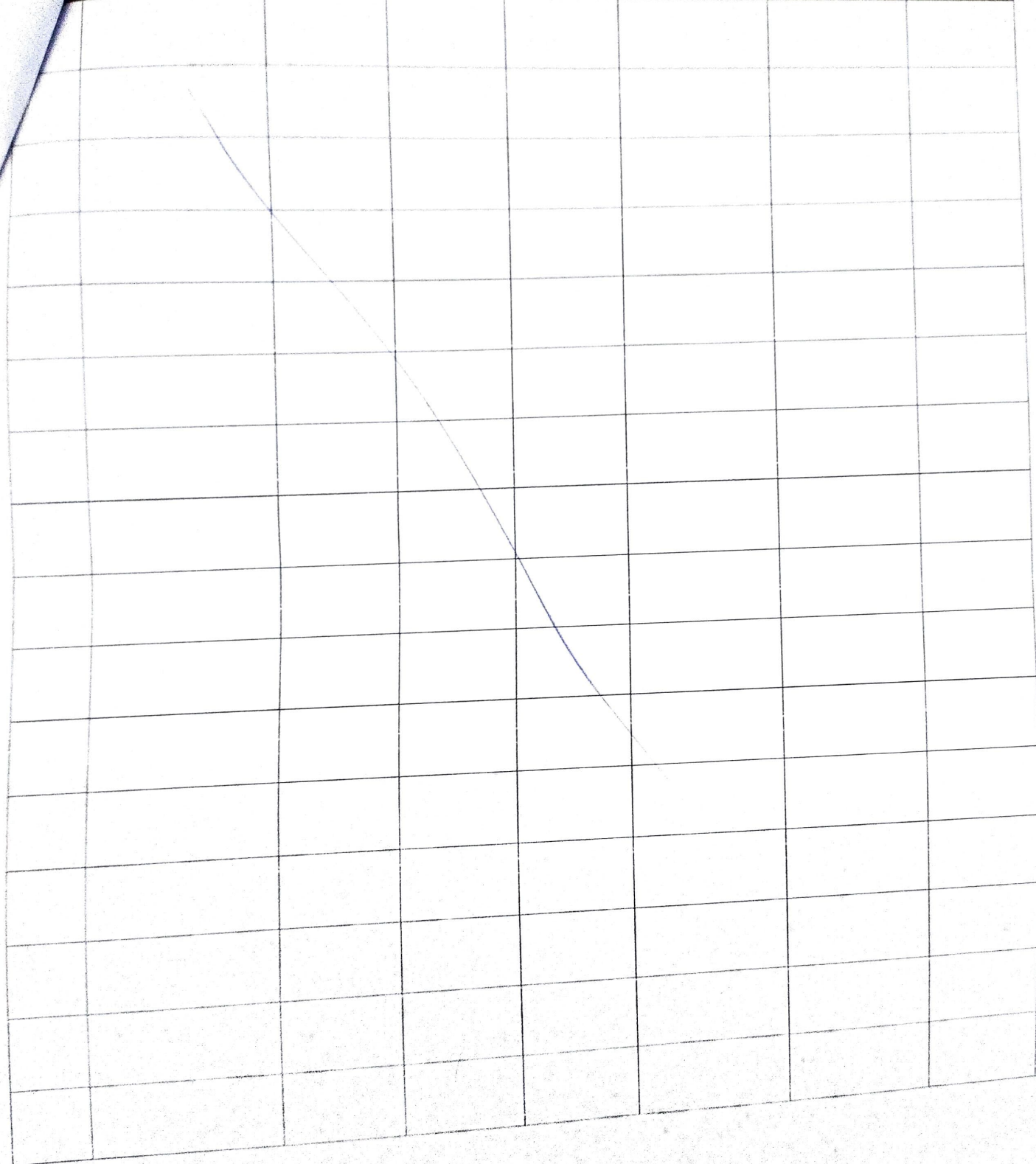
* As per MOE (Memorandum of Entry) BRC, IDBI
 * 31 Acres as per representative shown via google earth
 X shut down

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	Separate sheet										
Shed											
Building Type	<input checked="" type="checkbox"/> RCC Framed Structure, <input type="checkbox"/> Load bearing Pillar Beam column, <input type="checkbox"/> Ordinary brick wall structure, <input checked="" type="checkbox"/> Shed mounted on Iron trusses & Pillars, <input type="checkbox"/> Scrap abandoned structure										
Appearance/ Condition of the Building	Internal - <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input checked="" type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Poor <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey External - <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input checked="" type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Poor <input type="checkbox"/> Under construction										
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	15 years approx.										
Maintenance of the Building	<input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Average, <input type="checkbox"/> Poor										
Any defects in the building	<input checked="" type="checkbox"/> Maintenance issues, <input type="checkbox"/> Finishing issues, <input type="checkbox"/> Seepage issues, <input type="checkbox"/> Water supply issues, <input type="checkbox"/> Electricity issues, <input type="checkbox"/> Structural issues, <input type="checkbox"/> Visible cracks in the building										
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 <table border="1"> <tr> <th>Running Mtr.</th><th>Height</th><th>Width</th><th>Finish</th></tr> <tr> <td></td><td>10ft ave.</td><td>300mm</td><td>Simply plastered</td></tr> </table>			Running Mtr.	Height	Width	Finish		10ft ave.	300mm	Simply plastered
Running Mtr.	Height	Width	Finish								
	10ft ave.	300mm	Simply plastered								
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 type="checkbox"/> Not available within the property	<input type="checkbox"/> On Ground, <input type="checkbox"/> In Basement, <input type="checkbox"/> On stilt <input type="checkbox"/> On road, <input type="checkbox"/> Acute parking problem									
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.

As informed by representative.



PARTICULARS	DESCRIPTION
Brief History & Description of the Plant	Manufacturing CR (MS & SS) coil.
2. Nature of Industry	Manufacturing
3. Plant Inception Date	2010.
4. Commercial Operational Date	2012
5. No. of Production Lines	2. (HRAP & CRAP).
6. Date of Inception of each Production Line	Both in 2010.
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 type="checkbox"/> Indigenous, <input checked="" type="checkbox"/> EPC Contractor, <input checked="" type="checkbox"/> Local Contractor
10. Plant Type	<input type="checkbox"/> Manual, <input checked="" type="checkbox"/> Semi-Automatic, <input type="checkbox"/> Fully Automatic, <input type="checkbox"/> Conventional, <input type="checkbox"/> Non-Conventional, <input type="checkbox"/> Computerized Controlled
11. Plant & Machinery Purchase Type	<input checked="" type="checkbox"/> First Hand, <input type="checkbox"/> Second Hand
12. Plant & Machinery Make	<input type="checkbox"/> Domestic branded, <input type="checkbox"/> Domestic local made, <input type="checkbox"/> Onsite fabrication <input type="checkbox"/> Imported machines, <input checked="" type="checkbox"/> Mix (Domestic + Foreign)
13. Plant Overall Condition	<input type="checkbox"/> Newly Commissioned, <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Poor, <input type="checkbox"/> Completely scrap
14. Plant Status	<input type="checkbox"/> In Operation, <input checked="" 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	Labour unrest.

	if Plant is not operational then does it require any money for refurbishing to restart the Plant?	Yes
	Total money spent in last one year on maintenance of machines	—
18.	Any major failure, fault, breakdown in last 3 years?	sheet down see Mar-21.
19.	Any Technology collaboration of the Plant	No.
20.	Average Plant Capacity Utilization rate in last one month. Attach Production chart of last one week.	sheet down see Mar. 21
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	
25.	Age of the Plant/ Remaining Life of Machines	Age of plant - 9 yrs. (2012).
26.	Record of Last Maintenance Done (Attach Copy Of Maintenance Log Book If Possible)	—
27.	Production Capacity In Quantity & Weight For Different Products/ Units	sheet down see Mar. 21
28.	Description Of Products Manufactured	SS (CR) coil, MS (CR) coil.
29.	Brand Name under which Products are sold in the Market	BRC
30.	Raw Material Used & Sources Of Primary Raw Material Used	HR (SS) coil, HR (MS) coil.

No. & Type of Furnace	2 reheating furnace	
No./ Type/ Height of Chimney/ Exhaust	3 → 30 m. approx. One concrete & two Iron chimney	
Is Plant using obsolete technology or currently used technology in the market? Please comment.	Not current technology.	
34. Whether STP is installed (Mention Type & Capacity)	NO.	
35. Whether ETP is installed (Mention Type & Capacity)	Yes, cannot tell. →	
36. Fire Fighting System	Yes.	
37. No. of Resources Working In the Plant (Managerial, Skilled, Unskilled)	Security - 15	
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)	Power cut off by (TPCOLD)	
40. Auxiliary power arrangements type in the plant (Type & Capacity)	11 KV 11KV, 11KV/450 V. <input checked="" type="checkbox"/> DG Sets, <input type="checkbox"/> Captive Power Plant 1, 500 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 type="checkbox"/> Submersible, <input type="checkbox"/> Jal board supply, <input type="checkbox"/> Reservoir, <input type="checkbox"/> Any other: <input checked="" type="checkbox"/> Kewinda Nala	
44. Major issues noticed in the Industry which can create issues in operations	No.	

Unit-3 BRG

Area (sqft)

Height

ice Building	3.5m	862.48 = 226.88 80.12 sq. m
ice building	4m	2006.48 = 186.40 sq. m
canteen building	4m	2085.47 = 193.74 sq. m
weigh bridge	3.5m	133.40 = 12.39 sq. m
• ADM Building (2 stories)	7m	9084.98 = 844.02 sq. m
• Boiler House	4m	1281.75 = 119.07 sq. m
• Exit Gate	3.5m	1392.17 = 129.33 sq. m
• Hydroflonic Acid Building	4m	518.30 = 48.15 sq. m
• Security Pit	3.5m	3469.55 = 322.33 sq. m
• Vest Acid Pit	4m	6008.33 = 558.19 sq. m
• HRAP Treat	4m	823.93 = 76.54 sq. m
• CRAP Treat	3.5m 4m	823.93 = 76.54 sq. m
• PETP Building	4m	313.63 = 29.13 sq. m
• Filler Press	3.5m	1135.82 = 105.52 sq. m
• Lime Mix	3.5m	1090.08 = 101.27 4
• Acid storage Area	4m	5445.0 = 505.85 4
• Propane yard	4.2m	62.06 = 5.76 4
• Pump House	—	1228 6975.04 = 648.0 sq. m
• Hill (11) Blower	4m	1121.67 = 104.00 sq. m
• Bearing House	3.5m	793.33 = 78.70 4
• Hill (11) ECR Transformer	4m	4702.30 = 436.85 4
• Hill (10) Transformer	4m	2744.28 = 254.95 4
• Hill (1) Blower.	4m	1121.67 = 104.00 4
• Water complex	—	7036.68 = 653.72 4

BRG unit 3 Sheds

	Height	Area (sq ft)
Shed	50ft = 15.24 m	9188.12 = 853.60 Sq. m
18 Shed	50ft = 15.24 m	170,441.57 = 15834.55 y
19K1 Shed	50ft = 15.24 m	100,166.22 = 9305.75 y
Old RGM	50ft = 15.24 m	69,162.39 = 6425.40 y
• Filter Press	50ft = 15.24 m	14,701,50 = 136581.53 y
• CRAP Boilers shed.	50ft = 15.24 m	2910.89 = 270.43 y
• Scale Sheds Area	50ft = 15.24 m	816.75 = 75.87 y
<u>Total</u>		= 175617.1 sq. m

PARTICULARS

DESCRIPTION

Sheet of P&M from
Register
Name/ Machine
Capacity/ Model No./
Machine Make/
Capitalization Date/
Capitalization Value/ Current
Book Value/ Machine Status
(working/ not working)

Flow chart / Block diagram
from raw material to finished
product

3. Plant Layout
4. Factories registration
5. Labor license
6. Fire NOC
7. Copy of last paid Electricity Bill
8. NOC from Pollution Control Board
9. Environment Clearance (if applicable)
10. Petroleum Product Storage license (if applicable)
11. Explosive Product Storage license (if applicable)
12. Export/ Import Code (if applicable)
13. Any other approval or NOC as per industry
14. Daily Performance Report
15. Production data of last one week
16. Plant maintenance log

LAND RATES INFORMATION DETAILS

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

	Demand & Supply condition in the Market for such properties	<input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low	
2.	At what True rate Owner bought this Property	Year of purchase	
		Purchase Price	
3.	Minimum Rate in the locality		
4.	Maximum Rate in the locality		
5.	Local Information gathered during Site survey (Minimum 2 enquiries are must):		
	1. Name:	Nirmal kr. Sahoo (dealer)	
	Contact No.	94395 87982	
	Sale Purchase Rate		
	Rental Rate		
	Comments	On NH55 near Kurunkivillage land rate is 1.2cr to 1.3cr per Acre. Inside 1km it will be around 25lacs to 30lacs per Acre.	
	2. Name:		
	Contact No.		
	Sale Purchase Rate		
	Rental Rate		
	Comments		
	3. Name:		
	Contact No.		
	Sale Purchase Rate		
	Rental Rate		
	Comments		

Surveyor Name: Anisban Ray, Anup Banerjee
 Signature: *dy. Anup*
 Date:

UNDERTAKING BY THE CUSTOMER

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

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

Name:

Signature:

Mobile No.:

Date:

UNDERTAKING BY THE SURVEYOR

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

Surveyor Name:

Signature:

Date:

Arjun Roy
20/8/21

CASE NO.

UNDERTAKING BY THE PREPARER

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

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

In case at any point of time in future I am found guilty of illegitimately distorting the facts in the Valuation 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: