

File No.

RKA/DNGR/

VIS (2021-22) - PL 222 - 849



REINFORCING YOUR BUSINESS

ASSOCIATES

M/s BRG Iron & Steel Co. Pvt. Ltd., Unit - ~~II~~ I, Chennai, OdishaCASE 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 Roy	NA	NA			NA
Survey	Arup & 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 &amp; Signature

☐ Minor defects in the survey hence approved for preparation with warning to Surveyor. Report preparer to collect the missing information on his own.☐ Major defects in the survey. Survey has to be done again.

## GENERAL DETAILS

1.	Proposal or Ref. No.				
2.	Type of Service	<input checked="" type="checkbox"/> Valuation Report			
3.	Type of customer	<input checked="" type="checkbox"/> Bank	<input type="checkbox"/> PSU	<input type="checkbox"/> NBFC	<input type="checkbox"/> Corporate
		<input type="checkbox"/> Company	<input type="checkbox"/> Private client	<input type="checkbox"/> Direct client through Bank	
4.	Bank/ FI/ Organization Name & Address	SBI Sambi, Kolkata			
5.	Case Allotment Officer/ Fees paying party Details	Name	Contact Number	Email Id	
		Tapan Salpathy	9674771832	c101.04151@ sbi.co.in	
6.	Case Type	<input type="checkbox"/> Case for Fresh Account		<input checked="" type="checkbox"/> Case for existing account/ customer	
7.	Fees Details	Amount of Fees	Advance Amount if any	Payment will be paid by	
		Rs 1.25 lakh + GST		<input checked="" type="checkbox"/> Bank <input type="checkbox"/> Customer	
8.	Billing Details	Billed To Party Name		GSTIN	



# CASE DETAILS

File	Name of the Industry/ Account	M/s BRG Iron & Steel Co. Pvt. Ltd.			
2.	Type of Property	<input type="checkbox"/> Small Manufacturing Unit, <input type="checkbox"/> Medium Scale Industrial Unit, <input checked="" type="checkbox"/> Large Scale Industrial Plant, <input type="checkbox"/> Very Large Scale Industrial Plant			
3.	Owner/ Applicant Details	Name	Contact Number	Email Id	
		OR OR	—	—	
4.	Account Name	M/s BRG Iron & Steel Co. Pvt. Ltd.			
5.	Plant Address	Village - Mureuthi, P.O - Krishnappa, P.S - Morkanga Via. - Maramundali, Dist. - Dharmavaram, 759121			
6.	Who will coordinate on site for the site survey	Name	Contact Number		
		B.K. Singh	87613813381 (IRP)		
		Ravi Narayan Nayak	9937013901 (Land matter)		
7.	Preferred time of survey	Date	Time		
		20/8/21	—		
8.	Documents Received (Any one ownership document and approved site plan/ map is must)	<p>1. Ownership Documents: <input type="checkbox"/> Sale Deed, <input type="checkbox"/> Power of Attorney, <input type="checkbox"/> Will  <input type="checkbox"/> Relinquishment Deed, <input type="checkbox"/> Transfer Deed, <input type="checkbox"/> Conveyance Deed, <input type="checkbox"/>  <input type="checkbox"/> Allotment Letter, <input type="checkbox"/> Possession Letter, <input type="checkbox"/> Agreement to Sell, <input type="checkbox"/> Mortgage  Deed, <input type="checkbox"/> Indenture of Mortgage</p> <p>2. Map: <input type="checkbox"/> Cizra Map, <input type="checkbox"/> Sanctioned Map, <input type="checkbox"/> Site Plan <input checked="" type="checkbox"/> Layout Plan</p> <p>3. Project Approval Documents: <input type="checkbox"/> Factory Registration, <input type="checkbox"/> Memorandum of  Understanding with the State Govt., <input type="checkbox"/> Industrial Entrepreneurs  Memorandum, <input type="checkbox"/> Environment Clearance, <input type="checkbox"/> Fire NOC</p> <p>4. Any Other document: <input type="checkbox"/> TIR Report, <input checked="" type="checkbox"/> Old Valuation Report, <input type="checkbox"/> Plant &amp;  Machinery Inventory Sheet, <input checked="" type="checkbox"/> Fixed Asset Register, <input type="checkbox"/> Building Area  Statement, <input type="checkbox"/> CLU Document, <input type="checkbox"/> Detailed Project Report, <input type="checkbox"/> Invoices of the  Major Equipment's, <input type="checkbox"/> Daily Performance Report, <input checked="" type="checkbox"/> TEV Report, <input type="checkbox"/> LIE  Report, <input type="checkbox"/> Production data of last one week, <input type="checkbox"/> Plant maintenance log, <input type="checkbox"/>  Copy of last paid Electricity Bill, <input type="checkbox"/> Copy of municipal tax receipt  <input type="checkbox"/> Any other:</p> <p>OR Memorandum of Entry (BRG - IOBI)  OR Building sheet</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: Denied to sign</p>				

OR M/s 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 <b>Owner/ Area/ Boundaries</b> 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.	<b>DO CLEAR IDENTIFICATION OF THE PROPERTY</b>	<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.	<b>CHECK IF ANY BUILDING VIOLATIONS DONE</b>	<input 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.	<b>CONFIRM PROPERTY RATES LOCALLY</b>	<input checked="" type="checkbox"/>
14.	<b>CHECK NEARBY DEVELOPMENT</b>	<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.

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

### **Note (Survey Grading Matrix):**

1. For special assignments like LIE, Stock Valuation, etc. where till date survey format is not specified or released, in such cases point wise site observation report has to be submitted by the Surveyor duly signing it properly. Without signed Site Observation report, Point 4 will be considered as not done and will fall under Category E.
2. Similar Grading Matrix is issued for Case Collection & Report Preparation as well.

### **Note (Overall Grading Matrix):**

1. In case client reports any careless mistake in the report for which revision has to be done in the report then in that case Grading Matrix may be revised and Grade E will be awarded.



# INDUSTRIAL PLANT SURVEY FORM

(FOR INDUSTRIAL PROPERTIES ONLY)

(Version 2.0) | Date of implementation: 9.02.2011 | Date of Revision: 04.01.2018, 15.06.2019

File No. VIS(2021-22)-PL 222-849 Date: 20/8/21 Time: —

## GENERAL DETAILS

1. Name of the Surveyor	<u>Asup &amp; Anirban</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 <u>By IRP Personnel</u>	
	Name	Contact No.
	<u>B. K. Senph</u>	<u>8763013301 (IRP Personnel)</u>
	<u>Sanj Narayan Nayak</u>	<u>9937013901 (Land matter, BRC official)</u>
3. Survey Type	<input checked="" 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 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:	
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.,	



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

### OWNERSHIP DETAILS

Name of the Industry	BRG Iron & Steel. Co. Pvt. Ltd.
Legal Owner Name/s	T. Kannan (Liquidator)
Property Purchaser Name	BRG Iron & Steel. Co. Pvt. Ltd.
Plant Address under Valuation	Same as 2
Present Residence Address of the Owner/ Director	—
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)	<div style="display: flex; justify-content: space-between;"> <div>East <i>Interior Village Road</i></div> <div>West <i>Kesanti Village Forest Land</i></div> <div>North <i>SE Railway line</i></div> <div>South <i>Kisinda Nala near NH-55</i></div> </div>						
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	<i>Itself is a landmark</i>						
4. Ward Name/ No.	—						
5. Zone Name	—						
6. Main Road Name & Width	<table border="1"> <thead> <tr> <th>Name</th><th>Width</th><th>Distance from property</th></tr> </thead> <tbody> <tr> <td>NH-55</td><td>60 ft.</td><td>500m approx</td></tr> </tbody> </table>	Name	Width	Distance from property	NH-55	60 ft.	500m approx
Name	Width	Distance from property					
NH-55	60 ft.	500m approx					
7. Approach Road Name & Width	<i>Internal Village Road (Kesanti Village Road)</i>						
8. Are proper road facilities available?	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No						
9. Type of Approach Road	<input type="checkbox"/> Bituminous, <input type="checkbox"/> Metalled, <input type="checkbox"/> Cement concrete, <input type="checkbox"/> Concrete paver block, <input 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						



Location characteristics	<input type="checkbox"/> Within well-developed notified Industrial area, <input type="checkbox"/> Within 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 amenities 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												
1. Classification of the Locality	<input type="checkbox"/> Urban developed, <input type="checkbox"/> Urban developing, <input type="checkbox"/> Semi Urban, <input checked="" type="checkbox"/> Rural 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"/> East 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"/> Location within locality, <input type="checkbox"/> Poor location within the locality, <input type="checkbox"/> Properly 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	<table border="1"> <thead> <tr> <th>School</th><th>Hospital</th><th>Market</th><th>Metro</th><th>Railway Station</th><th>Airport</th></tr> </thead> <tbody> <tr> <td>2KM</td><td>3KM</td><td>1.5KM</td><td>-</td><td>3KM</td><td>120KM</td></tr> </tbody> </table>	School	Hospital	Market	Metro	Railway Station	Airport	2KM	3KM	1.5KM	-	3KM	120KM
School	Hospital	Market	Metro	Railway Station	Airport								
2KM	3KM	1.5KM	-	3KM	120KM								
15. Any new development in surrounding area	Branchau River Bridge												
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: Keshupanga Gram Panchayat <input checked="" type="checkbox"/> Area not within any development authority limits												
18. Municipality/ Municipal Corporation Name	Name: Gram Panchayat												



rounding land uses and  
joining/ nearby  
establishment details  
the location proper for the  
subject industry?

☒ Area not within any municipal limits

~~Industrial~~ Mixed (Industrial + Forest + Residential)

Yes.

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

standalone for → ss slab.

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
Land Area			
	Area as per mortgage deed:		
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 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 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"/> IRP		
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: <input checked="" type="checkbox"/> sheet-down		

\* 50 Acres as per TEV Provided,  
\* While measuring in front of the representative it came  
61 Acres.



# **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		<b>Internal</b> - <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input checked="" 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 <b>External</b> - <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		
5. Maintenance of the Building		<input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Average, <input type="checkbox"/> Poor, <input type="checkbox"/> Under construction		
6. Age of Building/ Recent Improvements done		15 years avg.		
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		
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		
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		
As per shown by representative		Running Mtr.	Height	Width
		2.02 Km	12 ft. Av.	300mm
11. Garden/ Landscaping		<input type="checkbox"/> Yes, <input 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"/> On Ground, <input type="checkbox"/> In Basement, <input type="checkbox"/> On stilt <input type="checkbox"/> Not available within the property <input type="checkbox"/> On road, <input type="checkbox"/> Acute parking problem		
13. Special Comments if any				

**NOTE:** Use table below to mention the individual building/ shed/ blocks details. Mentioned Type of construction (RCC/ Corrugated GI Shed Mounted on Brick Wall or Iron Pillars & Trusses/ Corrugated Colored GI Shed/ Simple GI Shed/ Simple Tin Shed), Height & Area of each block in the table below.



# PLANT DETAILS

PARTICULARS	DESCRIPTION
1. Brief History & Description of the Plant	started production in the year 2006.
2. Nature of Industry	Manufacturing (Iron, steel, 228, MS, alloy)
3. Plant Inception Date	2002.
4. Commercial Operational Date	2006
5. No. of Production Lines	DRI → 1      SMS → 1 Ferro → 1
6. Date of Inception of each Production Line	DRI → 2006      Ferro → 2010 SMS → 2007
7. Total Block Value of the Machines (As on Year ending 31 <sup>st</sup> March)	—
8. Industry benchmark cost for setting up these Plants (for eg. Per MW or Per MT)	—
9. Establishment Type	<input type="checkbox"/> Indigenous <input checked="" type="checkbox"/> EPC Contractor <input checked="" type="checkbox"/> Local Contractor
10. Plant Type	<input type="checkbox"/> Manual, <input checked="" type="checkbox"/> Semi-Automatic, <input type="checkbox"/> Fully Automatic, <input type="checkbox"/> Conventional, <input type="checkbox"/> Non-Conventional, <input type="checkbox"/> Computerized Controlled
11. Plant & Machinery Purchase Type	<input checked="" type="checkbox"/> First Hand, <input type="checkbox"/> Second Hand
12. Plant & Machinery Make	<input type="checkbox"/> Domestic branded, <input type="checkbox"/> Domestic local made, <input type="checkbox"/> Onsite fabrication <input type="checkbox"/> Imported machines, <input checked="" type="checkbox"/> Mix (Domestic + Foreign)
13. Plant Overall Condition	<input type="checkbox"/> Newly Commissioned, <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input 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	Labour Unrest.



17.	If Plant is not operational then does it require any money for refurbishing to restart the Plant?	Yes .
18.	Total money spent in last one year on maintenance of machines	—
18.	Any major failure, fault, breakdown in last 3 years?	sheet down since 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.	shut down since March 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	15 yrs. Approx. for machines.
25.	Age of the Plant/ Remaining Life of Machines	Age of plant → 16 / Remaining life of m/c →
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 for since Mar. 21
28.	Description Of Products Manufactured	Alloy, MS, SS, Slab, Bullet .
29.	Brand Name under which Products are sold in the Market	BRG
30.	Raw Material Used & Sources Of Primary Raw Material Used	Iron ore, lime, Dolomite, Coal, Sinter etc. ; Odesha, (OMC)



No. & Type of Furnace	In operation → 20x2, 7x2 (MT) Expansion → 20x2, 7x1 (MT)	Inclusion Furnace
No./ Type/ Height of Chimney/ Exhaust	3 furnace, (30m - approx.)	
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)	Yes, only one → Not provided (Capacity)	
35. Whether ETP is installed (Mention Type & Capacity)	Yes, only one → Not provided (Capacity)	
36. Fire Fighting System	Yes.	
37. No. of Resources Working In the Plant (Managerial, Skilled, Unskilled)	<del>40</del> <sup>10</sup> <del>staff</del> <sup>security &amp; Emergency staff</sup> → 10 (approx.)	
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 TP CDDL 132/11 KVA	
40. Auxiliary power arrangements type in the plant (Type & Capacity)	<input checked="" type="checkbox"/> DG Sets, <input type="checkbox"/> Captive Power Plant → 500 KVA X 3	
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 checked="" type="checkbox"/> Any other: Kiserda Nala (Right canal)	Bengali Brahmin
44. Major issues noticed in the Industry which can create issues in operations	NO.	

\* 1 → Electric earth furnace (35 ton)

\* \* → April, 2021 → Power was cut due to non payment.



UNDERTAKING BY THE CUSTOMER

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

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

Name:

Signature:

Mobile No.:

Date:

UNDERTAKING BY THE SURVEYOR

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

Surveyor Name:

Signature:

Date:

Arunban Roy  
Bar  
20/8/21



## UNDERTAKING BY THE PREPARER

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

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

In case at any point of time in future I am found guilty of illegitimately distorting the facts in the Valuation or any other professional services which company offers in the market on being influenced by the customer or Bank representative (officer or agent) or for whatsoever may be the reason then I'd solely responsible of any such act and I understand that the Company shall take appropriate legal action against me which may include suspension from the current roles & responsibilities or termination from the employment with immediate effect.

I also undertake that I have not taken any cash, favor or in kind from the customer for favoring any individual or organization by unfair means.

I also undertake that I'll not prepare any report on incomplete Survey form which is not properly filled as per the Company guidelines and in case I am preparing it which is creating an incorrect report then I'd be responsible for its consequences.

*Preparer Name:*

*Signature:*

*Date:*



# BRG Unit (1) Building Details.

Area (sqm)

Height

Int Room &  
meat Room

3.5m

157.13

Master Office Room

4m

72.20

Master hydraulic  
room

4m

62.70

Sub cluster electric  
control room

4m

70.13

Slab cluster control room

4m

17.85

AGG 1 Control Room

4m

167.02

AGG 2 Control Room

4m

167.02

132 KV Substation  
Control Room

4m

258.49

132 KV Substation  
Office Room

4m

60.83

Electrical Maintenance Room

4m

22.79

Induction furnace

—

1123.43

Flat and office

3.5m

240.80

Arc furnace Control Room

4m

146.30

Civil Office

3.5m

32.85

Overhead tank

—

38.85

Synthes tank

—

19.78

weigh bridge control  
room

4m

32.85

Control Room

4m

634.45

Admin (4+3)

3.5m  
each

300.848

Time Office & Project Office

3.5m

386.28

DPI weighing bridge room  
& rest room

3.5m

12.6.88

Motor room

3.5m

92.87

DPI Control Room

3.8m

501.61

DPI Room

3.5m

90.30



	Height	Area
Office Room	3.6m	230.28
complex	—	24335
ORI shed	5m	1653.37
ORI hopper	—	4453.50
Crusher Shed	5m	325.50
Coas plant Shed	5m	403.92
Coas plant Office	5m	2360.70
RHHS charging shed	3.5m	185.90
— RHHS charging shed	5m	482.52
— SHS FES	—	565.39
Billet Yard office	3.5m	23.8
— SHS II induction furnace	—	1649.8
— SHS II ECR	—	857.21
— SHS II Easter	—	917.01
SHS II testergate Pit	—	276.64
SHS II water complex	—	4083.23
Transport office	3.5m	43.17
Transport shed	5m	259.35
Ferro Chrome stock shed	5m	1329.05
Carbon paste shed	5m	63.16
Ferro shed	5m	1987.24
Ferro FES	—	64.8
Ferro hopper	—	75
Ferro water complex	—	121



Building	Height	Area (sq meter)
Shed BC, CD, DE, EF Bays	40ft = 12.19 m	37,130.25
SHS Material store 1	3.5m	405.52
SHS Material store 2	3.5m	667.2
Mesh store Room	3.5m	77.69
Lime Dolomite storage building	3.5m	646.07
Saffron material storage building	3.5m	35.65
DRI Main store.	3.5m	111.44
	Total	= 69,250.24 sq.m