

File No.	RKA/DNCR/...../.....
Date of Receiving	

**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		NA	NA			NA
Survey	Sachin	28/10/2021	29/10/2021			
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

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 type="checkbox"/> Valuation Report			
3.	Type of customer	<input 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				
5.	Case Allotment Officer/ Fees paying party Details	Name	Contact Number	Email Id	
6.	Case Type	<input type="checkbox"/> Case for Fresh Account		<input type="checkbox"/> Case for existing account/ customer	
7.	Fees Details	Amount of Fees	Advance Amount if any	Payment will be paid by	
				<input type="checkbox"/> Bank	<input type="checkbox"/> Customer
8.	Billing Details	Billed To Party Name	GSTIN		

CASE DETAILS

Name of the Industry/ Account		M/S Orient Electric Ltd.			
Type of Property		<input type="checkbox"/> Small Manufacturing Unit, <input checked="" type="checkbox"/> Medium Scale Industrial Unit, <input type="checkbox"/> Large Scale Industrial Plant, <input type="checkbox"/> Very Large Scale Industrial Plant			
3.	Owner/ Applicant Details	Name		Contact Number	Email Id
4.	Account Name	M/S Orient Electric Ltd.			
5.	Plant Address	Plot No-11 Sector-06 Faridabad			
6.	Who will coordinate on site for the site survey	Name		Contact Number	
7.	Preferred time of survey	Date	29-10-2021	Time	2:30 pm
8.	Documents Received (Any one ownership document and approved site plan/ map is must)	1. Ownership Documents: <input checked="" type="checkbox"/> Sale Deed, <input type="checkbox"/> Power of Attorney, <input type="checkbox"/> Will Relinquishment Deed, <input type="checkbox"/> Transfer Deed, <input type="checkbox"/> Conveyance Deed, <input type="checkbox"/> Allotment Letter, <input type="checkbox"/> Possession Letter, <input type="checkbox"/> Agreement to Sell, <input type="checkbox"/> Mortgage Deed, <input type="checkbox"/> Indenture of Mortgage 2. Map: <input type="checkbox"/> Cizra Map, <input type="checkbox"/> Sanctioned Map, <input type="checkbox"/> Site Plan 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 4. Any Other document: <input type="checkbox"/> TIR Report, <input type="checkbox"/> Old Valuation Report, <input type="checkbox"/> Plant & Machinery Inventory Sheet, <input checked="" type="checkbox"/> Fixed Asset Register, <input type="checkbox"/> Building Area Statement, <input type="checkbox"/> CLU Document, <input type="checkbox"/> Detailed Project Report, <input type="checkbox"/> Invoices of the Major Equipment's, <input type="checkbox"/> Daily Performance Report, <input type="checkbox"/> TEV Report, <input type="checkbox"/> LIE Report, <input type="checkbox"/> Production data of last one week, <input type="checkbox"/> Plant maintenance log, <input type="checkbox"/> Copy of last paid Electricity Bill, <input type="checkbox"/> Copy of municipal tax receipt <input type="checkbox"/> Any other: 5. No documents provided: <input type="checkbox"/>			
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:				

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 type="checkbox"/>
2.	IS WORK ORDER/ EMAIL/ CESA FORM FORMALITY COMPLETED	<input 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 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	<input checked="" type="checkbox"/>
9.	Check municipal jurisdiction	<input checked="" type="checkbox"/>
10.	Check Main road name & width and its distance from the subject property	<input checked="" type="checkbox"/>
11.	Check Lane width on which property is located	<input checked="" type="checkbox"/>
12.	Check any defects or negativity in the property	<input checked="" type="checkbox"/>
13.	CONFIRM PROPERTY RATES LOCALLY	<input checked="" type="checkbox"/>
14.	CHECK NEARBY DEVELOPMENT	<input checked="" type="checkbox"/>

SPECIAL INSTRUCTIONS:

1. During Survey please follow the blocks mentioned in the plant layout and clearly mention the details of each block. Use separate sheet wherever space is not adequate in the form.
2. During survey please keep P&M inventory sheet in hand and cross check the machines from the list.
3. Mention type, height & area of shed of each block clearly.
4. Take photographs of the machines including its machine plate.
5. In case machine is not in running condition then test the condition of the machine by moving its lever, pulley and check oil condition.

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

Note (Survey Grading Matrix):

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

Note (Overall Grading Matrix):

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

INDUSTRIAL PLANT SURVEY FORM**(FOR INDUSTRIAL PROPERTIES ONLY)**

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

File No. RKA/DNCR/...../.....

Date: 29-10-2021

Time: 2:30 pm

GENERAL DETAILS

1.	Name of the Surveyor	Sachin Pandey	
2.	Property shown by	<input type="checkbox"/> Owner/ Director, <input checked="" type="checkbox"/> Company Representative, <input type="checkbox"/> No one was available, <input type="checkbox"/> Property is locked, survey could not be done from inside	
		Name	Contact No.
		Mr. Suresh Gupta	9871996651
3.	Survey Type	<input type="checkbox"/> Full survey (inside-out with approximate measurements & photographs), <input type="checkbox"/> Full survey (inside-out with approximate sample random measurements & photographs), <input checked="" 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 checked="" 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 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 checked="" type="checkbox"/> Medium Scale Industrial Unit, <input type="checkbox"/> Large Scale Industrial Plant, <input type="checkbox"/> Very Large Scale Industrial Plant	
7.	Property Measurement	<input type="checkbox"/> Self-measured, <input checked="" type="checkbox"/> Sample measurement only, <input type="checkbox"/> No measurement	
8.	Reason for no measurement	<input type="checkbox"/> Property was locked/ sealed, <input type="checkbox"/> Owner/ possessee didn't allow it, <input type="checkbox"/> NPA property so didn't enter the property, <input checked="" type="checkbox"/> Very Large Property, practically not possible to measure the entire area <input type="checkbox"/> Any other Reason:	
9.	Purpose of Valuation	<input checked="" type="checkbox"/> Value assessment of the asset for creating collateral mortgage <input type="checkbox"/> Periodic Re-Valuation for Bank, <input type="checkbox"/> Distress sale for NPA A/c.,	

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

OWNERSHIP DETAILS	
1. Name of the Industry	M/S Orient Electric Ltd
2. Legal Owner Name/s	M/S Orient Electric Ltd.
3. Property Purchaser Name	M/S Orient Electric Ltd.
4. Plant Address under Valuation	Plot No-11 Sector-06 Faridabad.
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	West	North	South
	Road	other property	other Land	Sunflag Indus ^W _E
2. Property Facing	<input 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 — YMAC Engineering College			
4. Ward Name/ No.	—			
5. Zone Name	—			
6. Main Road Name & Width	Name	Width	Distance from property	
	NH-2	180'	on Road	
7. Approach Road Name & Width	Same —			
8. Are proper road facilities available?	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No			
9. Type of Approach Road	<input checked="" type="checkbox"/> Bituminous, <input type="checkbox"/> Metalled, <input type="checkbox"/> Cement concrete, <input type="checkbox"/> Concrete paver block, <input type="checkbox"/> Brick khadanja, <input type="checkbox"/> Mud surfacing, <input type="checkbox"/> Broken potholed metalled road, <input type="checkbox"/> No proper approach road available, <input type="checkbox"/> Very narrow approach road towards the property			

23 Conveyor for New Blade Plant (Plot) 24 BAKING OVEN FOR HORIZONTAL Ph.	76 Fire System 75 STP Plant 74 Stator Winding Machine 73 Stator Winding Machine 72 CNC Single Axis 71 DG Set 625 kVA 70 Auto Elevator 69 Air Lift 68 Stepper Motor	□ Within well-developed notified Industrial area, □ Within averagely maintained Industrial area, <input checked="" type="checkbox"/> 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	<input checked="" type="checkbox"/> Urban developed, □ Urban developing, □ Semi Urban, □ Rural, □ Backward, □ Industrial, □ Institutional												
12.	Location consideration	<input type="checkbox"/> Corner Plot, □ 2 side open, □ 3 side open, □ On >30' wide road, □ Near to Metro station, □ Near to Market, <input checked="" type="checkbox"/> 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.	<input checked="" type="checkbox"/> Yes, □ No Sector-06 Faridabad												
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>100m</td> <td>500m</td> <td>500m</td> <td>300m</td> <td>1 Km</td> <td>—</td> </tr> </tbody> </table>	School	Hospital	Market	Metro	Railway Station	Airport	100m	500m	500m	300m	1 Km	—
School	Hospital	Market	Metro	Railway Station	Airport									
100m	500m	500m	300m	1 Km	—									
15.	Any new development in surrounding area	NO												
16.	Jurisdiction limits	<input checked="" type="checkbox"/> Nagar Nigam, □ Nagar Panchayat, □ Gram Panchayat, □ Nagar Palika Parishad, □ Area not within any municipal limits												
17.	Jurisdiction Development Authority Name	Name: Faridabad Municipal Corporation <input type="checkbox"/> Area not within any development authority limits												
18.	Municipality/ Municipal Corporation Name	Name: Faridabad Municipal Corporation												

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	Surrounding land uses and adjoining/ nearby establishment details	<input type="checkbox"/> Area not within any municipal limits
20.	Is the location proper for the subject industry?	Industrial purpose - yes
21.	Is it a standalone Industry in this area? is it a belt for the subject nature of Industry?	yes
22.	In case Industry gets closed then does the land can be used for any other purpose?	Industrial

PHYSICAL DETAILS	
1.	Land Area As per Title deed: 24248.89 Sq yard As per Map: As per site survey: Area as per mortgage deed: 24248.89 Sq yard
2.	Any conversion to the land use
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 checked="" 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 checked="" 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 checked="" type="checkbox"/> Owner, <input type="checkbox"/> Vacant, <input type="checkbox"/> Lessee, <input type="checkbox"/> Under Construction, <input type="checkbox"/> Couldn't be Surveyed, <input type="checkbox"/> Property was locked, <input type="checkbox"/> Bank sealed, <input type="checkbox"/> Court sealed
13.	Current activity carried out in the property <input checked="" type="checkbox"/> Industrial, <input type="checkbox"/> Vacant, <input type="checkbox"/> Locked, <input type="checkbox"/> Sealed <input type="checkbox"/> Any other use:

BUILDING/ CONSTRUCTION/ UTILITY DETAILS

PAINT SHOP
TINT SHOP

No. 37A

Construction Status

Covered Built-up Area		<input checked="" type="checkbox"/> Built-up property in use, <input type="checkbox"/> Under construction, <input type="checkbox"/> No construction										
	RCC	As per Title deed	As per Map	As per site survey								
	Shed											
3.	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 type="checkbox"/> Shed mounted on Iron trusses & Pillars, <input type="checkbox"/> Scrap abandoned structure										
4.	Appearance/ Condition of the Building	Internal - <input type="checkbox"/> Excellent, <input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Poor <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey External - <input type="checkbox"/> Excellent, <input checked="" 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 checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Average, <input type="checkbox"/> Poor, <input type="checkbox"/> Under construction										
6.	Age of Building/ Recent Improvements done	1972										
7.	Maintenance of the Building	<input checked="" type="checkbox"/> Very Good, <input 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 <table border="1"> <tr> <th>Running Mtr.</th> <th>Height</th> <th>Width</th> <th>Finish</th> </tr> <tr> <td></td> <td>101</td> <td>9"</td> <td>Plaster with paint</td> </tr> </table>			Running Mtr.	Height	Width	Finish		101	9"	Plaster with paint
Running Mtr.	Height	Width	Finish									
	101	9"	Plaster with paint									
11.	Garden/ Landscaping	<input checked="" 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"/> Not available within the property	<input checked="" 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									
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.

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Pic

PARTICULARS

PLANT DETAILS

Brief History & Description of
the Plant

DESCRIPTION

Electrical fans
Leading Electrical fan Manufacture

2.	Nature of Industry	
3.	Plant Inception Date	1972
4.	Commercial Operational Date	1972
5.	No. of Production Lines	Finish wood - 7 Assembly line -
6.	Date of Inception of each Production Line	
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 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 checked="" 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	NA -

17.	Machine is not operational does it require any money for refurbishing to restart the Plant?	NA -
18.	Total money spent in last one year on maintenance of machines	—
18.	Any major failure, fault, breakdown in last 3 years?	No
19.	Any Technology collaboration of the Plant	Yes
20.	Average Plant Capacity Utilization rate in last one month. Attach Production chart of last one week.	6.85 ltr per month
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	paintshop Assembly line powerpress powerpress
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	
26.	Record of Last Maintenance Done (Attach Copy Of Maintenance Log Book If Possible)	
27.	Production Capacity In Quantity & Weight For Different Products/ Units	6.85 ltr per month.
28.	Description Of Products Manufactured	Manufacturing of orient electric fan
29.	Brand Name under which Products are sold in the Market	orient
30.	Raw Material Used & Sources Of Primary Raw Material Used	Plastic - metallic - max. Copper - Aluminum - Steel MS

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LAND RATES INFORMATION DETAILS

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

1.	Demand & Supply condition in the Market for such properties	<input type="checkbox"/> Very Good, <input 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:	property Dealer	
	Contact No.	9899755526	
	Sale Purchase Rate		
	Rental Rate		
	Comments		
	2. Name:	Twin property	
	Contact No.	9811394070	
	Sale Purchase Rate		
	Rental Rate		
	Comments		
	3. Name:	Local people.	
	Contact No.		
	Sale Purchase Rate	1.20 lac per sq yard	
	Rental Rate	to 1.50 lac per sq yard	
	Comments		

Surveyor Name:

Signature:

Date:

CASE NO.

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:

Mr. Surresh Gupta
Refused for sign
29/10/2021

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:

Sanku Pandey
29/10/2021

CASE NO.

Asset	Asset
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900311	ING
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900279	Die
900485	LIQ
900267	Blar
900287	Doi
900327	Cr
900151	PA
900313	Tw
900079	Ka
901421	1C
900190	7F
900438	D
900315	L
901690	F
901495	C
900330	F
900209	F
900399	
901496	
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901510	E
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901764	Bea
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UNDERTAKING BY THE PREPARER

I hereby undertake that this Valuation Report is prepared as per the fair professional best practices and Valuation & Survey 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:

SURVEY SUMMARY SHEET
(TO BE ENCLOSED WITH VALUATION REPORT)
 (Version 1.0) | Date of implementation: 10.04.2017

Every Valuation report at R.K Associates is prepared based on the thorough survey of the property carried out by our Engineering Surveyor. This Survey Summary Sheet is for the information of Banker/ concerned interested organization. Detailed Survey Form can also be made available to the interested organization in case it is required to cross check what information our surveyor has given in site inspection report based on which Valuation report is prepared.

1.	File No.			
2.	Name of the Surveyor	Sachin Pandey		
3.	Borrower Name	M/S Orient Electric Ltd.		
4.	Name of the Owner	Same		
5.	Property Address which has to be valued	Plot No-11 Sector-6 Faridabad		
6.	Property shown & identified by at spot	<input type="checkbox"/> Owner, <input checked="" type="checkbox"/> Representative, <input type="checkbox"/> No one was available, <input type="checkbox"/> Property is locked, survey could not be done from inside <div style="display: flex; justify-content: space-between;"> <div> Employee (FA.) <div style="border: 1px solid black; padding: 2px;">Name</div> <div style="border: 1px solid black; padding: 2px;">Mr Suresh Gupta</div> </div> <div> <div style="border: 1px solid black; padding: 2px;">Contact No.</div> <div style="border: 1px solid black; padding: 2px;">9871996651</div> </div> </div>		
7.	How Property is Identified by the Surveyor	<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		
8.	Are Boundaries matched	<input type="checkbox"/> Yes, <input checked="" type="checkbox"/> No, <input type="checkbox"/> No relevant papers available to match the boundaries, <input type="checkbox"/> Boundaries not mentioned in available documents		
9.	Survey Type	<input type="checkbox"/> Full survey (inside-out with measurements & photographs) <input checked="" type="checkbox"/> Half Survey (Measurements from outside & photographs) <input type="checkbox"/> Only photographs taken (No measurements)		
10.	Reason for Half survey or only photographs taken	<input type="checkbox"/> Property was locked, <input type="checkbox"/> Possessee didn't allow to inspect the property, <input type="checkbox"/> NPA property so couldn't be surveyed completely		
11.	Type of Property	<input type="checkbox"/> Flat in Multistoried Apartment, <input type="checkbox"/> Residential House, <input type="checkbox"/> Low Rise Apartment, <input type="checkbox"/> Residential Builder Floor, <input type="checkbox"/> Commercial Land & Building, <input type="checkbox"/> Commercial Office, <input type="checkbox"/> Commercial Shop, <input type="checkbox"/> Commercial Floor, <input type="checkbox"/> Shopping Mall, <input type="checkbox"/> Hotel, <input checked="" type="checkbox"/> Industrial, <input type="checkbox"/> Institutional, <input type="checkbox"/> School Building, <input type="checkbox"/> Vacant Residential Plot, <input type="checkbox"/> Vacant Industrial Plot, <input type="checkbox"/> Agricultural Land		
12.	Property Measurement	<input type="checkbox"/> Self-measured, <input checked="" type="checkbox"/> Sample measurement, <input type="checkbox"/> No measurement		
13.	Reason for no measurement	<input type="checkbox"/> It's a flat in multi storey building so measurement not required <input type="checkbox"/> Property was locked, <input type="checkbox"/> Owner/ possessee didn't allow it, <input type="checkbox"/> NPA property so didn't enter the property, <input checked="" type="checkbox"/> Very Large Property, practically not possible to measure the area within limited time <input type="checkbox"/> Any other Reason:		
14.	Land Area of the Property	As per Title deed	As per Map	As per site survey
		24248.89 Sq. Yard	—	—
15.	Covered Built-up Area	As per Title deed	As per Map	As per site survey
		—	—	—
16.	Property possessed by at the time of survey	<input checked="" type="checkbox"/> Owner, <input type="checkbox"/> Vacant, <input type="checkbox"/> Lessee, <input type="checkbox"/> Under Construction, <input type="checkbox"/> Couldn't be Surveyed, <input type="checkbox"/> Property was locked, <input type="checkbox"/> Bank sealed, <input type="checkbox"/> Court sealed		
17.	Any negative observation of the			

Is the property clearly demarcated with boundaries?	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Only with Temporary boundaries
Is the property merged or colluded with any other property?	<input checked="" type="checkbox"/> Clear independent access is available, <input type="checkbox"/> Access available in sharing of other adjoining property, <input type="checkbox"/> No clear access is available, <input type="checkbox"/> Access is closed due to dispute
Local Information References on property rates	Please refer attached sheet named 'Property rate Information Details.'

Endorsement:

1. Signature of the Person who was present from the owner side to identify the property:

Undertaking: I have shown the correct property and provided the correct information about the property to the surveyor of R.K Associates to the best of my knowledge for which Valuation has to be prepared. In case I have shown wrong property or misled the valuer company in any way then I'll be solely responsible for this unlawful act.

- Name of the Person:
- Relation:
- Signature:
- Date:

Refused for Sign.

In case not signed then mention the reason for it: ☐ No one was available, ☐ Property is locked, ☒ Owner/representative refused to sign it, ☐ Any other reason:

2. Surveyor Signature who did site inspection:

Undertaking: I have inspected the property and cross verified the property details at site to the extent of a. Matching boundaries of the property, b. Sample measurement of its area, c. Physical condition, d. Property rates as per local information with what is mentioned in the property documents provided to me by the Bank/interested organization. I have not come under influence of anyone during site inspection and have only recorded the true and factual details in the survey form which I come across during the site survey. I understand that giving any manipulative information in the survey form will lead to incorrect Valuation report which is an unlawful act and i'll be solely responsible for doing it.

- Name of the Surveyor:
- Signature:
- Date:

Sachin Pandey
29/10/2021

प्रलेख नं: 5276

डीड का नाम RECONSTRUCTION OR AMALGAMATION OR MERGER/DE-MERGER OF COMPANIES

तहसील/सब-तहसील बल्लभगढ़ गांव/शहर बल्लभगढ़

शहरी - म्युनिसिपल क्षेत्र सीमा के अन्दर

पता : Faridabad/Faridabad Hsvp/Industrial Estate/-/6/11

दिनांक: 11-01-2021

स्थित Sector 4 5 6 24 25 2 Acre Above

हरियाणा स्टेट इंडस्ट्रियल एंड इन्फ्रास्ट्रक्चर डेवलपमेंट कारपोरेशन क्षेत्र

भवन का विवरण

भूमि का विवरण

व्यवसायिक Industrial

20275.08 Sq. Meters

धन संबंधी विवरण

राशि 251327088 रुपये

कुल स्टाम्प ड्यूटी की राशि 3769906 रुपये

स्टाम्प नं : EAL2020J29 स्टाम्प की राशि 3769910 रुपये

रजिस्ट्रेशन फीस की राशि 50000 रुपये EChallan: 71137823

पेस्टिंग शुल्क 3 रुपये

Drafted By: Self Service Charge: 200

यह प्रलेख आज दिनांक 11-01-2021 दिन सोमवार समय 3:09:00 PM बजे श्री/श्रीमती/कुमारी ORIENT PAPER AND INDUSTRIES LTD THROUGH SANDEEP BIYANI निवास 64 VARDAN APARTMENT I P EXT PATPERGANJ द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

उप/संयुक्त पंजीयन अधिकारी (बल्लभगढ़)

हस्ताक्षर प्रस्तुतकर्ता
ORIENT PAPER AND INDUSTRIES LTD THROUGH SANDEEP BIYANI

प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7ए के अंतर्गत अधिसूचित है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है।

या
प्रलेख में वर्णित क्षेत्र नगर एवं ग्रामीण आयोजना विभाग के अधिनियम 1975 की धारा 7ए के अंतर्गत अधिसूचित नहीं है इसलिए दस्तावेज को पंजीकृत करने से पूर्व संबंधित विभाग से अनापत्ति प्रमाण पत्र की आवश्यकता नहीं है।

दिनांक 11-01-2021
ORIENT PAPER AND INDUSTRIES LTD THROUGH SANDEEP BIYANI

उप/संयुक्त पंजीयन अधिकारी (बल्लभगढ़)

उपरोक्त क्रेताव श्री/श्रीमती/कुमारी ORIENT ELECTRIC LTD THROUGH SAIBAL SENGUPTA हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। प्रलेख के अनुसार 0-रुपये की राशि क्रेता ने मेरे समक्ष विक्रेता को अदा की तथा प्रलेख में वर्णित अंतिम अदा की गई राशि के लेन देन को स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी SAPAN KUMAR MISHRA पिता ADV निवासी DELHI HIGH COURT व श्री/श्रीमती/कुमारी SANYUKTA MUKHERJEE पिता ABHINAV PRATAP निवासी GGN ने की।

साक्षी नं: 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं: 2 की पहचान करता है।

उप/संयुक्त पंजीयन अधिकारी (बल्लभगढ़)

दिनांक 11-01-2021

ORIENT PAPER & INDUSTRIES LIMITED CIN L21011OR1936PLC000117, having PAN AAACO3279J a company within the meaning of the Companies Act, 2013 having its registered office at NIT-VIII Plot No 7, Bhoinagar, Bhubaneswar Odisha 751012, and also its Corporate Office at Birla Building, 13th floor R. N. Mukherjee Road Kolkata 700001, through its Authorized Signatory **MR. SANDEEP BIYANI** (Aadhar No. 383343318325) S/o Sh. Chiranjil Lal Biyani R/o House No. 64, Vardan Apartment, Plot No. 64, I.P.Extension, Patparganj, Delhi -110092, who has been duly authorized by a resolution passed by the Board of Directors of the said Company in its Meeting held on 11.11.2020 hereinafter referred to and called as "TRANSFEROR" (which expression shall unless excluded by or repugnant to shall mean and include its, successor or successors-in-office, and/or assigns) of the **FIRST PART;**

AND

ORIENT ELECTRIC LIMITED, CIN L31100OR2016PLC025892, having (PAN AACCO3929R) a company within the meaning of the Companies Act, 2013 having its registered office at NIT-VIII PLOT NO 7, Bhoinagar,

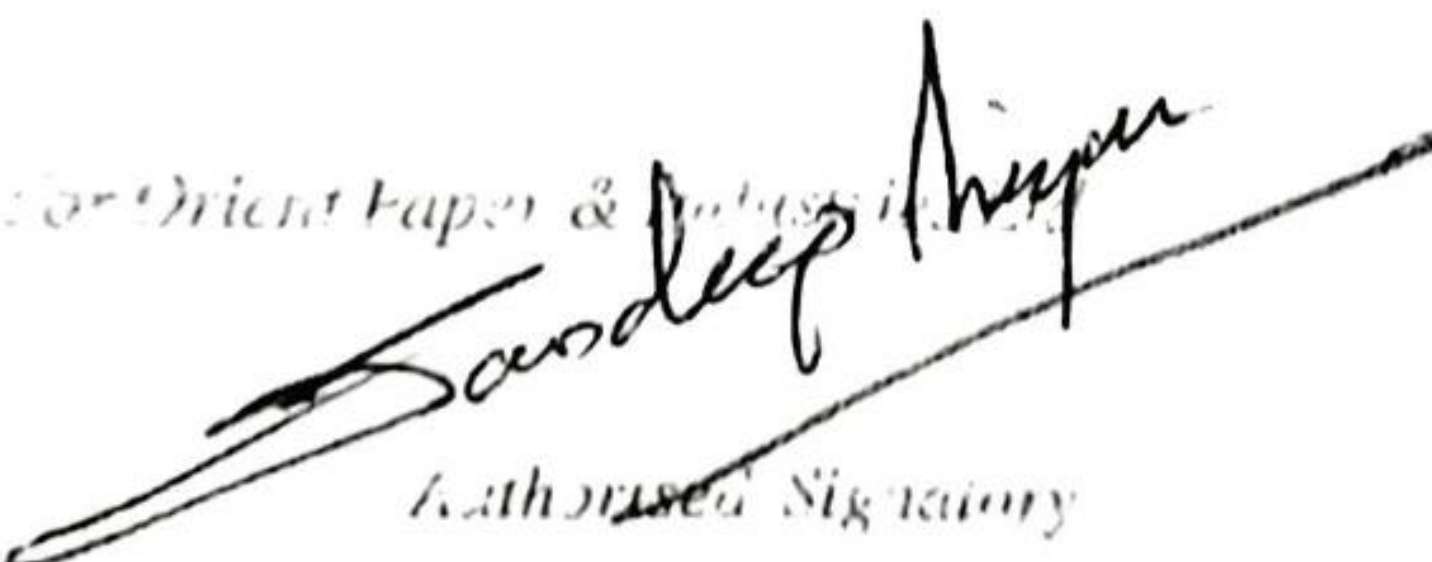
For Orient Paper & Industries Limited
Sandeep Biyani
Authorized Signatory



SAIBAL SEN GUPTA (Aadhar No. 968096662424) S/o Sh. Manindra Nath Sengupta R/o 801 Arihant Altura Plot No. GH3 Abhay Khand -2, Indrapuram Shipra Sun City, Ghaziabad, Uttar Pradesh - 201014 who has been duly authorized by a resolution passed by the Board of Directors of the said Company in its Meeting held on 27.04.2020 hereinafter referred to and called as "TRANSFEREE" (which expression shall unless excluded by or repugnant to shall mean and include its, successor or successors-in-office, and/or assigns) of the SECOND PART;

WHEREAS the Transferor herein was the lawful owner of Industrial Plot No.11 measuring 24,248.89 Sq. yards (660 ft. X 341 ft) situated at Urban Estate Sector 06, Faridabad, Tehsil Ballabgarh, District Faridabad by virtue of purchase from the Urban Estate Department. That the Deed of Conveyance was Registered in the office of Sub Registrar Ballabgarh vide Serial No.6131 Volume No.646 Pages No.35-46 dated 28.03.1973 and as such the title holder company M/s Orient General Industries Limited.

AND WHEREAS Vide an order dated 21.02.1995 passed by the Hon'ble High Court of Orrisa, Cuttack in Company Petition No. 16 of 1994, the scheme of amalgamation between Orient General Industries Limited and Orient Paper & Industries Limited was allowed and accordingly all

For Orient Paper & Industries Limited

Authorized Signatory



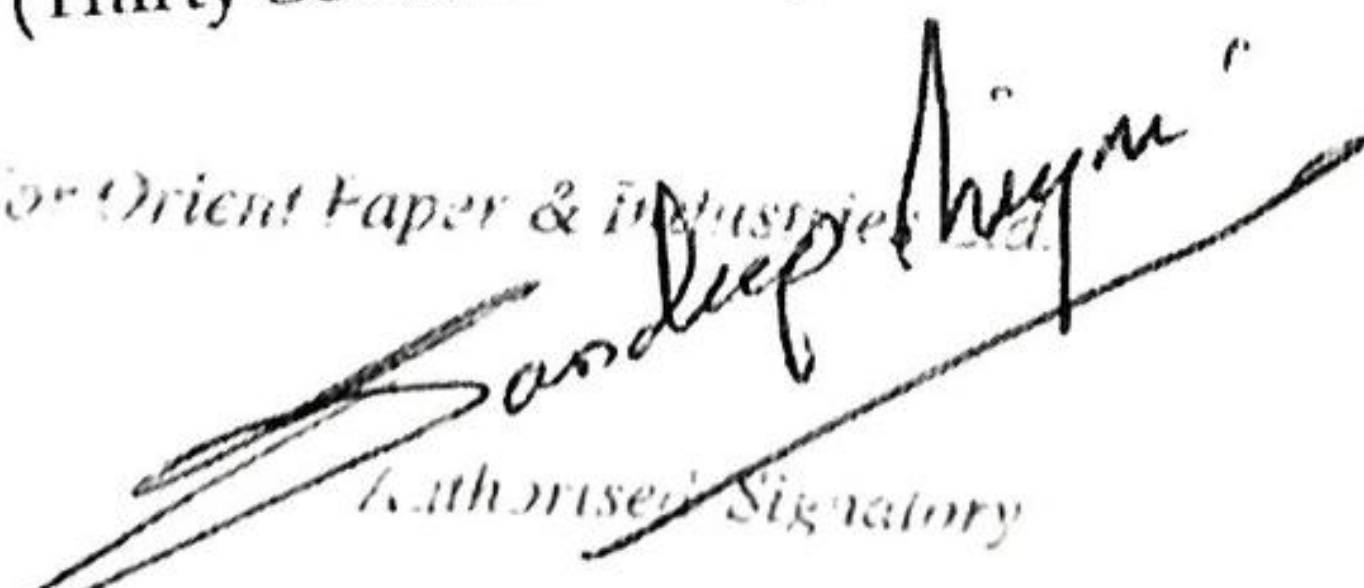
properties, rights and interest of Orient General Industries Limited stood transferred in favour of M/s Orient Paper & Industries Limited.

AND WHEREAS the Transferor herein became the owner of Industrial Plot No.11 measuring 24,248.89 Sq. yards (660 ft. X 341 ft) situated at Urban Estate Sector 06, Faridabad, Tehsil Ballabgarh, District Faridabad in the records of Haryana State Industrial and Infrastructure Development Corporation Limited ("HSIIDC").

AND WHEREAS the Transferor herein submitted a scheme of demerger u/s 230 & 232 of the Companies Act, 2013, which was listed as Company Application No. CP/(CAA)/No. 395/KB/2017 before the National Company Law Tribunal, Kolkata bench.

AND WHEREAS the National Company Law Tribunal, Kolkata bench, vide order dated 09.11.2017, approved the scheme of demerger and a new Company named Orient Electric Ltd, the Transferee herein and was demerged from the parent Company Orient Paper & Industries Ltd.

AND WHEREAS the Transferee in compliance of the order dated 09.11.2017 passed by National Company Law Tribunal, Kolkata bench had filed an application for determination of stamp duty before S.D.M office at Ballabhgarh and where by the total stamp duty to the tune of Rs. 37, 69,907 (Thirty Seven Lacs Sixty Nine Thousand Nine Hundred and Seven Rupees)

For Orient Paper & Industries Ltd.

Authorised Signatory

