VIS (2021-22) - PL 667-Q161-654-898 & 899 (P&M)

File No.	RKA/DNGR/.....T.....
Date of Receiving	

RK ASSOCIATES — ENHANCING YOUR BUSINESS

Shyam steel Manufacturing Ltd., Mejia, Bankura, West Bengal

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	Avirban	NA	NA			NA
Survey	Avirban/ Rajat					
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 summery sheet not filled

In case File is returned by the preparer - HOD Engg. comment & Signature	☐ Minor defects in the survey hence approved for preparation with warning to Surveyor. Report preparer to collect the missing information on his own.
	☐ Major defects in the survey. Survey has to be done again.

GENERAL DETAILS

1.	Proposal or Ref. No.	—			
2.	Type of Service	☑ Valuation Report			
3.	Type of customer	☐ Bank	☐ PSU	☐ NBFC	☐ Corporate
		☐ Company	☐ Private client	☐ Direct client through Bank	
4.	Bank/ FI/ Organization Name & Address	SBI CCG, Magma House, Kolkata			
5.	Case Allotment Officer/ Fees paying party Details	**Name**: Souvic Das	**Contact Number**: 9674725108	**Email Id**: souvic.das@sbi.co.in	
6.	Case Type	☐ Case for Fresh Account	☑ Case for existing account/ customer		
7.	Fees Details	**Amount of Fees**: Rs 85000+GST	**Advance Amount if any**: —	**Payment will be paid by**: ☑ Bank	☐ Customer
8.	Billing Details	**Billed To Party Name**: —	**GSTIN**: —		

CASE DETAILS

1.	Name of the Industry/ Account	M/S Shyam steel Manufacturing Ltd.		
2.	Type of Property	☐ Small Manufacturing Unit, ☐ Medium Scale Industrial Unit, ☑ Large Scale Industrial Plant, ☐ Very Large Scale Industrial Plant		
3.	Owner/ Applicant Details	Name	Contact Number	Email Id
	Same as	Account Name	—	—
4.	Account Name	Same as Account name,		
5.	Plant Address	Mouza- Jemua, Mejia, Bankura, Pin- 722143, W.B		
6.	Who will coordinate on site for the site survey	Name	Contact Number	
		Prafull Kant	8695612334	
7.	Preferred time of survey	Date: 12/1/2022 & 13/1/2022	Time: —	
8.	Documents Received *(Any one ownership document and approved site plan/ map is must)*	1. Ownership Documents: ☐ Sale Deed, ☐ Power of Attorney, ☐ Will Relinquishment Deed, ☐ Transfer Deed, ☐ Conveyance Deed, ☐ Allotment Letter, ☐ Possession Letter, ☐ Agreement to Sell, ☐ Mortgage Deed, ☐ Indenture of Mortgage ☑ Excel sheet of Leasehold & Free hold land and only one lease deed of no. 1439. 2. Map: ☐ Cizra Map, ☐ Sanctioned Map, ☑ Site Plan 3. Project Approval Documents: ☑ Factory Registration, ☐ Memorandum of Understanding with the State Govt., ☐ Industrial Entrepreneurs Memorandum, ☑ Environment Clearance, ☑ Fire NOC ☑ Boiler license ☑ Petroleum storage clearance. 4. Any Other document: ☐ TIR Report, ☐ Old Valuation Report, ☐ Plant & Machinery Inventory Sheet, ☑ Fixed Asset Register, ☐ Building Area Statement, ☐ CLU Document, ☐ Detailed Project Report, ☐ Invoices of the Major Equipment's, ☐ Daily Performance Report, ☐ TEV Report, ☐ LIE Report, ☐ Production data of last one week, ☐ Plant maintenance log, ☐ Copy of last paid Electricity Bill, ☐ Copy of municipal tax receipt ☑ Any other: Plant Site plan approval certificate 5. No documents provided: ☐		
9.	Special Instructions if any:	—		
10.	*I agree to pay the amount mentioned above for the preparation of Valuation Report. I agree that I'll not put pressure on Valuer firm to distort any facts and would not try to influence any member or official of the firm in the ill spirit or vested interest and to benefit any individual or organization by any means illegitimately.* *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	☑
2.	IS WORK ORDER/ EMAIL/ CESA FORM FORMALITY COMPLETED	☑
3.	FOR PRIVATE CASE OR FOR FRESH CASE 50% ADVANCE IS RECEIVED	☑
4.	IS DOCUMENT CHECKLIST PROVIDED TO THE CUSTOMER	☑

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

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

SPECIAL INSTRUCTIONS:

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

SURVEY GRADING MATRIX	
GRADE	**PARAMETERS/ CRITERIA**
A	In case all the points below are done properly, timely with full care and diligence: 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

PLGGF-9161-659-898&899 12/1/22 & 13/1/22

File No. RKA/DNCR/ ..... | **Date:** | **Time:** —

	GENERAL DETAILS	
1.	Name of the Surveyor	Anirban / Rajat
2.	Property shown by	☐ Owner/ Director, ☐ Company Representative, ☐ No one was available, ☐ Property is locked, survey could not be done from inside
		Name: Bapi Kant — **Contact No.:** 8695612334
3.	Survey Type	☑ Full survey (inside-out with approximate measurements & photographs), ☐ Full survey (inside-out with approximate sample random measurements & photographs), ☐ Half Survey (Approximate sample random measurements from outside & photographs), ☐ Only photographs taken (No measurements)
4.	Reason for Half survey or only photographs taken	☐ Property was locked, ☐ Possessee didn't allow to inspect the property, ☐ NPA property so owner was hostile and survey couldn't be carried out, ☐ Under construction property, ☐ Very Large irregular Property, practically not possible to measure the entire area, ☐ Any other reason:
5.	How Property is Identified	☐ From schedule of the properties mentioned in the deed, ☐ From name plate displayed on the property, ☑ Identified by the owner/ owner representative, ☐ Enquired from nearby people, ☐ Identification of the property could not be done, ☐ Survey was not done
6.	Type of Industry	☐ Small Manufacturing Unit, ☐ Medium Scale Industrial Unit, ☑ Large Scale Industrial Plant, ☐ Very Large Scale Industrial Plant
7.	Property Measurement	☐ Self-measured, ☑ Sample measurement only, ☐ No measurement
8.	Reason for no measurement	☐ Property was locked/ sealed, ☐ Owner/ possessee didn't allow it, ☐ NPA property so didn't enter the property, ☐ Very Large Property, practically not possible to measure the entire area ☐ Any other Reason:
9.	Purpose of Valuation	☐ Value assessment of the asset for creating collateral mortgage ☑ Periodic Re-Valuation for Bank, ☐ Distress sale for NPA A/c.,

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

OWNERSHIP DETAILS		
1	Name of the Industry	Same as 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	☑ Free Hold, ☐ Lease Hold (Freehold – 42.67 Acre) (Leasehold – 105.62 Acre)

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: Forest land	West: Jemua Village/ forest land	North: Parbatipur Village/Forest land	South: Saltora – Mejia Road
2	Property Facing	☐ East Facing, ☐ North Facing, ☐ West Facing, ☑ South Facing, ☐ North-East Facing, ☐ South-West Facing, ☐ South-East Facing, ☐ North-West Facing			
3	Landmark	Itself is a land mark (1.5 Km Approx from Mejia more)			
4	Ward Name/ No.	Panchayat			
5	Zone Name	〃			
6	Main Road Name & Width	Name: Bankura – Raiganj Road	Width:	Distance from property: 1.5 Km Approx.	
7	Approach Road Name & Width	Saltora – Mejia Road (20 ft.)			
8	Are proper road facilities available?	☑ Yes, ☐ No			
9	Type of Approach Road	☑ Bituminous, ☐ Metalled, ☐ Cement concrete, ☐ Concrete paver block, ☐ Brick khadanja, ☐ Mud surfacing, ☐ Broken potholed metalled road, ☐ No proper approach road available, ☐ Very narrow approach road towards the property			

10.	Location characteristics	☐ Within well-developed notified Industrial area, ☐ Within averagely maintained Industrial area, ☐ Within un-notified Industrial area, ☐ Within Main city, ☐ Within city suburbs, ☐ Within urban developed Area, ☐ Within urban developing zone, ☐ Within urban undeveloped area, ☐ Within urban remote area, ☐ Within commercial area, ☐ Within Institutional area, ☐ Out of municipal limits, no civic infrastructure available, ☐ Within rural village area, ☐ In interiors, ☐ Within Backward area, ☐ Within Remote area
11.	Classification of the Locality	☐ Urban developed, ☐ Urban developing, ☐ Semi Urban, ☐ Rural, ☐ Backward, ☐ Industrial, ☐ Institutional
12.	Location consideration	☐ Corner Plot, ☐ 2 side open, ☐ 3 side open, ☐ On >30' wide road, ☐ Near to Metro station, ☐ Near to Market, ☐ Near to Highway, ☐ Entrance North-East Facing, ☐ Ordinary location within locality, ☐ Good Location within the locality, ☐ Normal Location within the locality, ☐ Average Location within locality, ☐ Poor location within the locality, ☐ Property towards end of the locality, ☐ Any other
13.	Is Plant part of notified Industrial Area? If yes then name of Industrial area/ estate & governing authority managing it.	☐ Yes, ☐ No
14.	Proximity to civic amenities	School: 10Kw; Hospital: 1Kw; Market: 700w; Metro: —; Railway Station: 11 Kw; Airport: 25Kw *
15.	Any new development in surrounding area	—
16.	Jurisdiction limits	☐ Nagar Nigam, ☐ Nagar Panchayat, ☐ Gram Panchayat, ☐ Nagar Palika Parishad, ☐ Area not within any municipal limits
17.	Jurisdiction Development Authority Name	Name: Mejia Gram Panchayat ☐ Area not within any development authority limits
18.	Municipality/ Municipal Corporation Name	Name: Panchayat

* Andal Airport (Kazi Nazrul Islam Airport)

		☐ Area not within any municipal limits
19.	Surrounding land uses and adjoining/ nearby establishment details	Mixed
20.	Is the location proper for the subject industry?	Yes
21.	Is it a standalone Industry in this area? is it a belt for the subject nature of Industry?	Standalone
22.	In case Industry gets closed then does the land can be used for any other purpose?	Yes

PHYSICAL DETAILS				
1.	Land Area As per excel sheet provided by the client ←	As per Title deed 148.29 Acre	As per Map 198.22 Acre	As per site survey —
		Area as per mortgage deed: ~~148.29~~ ~~as deed provided from client~~		
2.	Any conversion to the land use	—		
3.	Land Type	☐ Solid, ☐ Rocky, ☐ Marsh Land, ☐ Reclaimed Land, ☐ Water logged		
4.	Shape of the Land	☐ Square, ☐ Rectangular, ☐ Trapezium, ☐ Triangular, ☐ Trapezoid, ☐ Irregular, ☐ NA		
5.	Level of Land	☐ On road level, ☐ Below road level, ☐ Above road level, ☐ NA		
6.	Frontage to depth ratio	☐ Normal frontage, ☐ Less frontage, ☐ Large frontage, ☐ NA		
7.	Are Boundaries matched	☐ Yes, ☐ No, ☐ No relevant papers available to match the boundaries, ☐ Boundaries not mentioned in available documents, ☐ Very large land parcel forming multiple lands so not possible to match it with papers		
8.	Is Independent access available to the property	☐ Clear independent access is available, ☐ Access is available in sharing of other adjoining property, ☐ No clear access is available, ☐ Access is closed due to dispute, ☐ Land locked		
9.	Is property clearly demarcated with permanent boundaries?	☐ Yes, ☐ No, ☐ Only partially, ☐ Only with Temporary boundaries.		
10.	Is the property merged or colluded with any other property	NO		
11.	Is complete property mortgaged with the Bank under valuation or only portion of it?	Yes, according to the client entire 148.29 acre is mortgaged. But when measured via google map it came ~~as per~~ approx. *		
12.	Property possessed by at the time of survey	☐ Owner, ☐ Vacant, ☐ Lessee, ☐ Under Construction, ☐ Couldn't be Surveyed, ☐ Property was locked, ☐ Bank sealed, ☐ Court sealed		
13.	Current activity carried out in the property	☐ Industrial, ☐ Vacant, ☐ Locked, ☐ Sealed ☐ Any other use:		

* 200 Acre. The measurement is done in front of company representative and as per his ~~demarcation~~ guidance & expertise we have demarcated the property.

BUILDING/ CONSTRUCTION/ UTLITY DETAILS

1.	Construction Status	☑ Built-up property in use, ☐ Under construction, ☐ No construction		
2.	Covered Built-up Area	**As per Title deed**	**As per Map**	**As per site survey**
	RCC	Separate sheet is provided		
	Shed			
3.	Building Type	☐ RCC Framed Structure, ☑ Load bearing Pillar Beam column, ☐ Ordinary brick wall structure, ☐ Shed mounted on Iron trusses & Pillars, ☐ Scrap abandoned structure		
4.	Appearance/ Condition of the Building	**Internal** - ☐ Excellent, ☐ Very Good, ☑ Good, ☐ Ordinary, ☐ Average, ☐ Poor ☐ Under construction, ☐ No Survey		
		External - ☐ Excellent, ☐ Very Good, ☑ Good, ☐ Ordinary, ☐ Average, ☐ Poor ☐ Under construction		
5.	Maintenance of the Building	☐ Very Good, ☐ Average, ☐ Poor, ☐ Under construction ☑ Good.		
6.	Age of Building/ Recent Improvements done	Not specific. mentioned in list provided. One month ago maintenance work done.		
7.	Maintenance of the Building	☐ Very Good, ☐ Average, ☐ Poor ☑ Good.		
8.	Any defects in the building	☐ Maintenance issues, ☐ Finishing issues, ☐ Seepage issues, ☐ Water supply issues, ☐ Electricity issues, ☐ Structural issues, ☐ Visible cracks in the building ☑ NA.		
9.	Any violation done in the property ☑ Can not comment	☐ Construction done without Map, ☐ Construction not as per approved Map, ☐ Extra covered without sanctioned Map, ☐ Joined adjacent property, ☐ Encroached adjacent area illegally		
10.	Boundary Wall *(Only for individual property)*	☑ Yes, ☐ No, ☐ Common boundary wall of a complex		
		Running Mtr.	**Height**	**Width**	**Finish**
		4072 Rm	9 ft. (Approx.)	300 mm	Brickwall & Precast wall
11.	Garden/ Landscaping	☑ Yes, ☐ No, ☐ Beautiful, ☑ Ordinary		
12.	Parking facilities	☑ Available within the property	☑ On Ground, ☐ In Basement, ☐ On stilt	
		☐ Not available within the property	☐ On road, ☐ Acute parking problem	
13.	Special Comments if any	—		

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

S.No.	Block/ Building Name	Total Slabs/ Floors	Floor wise height	Year of construction	Type of construction	Structure condition	Area in Sq.ft

PLANT DETAILS		
S.No.	PARTICULARS	DESCRIPTION
1.	Brief History & Description of the Plant	Bought from shobha ispat in the year 2011. Now they manufacture TMT bars of different grades & sizes.
2.	Nature of Industry	Manufacturing
3.	Plant Inception Date	Given in mail by Monica Lohiya on 9/1/2022
4.	Commercial Operational Date	4 4
5.	No. of Production Lines	Ferro → 2 | DRI → 4 SMS → 1 | Rolling mill → 1
6.	Date of Inception of each Production Line	Given in mail
7.	Total Block Value of the Machines (As on Year ending 31st March)	—
8.	Industry benchmark cost for setting up these Plants *(for eg. Per MW or Per MT)*	—
9.	Establishment Type	☐ Indigenous, ☐ EPC Contractor, ☐ Local Contractor
10.	Plant Type	☐ Manual, ☐ Semi-Automatic, ☐ Fully Automatic, ☐ Conventional, ☐ Non-Conventional, ☐ Computerized Controlled
11.	Plant & Machinery Purchase Type	☐ First Hand, ☐ Second Hand
12.	Plant & Machinery Make	☐ Domestic branded, ☐ Domestic local made, ☐ Onsite fabrication ☐ Imported machines, ☐ Mix (Domestic + Foreign)
13.	Plant Overall Condition	☐ Newly Commissioned, ☐ Excellent, ☐ Very Good, ☐ Good, ☐ Average, ☐ Poor, ☐ Completely scrap
14.	Plant Status	☐ In Operation, ☐ Not Running, ☐ Partially running, ☐ Stopped For Maintenance, ☐ Completely shutdown
15.	If Plant is not operational then period since it is not operational & reason for not being in operation	—

16.	If Plant is not operational then does it require any money for refurbishing to restart the Plant?	—
17.	Total money spent in last one year on maintenance of machines	5.40 Crores
18.	Any major failure, fault, breakdown in last 3 years?	During 2020 lockdown, from 23rd march to 1st May.
19.	Any Technology collaboration of the Plant	—
20.	Average Plant Capacity Utilization rate in last one month. *Attach Production chart of last one week*	(Annual) DRI - 130%, SMS - 103%, RM - 92%, ~~100%~~ Casual Data Ferro - 107%, CPP - 118%
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	~~20 years~~ Cannot tell
25.	Age of the Plant/ Remaining Life of Machines	4
26.	Record of Last Maintenance Done *(Attach Copy Of Maintenance Log Book If Possible)*	—
27.	Production Capacity In Quantity & Weight For Different Products/ Units	DRI - 225000 TPA, SMS - 234350 TPA, RM - 290000 TPA, Ferro - 32400 TPA, CPP - 15 MW.
28.	Description Of Products Manufactured	Billets & TMT
29.	Brand Name under which Products are sold in the Market	Shyam steel flexi strong TMT Rebar.
30.	Raw Material Used & Sources Of Primary Raw Material Used	Iron ore, coal, Dolochar, Dolomite,

31.	No. & Type of Furnace	Induction furnace – 6 Electric ARC furnace – 2
32.	No./ Type/ Height of Chimney/ Exhaust	9
33.	Is Plant using obsolete technology or currently used technology in the market? Please comment.	Latest
34.	Whether STP is installed *(Mention Type & Capacity)*	—
35.	Whether ETP is installed *(Mention Type & Capacity)*	Yes.
36.	Fire Fighting System	Yes
37.	No. of Resources Working In the Plant *(Managerial, Skilled, Unskilled)*	1050 (company payroll).
38.	Is the adequate skilled labour available in this area for the subject Industry?	Local & outsider
39.	Power Supply arrangements in the Plant *(Sanctioned Load Kw and Units consumed in last 3 months)*	CPP → 15MW and DVC → 27 MVA. — | — | —
40.	Auxiliary power arrangements type in the plant *(Type & Capacity)*	☑ DG Sets ☑ Captive Power Plant → 15 MW. 8 Approx.
41.	HVAC System In the Plant	NO
42.	Cooling System In the Plant	NO.
43.	Water Arrangements/ Source of water	☐ Jet pump, ☐ Submersible, ☑ Jal board supply, ☐ Reservoir, ☐ Any other: DVC
44.	Major issues noticed in the Industry which can create issues in operations	—

33 MVA high tension cable of DVC has passed from the industry.

ATTACHMENTS:

S.No.	PARTICULARS	DESCRIPTION
1.	Inventory Sheet of P&M from Fixed Asset Register *(Machine Name/ Machine Type/ Capacity/ Model No./ Machine Make/ Capitalization Date/ Capitalization Value/ Current Book Value/ Machine Status (working/ not working)*	
2.	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

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

1.	Demand & Supply condition in the Market for such properties	☐ Very Good, ☐ Good, ☐ Average, ☐ Low	
2.	At what True rate Owner bought this Property	Year of purchase	—
		Purchase Price	—
3.	Minimum Rate in the locality	—	
4.	Maximum Rate in the locality	—	
5.	Local Information gathered during Site survey (Minimum 2 enquires are must):		
	1. Name:	Pintu Dubey (Dealer)	
	Contact No.	8617025746	
	Sale Purchase Rate	Rs 50,000/ Decimal (Minimum) on road side in that vicinity	
	Rental Rate	- (Agricultural)	
	Comments	As per discussion, he told that land nearby shyam steel on road side is Rs 50K/dec. One large land parcel of 100 bigha is available at mejia - saltora road, approx. 2 km from shyam steel towards saltora	
	2. Name:	Laxman Roy (Dealer)	
	Contact No.	8509032866	
	Sale Purchase Rate	Rs 8 lakh / Acre (Agricultural) with 350 ft. frontage.	
	Rental Rate	-	
	Comments	As per discussion, he told that this parcel of 100 Acre land is approx 2 km towards Saltora. The land rate will be Rs 8 lakh/ Acre (Agricultural)	
	3. Name:		
	Contact No.		
	Sale Purchase Rate		
	Rental Rate		
	Comments		

Surveyor Name: Anirban Roy

Signature:

Date: 13/1/22

of saltora. The rate will be Rs 9 lakh/ Acre (Agricultural)

** Note → 1 Katha = 1.65 decimal
1 Acre = 60.5 Katha
1 bigha = 20 Katha

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: Anirban Roy
Signature:
Date: 13/1/22

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: