

# **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	Awshban Awshban/ Rajat	NA	NA			NA

Check the following: ☐ Average ☐ Poor ☐ Extremely Poor

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

Minor defects in the survey hence approved for preparation with warning to report preparer to collect the missing information on his own

Major defects in the survey. Survey has to be done again

## **GENERAL DETAILS**

Service	<input checked="" type="checkbox"/> Valuation Report			
Type of Customer	<input checked="" type="checkbox"/> Bank	<input type="checkbox"/> PSU	<input type="checkbox"/> NBFC	<input type="checkbox"/> Corporate
Organization	<input type="checkbox"/> Company	<input type="checkbox"/> Private client	<input type="checkbox"/> Direct client through Bank	

SBI SAMB-I, Kolkata

Name

Contact Number

Email Id

Tapan Satpathy

Case for Fresh Account

Case for existing account/  
customer

Fees Details

Amount of Fees

Advance Amount if any

Payment will be paid by

Rs 80000 + GST + OPE

☒ Bank

☐ Customer

Billed To Party Name

GSTIN

# CASE DETAILS

Name of the Industry/

M/s Bhuvnesh Steenorate Pvt. Ltd.

Small Manufacturing Unit ☒ Medium Scale Industrial Unit ☐ Large Scale

Industrial Plant ☐ Very Large Scale Industrial Plant ☐

Name

Contact Number

Email Id

M/s Bhuvnesh Steenorate Pvt. Ltd.

Account Name

Plant Address

F-1 & F-5, Vaidyasaagar Industrial Park,  
Kharagpur, Dist - 721201, West Bengal

Who will coordinate on site for the site survey

Name

Contact Number

Mr. Raj Kumar Dasgupta

91 63366 010

Required time of survey

Date

4/12/21

Time

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 ☒ Lease deed

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

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: ☒ stocks details

~~No documents provided~~

Others if any

10. I agree to pay the amount mentioned above for the preparation of Valuation Report. I agree that I will 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
	IS PURPOSE OF THE ASSIGNMENT UNDERSTOOD CLEARLY	<input checked="" type="checkbox"/>
	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 checked="" type="checkbox"/>
4	IS DOCUMENT CHECKLIST PROVIDED TO THE CUSTOMER	<input checked="" type="checkbox"/>

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

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"/>
	<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. If a machine is not in running condition then test the condition of the machine by moving its lever, pulley and check oil condition.

#### **SURVEY GRADING MATRIX PARAMETERS/ CRITERIA**

A	In case all the points below are done properly timely with full care and diligence
B	<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. Photos of photographs taken</li> <li>11. Utility with property taken</li> <li>12. Photo of owner photograph with property taken</li> </ol>
C	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
D	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
E	In case of 1 major mistake or missing of any 1 point out of 1, 2, 3, 4, 6, 8, 10, 11, 12
F	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. Summary Grading Matrix is issued for Case Collection & Report Preparation as well

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

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: 4/12/21

Time:

## GENERAL DETAILS

Name of the Surveyor

Property shown by

Survey Type

Reason for Half survey or only photographs taken

Type of Industry

Property Measurement

Reason for no measurement

Purpose of Valuation

Anirban / Rajar

Owner/ Director

Company Representative

No one was

available. Property is locked, survey could not be done from inside

Name

Contact No.

Mr. Raj Kr. Dayana

9163362010

☒ 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)

☐ 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:

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

☐ Small Manufacturing Unit, ☒ Medium Scale Industrial Unit, ☐ Large Scale Industrial Plant, ☐ Very Large Scale Industrial Plant

☒ Self-measured, ☒ Sample measurement only, ☐ 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:

☐ 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  
 Loans Wealth Tax purpose ☐ Partition purpose ☐ General Value  
 assessment ☐ For company merger & amalgamation purpose ☐  
 For any other purpose ☐

Type of Loan

Loan Amount

### OWNERSHIP DETAILS

Name of the Industry

Full Name

Base Name

Address under Valuation

Present Residence Address of

Owner/Director

Property constitution

Same as pg. no. 2

4

4

4

☐ Free Hold ☒ Lease Hold

(For 99 years)

### LOCATION DETAILS

Adjoining Properties

Match it with papers with the help

of the following

Surrounding

East

West

North

South

Internal Industrial Road

ket textile Pvt. Ltd.

Internal Industrial Road

Ravindra Vinod Pvt. Ltd.

☐ East Facing ☒ North Facing ☐ West Facing ☐ South Facing

☐ North-East Facing ☐ South-West Facing ☐ South-East Facing

☐ North-West Facing

Landmark

Opposite to Hitachi Ltd.

Ward Name/ No.

Barkhola Gram panchayat

Zone Name

Main Road Name & Width

Name

Width

Distance from property

NH-6

60 ft.

1.22 km

Side Road Name & Width

Internal Industrial Rd., 30 ft.

Road facilities

☒ Yes ☐ No

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

\* this land is under notified industrial area, i.e. vidyasagar Industrial Area.



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

Classification of the Locality

- ☐ Urban developed, ☐ Urban developing, ☐ Semi Urban, ☐ Rural, ☐ Backward, ☒ Industrial, ☐ Institutional

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

Is it part of notified Industrial Area? If yes then name of Industrial area/ estate & governing authority managing it.

☒ Yes, ☐ No

Vidyanagar Industrial Park.

14 Proximity to civic amenities

School	Hospital	Market	Metro	Railway Station	Airport
5km Rupnarayan P. Chaudhary	9km	2km	-	3km (Kharajpur)	130km (K. H. K. K.)

15 Any new development in surrounding area

NO

16 Jurisdiction limits

☐ Nagar Nigam, ☐ Nagar Panchayat, ☒ Gram Panchayat, ☐ Nagar Palika Parishad, ☐ Area not within any municipal limits

17 Development Authority Name

Name Barakhola Gram Panchayat

☐ Area not within any development authority limits

18 Municipality/ Municipal Corporation Name

Name

18. Surrounding land uses and adjoining nearby establishment details  
 Is the location proper for the proposed industry?

☐ Area not within any municipal limits

Industrial  
 Yes

19. Will the existing industry in the area act as a host for the proposed nature of industry?  
 In case industry gets closed then does the land can be used for any other purpose?

stand alone  
 Yes

### PHYSICAL DETAILS

Land Area

As per Title deed

As per Map

As per site survey

40 Acre

41.4 Acre (Google Earth measurement)

Area as per mortgage deed: \_\_\_\_\_

Land use

Industrial Land Under Industrial Area.

Land Type

☒ Solid, ☐ Rocky, ☐ Marsh Land, ☐ Reclaimed Land, ☐ Water logged

Shape of the Land

☐ Square, ☐ Rectangular, ☐ Trapezium, ☐ Triangular, ☐ Trapezoid, ☒ Irregular, ☐ NA

Level of Land

☒ On road level, ☐ Below road level, ☐ Above road level, ☐ NA

Frontage to depth ratio

☒ Normal frontage, ☐ Less frontage, ☐ Large frontage, ☐ NA

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

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

Is property clearly demarcated with permanent boundaries?

☒ Yes, ☐ No, ☐ Only partially, ☐ Only with Temporary boundaries,

Is the property merged or colluded with any other property

NO

Is complete property mortgaged with the Bank or for valuation or only portion

Complete

Property possessed by at the

☒ Owner, ☐ Vacant, ☐ Lessee, ☐ Under Construction, ☐ Couldn't be Surveyed, ☐ Property was locked, ☐ Bank sealed, ☐ Court sealed

Current activity carried out in the property

☐ Industrial, ☐ Vacant, ☐ Locked, ☐ Sealed, ☐ Any other use ☒ MPA



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	RCC	As per Title deed	As per Map	As per site survey
	Shed	Separate sheet provided.		
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			
Overall Condition of the Building	Internal - <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 External - <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input checked="" type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Poor <input type="checkbox"/> Under construction			
5. Maintenance of the Building	<input type="checkbox"/> Very Good, <input type="checkbox"/> Average, <input type="checkbox"/> Poor, <input type="checkbox"/> Under construction			
6. Age of Building/ Recent Improvements done	9 years			
Maintenance of the Building	<input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Average, <input type="checkbox"/> Poor			
Defects in the building	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 <b>NO</b>			
7. Any violation done in the property	<input checked="" 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			
	Running Mtr.	Height	Width	Finish
	1.62 Km	9 ft.	300mm	Plaster
8. Adjacent Landscaping	<input type="checkbox"/> Yes, <input checked="" type="checkbox"/> No, <input type="checkbox"/> Beautiful, <input type="checkbox"/> Ordinary			
9. Parking facilities	<input checked="" type="checkbox"/> Available within the property <input checked="" 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			
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 Corrugated GI Shed/ Simple GI Shed/ Simple Tin Shed), Height & Area of each block in the table below.

Sl. No.	Building Name	Total Slabs/Floors	Floor wise height	Year of construction	Type of construction	Structure condition	Area in Sq. ft.
1.	Mush Building	G+3	11ft / floor		RCC wall & ceiling	Good.	36,971 sq. ft.
2.	Sanit unit shed	-	5.1 ft.		Iron pillar, with tie ahead 10ft. height wall of 6" 3w.	Good	36000 sq. ft.
3.							
4.	Sub station (control room)	G.F.	11 ft.		RCC structure	Good.	1044 sq. ft.
5.	Cookware, 'A' unit shed	-	40 ft.		Iron pillar, tie shed	"	16050 m <sup>2</sup>
6.	Cookware ware house (C unit) shed	-	40 ft.		"	"	2131 m <sup>2</sup>
7.	Cookware 'B' unit	-	40 ft.		"	"	15055 m <sup>2</sup>
8.	weigh bridge room - 1	-	8 ft.		RCC	"	160 <del>sq</del> sq. ft.
9.	weigh bridge room - 2	-	8 ft.		RCC	"	110 sq. ft.
10.	circle cutting cart shed	-	38 ft.		Iron pillar, finished with 8ft. boundary wall from all sides of 24 cm	"	8832 m <sup>2</sup>
11.							
12.	Store shed	-	40 ft.		" wall length - 20m		26308 ft <sup>2</sup>
13.	Plant office in seal.		8 ft.		RCC	"	$624 \times 3 = 1872 \text{ ft}^2$
14.	Transformer room in cookware (6 units)		11 ft.		RCC	"	$(352 \times 6) = 2112 \text{ ft}^2$
15.	In punch shed		8 ft.		Asbestos sheet with 3 side brick wall	"	= 1200 sq. ft.
16.	Out punch shed		8 ft.		"	"	= 1200 sq. ft.
17.	Security & waiting & train office & first aid		10 ft.		RCC	"	= 550 sq. ft.



# PLANT DETAILS

## PARTICULARS

## DESCRIPTION

NO

1. Name of the Plant & Description of the Plant

Manufacturing stainless steel products.

2. Nature of Industry

Manufacturing

3. Plant Inception Date

2011

4. Commercial Operational Date

2015

5. No. of Production Lines

Three

6. Date of Inception of each Production Line

2011

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 Per MW or Per MT)

—

9. Agreement Date

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. 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

From the start of 1<sup>st</sup> lockdown i.e. March 2020.  
May

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	NO .
19	Was major failure / fault / shutdown in last 3 years?	shutdown <del>after</del> from march 2019 .
20	Any Technology collaboration of the Plant	—
21	Average Plant Capacity Utilization rate in last one month. Attach Production chart of last one week.	shutdown from may 2020 .
22	Name & Function of each machine in the plant - Use Separate Sheet if Required	—
23	List machines used in the Plant - Use Separate Sheet if Required	—
24	Estimated net weight of the large machines and of total machines present at site - Use Separate Sheet if Required	—
25	Estimated Economic Life of the Plant/ Machines	life of m/c - 15 yrs .
26	Age of the Plant/ Remaining life of Machines	Age of plant - 9 years . Life of m/cs - 15 yrs .
27	Record of Last Maintenance Done (Attach Copy Of Maintenance Log Book If Possible)	—
28	Production Capacity In Quantity & Weight For Different Products/ Units	Its under shutdown .
29	Description Of Products Manufactured	stainless steel utensils and products .
30	Brand Name under which Products are sold in the Market	—
31	Raw Material Used & Sources Of Primary Raw Material Used	ss coil & Aluminium circles .



32	No. & Type of Furnace	No		
33	No. / Type/ Height of Chimney/ Exhaust	No		
34	Is plant using obsolete technology or currently used technology in the market? (Mention)	Obsolete		
35	Whether STP is installed (Mention Type & Capacity)	No		
36	Whether ETP is installed (Mention Type & Capacity)	No		
37	Fire Fighting System	Yes		
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)	10 (as under company payroll of Ravin)		
40	Auxiliary power arrangements type in the plant (Type & Capacity)	WBSEDCL	←	—
41	Is AC System in the Plant	No		
42	Tooling System in the Plant	No		
43	Water Arrangements/ Source of water	<input checked="" type="checkbox"/> DG Sets, <input type="checkbox"/> Captive Power Plant One DG set, make - cummins, 250KVA.		
44	Major issues noticed in the industry which can create issues in operations	No		

# DOCUMENTS

## DESCRIPTION

### PARTICULARS

1. Name of the Machine  
 2. Capacity  
 3. Make  
 4. Date

5. Registration  
 6. No.

7. Date of last paid Electricity

8. Date of last paid Control

9. Storage

10. Date

11. Design

12. Material

13. Room No. of

14. Date

15. Any other approval or NOC  
 as per industry

16. Daily Performance Report

17. Production data of last one



## 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 checked="" 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:	Deepak Gupta (Kharagpur Properties)	
	Contact No.	9333411922	
	Sale Purchase Rate	—	
	Rental Rate	—	
	Comments	Vidyasagar Industrial park is a govt. prop. so, no transaction will be done by the help of dealers. Asked to contact govt. Site for perusal.	
	2. Name:	Animish Sen (Barabatiya Dealer).	
	Contact No.	9590993833	
	Sale Purchase Rate	—	
	Rental Rate	—	
	Comments	Land at Vidyasagar Industrial park is not available and dealers cannot deal with the land. Land is allotted through DM of West Midnapur district.	
	3. Name:	—	
	Contact No.	—	
	Sale Purchase Rate	—	
	Rental Rate	—	
	Comments	—	

Surveyor Name: Anirban Roy / Rajat Kumar Choudhary  
 Signature: \_\_\_\_\_  
 Date: \_\_\_\_\_

When asked any property near by there was a property at a radius of ~~near~~ 8-10 km from Industrial park range 1.5 crore/acre.

[illegible]

Name: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Mobile No.: \_\_\_\_\_

### UNDERTAKING BY THE SURVEYOR

Airbank / Rajat  
Raj / Rajat Kumar Chaudhary  
4/12/22 2/12/21

Dyckhoff

## 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:*