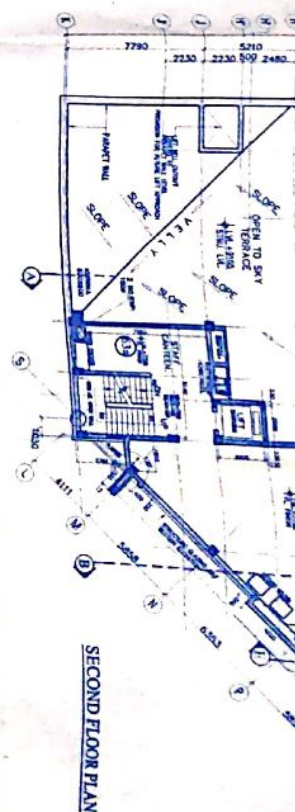
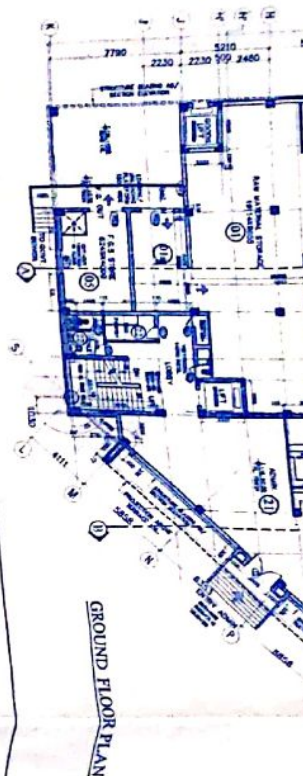
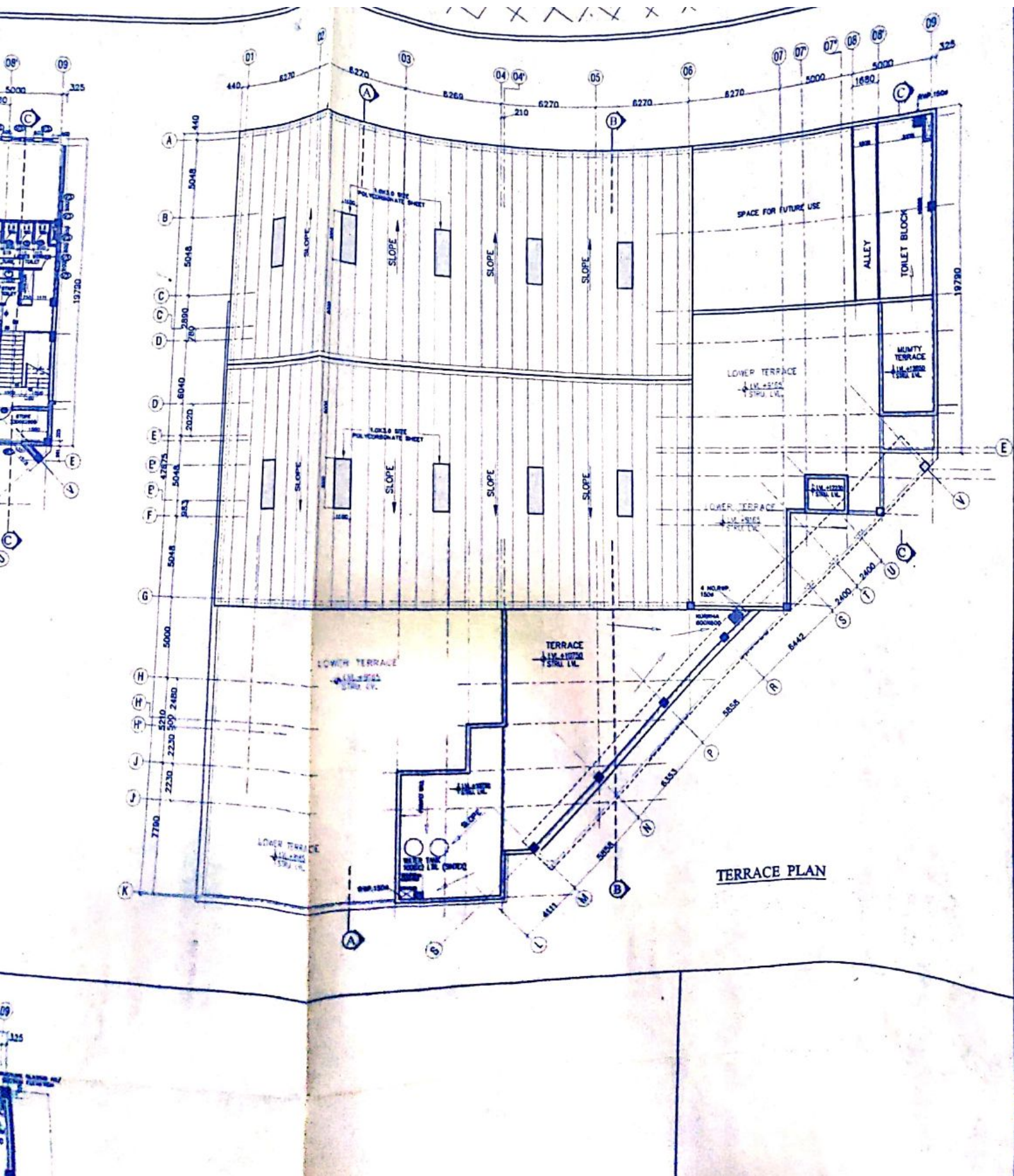
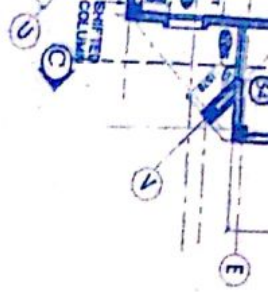


PRINT DATA

NO	BY	DATE	DESCRIPTION
REVISION			

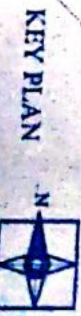
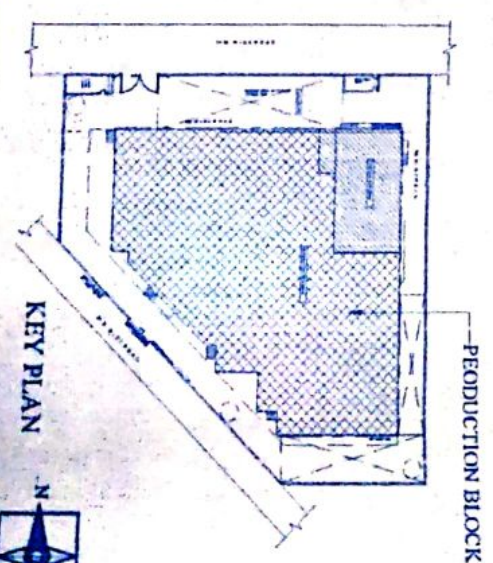






Sanjay Garg

SANJAY GARG
CHARTERED ENGINEER
B.Tech (civil) M.I.E., M-143601-3



M/s. Ginni Filaments Limited
(Consumer Product Division, SIDCUL)

DMA PROJECTS
PRIVATE LIMITED

ARCHITECTURE ENGINEERS, PLANNERS, INTERIOR DESIGNERS
C-60, SHIVALK, MALVIYA NAGAR NEW DELHI 110017
PH. 41649265/66/68, 9811983551
TELE FAX: 41649267

SCALE-1: 225

DATE-05/11/2016

APPROVAL/CONSTRUCTION

PROJECT: PROPOSED MANUFACTURING UNIT PLANT FOR
M/s. Ginni Filaments Limited (Consumer Product Division, SIDCUL)
PLOT NO.-98, SECTOR-5, IIE SIDCUL HARIDWAR, (UTRAKHAND) INDIA

TITLE: PRODUCTION BLOCK-01

ALL FLOOR PLANS

DRAWING NO.
PI-5110-01-102

JOB NO.
5110

REVISION

NO BY DATE DESCRIPTION

REVISION



ADDJ. PLOT NO.-5/F-3

AREA STATEMENT :-

TOTAL PLOT AREA=3251.31 SQ.M

PERMISSIBLE GROUND COVERAGE @ 60% =1950.76 SQ.M.

TOTAL PERMISSIBLE F.A.R. @ 160% = 5202.00 SQ.M

AREA DETAIL:- PRODUCTION BUILDING -(BASEMENT)

EXISTING BASEMENT COVERAGE AREA = AREA (01)
 =38.5X19.70 = 761.91 SQ.M.

NEW BASEMENT COVERAGE AREA = 02+03+04
 =6.48X9.88+13.08X17.67+16.69X16.69/2
 =64.02+231.12+139.27 =434.41 SQ.M.

TOATL NEW+EXISTING BASEMENT COVERAGE =
 = 761.91+434.41=1196.32SQ.M.

AREA DETAIL:- PRODUCTION BUILDING -(GROUND FLOOR)

EXISTING GROUND FLOOR COVERAGE AREA = (B+C)
 = 19.80X10.97+7.03X2.77 =217.20+19.47=236.67 SQ.M.

NEW GR. FLOOR COVERAGE AREA = A-(B+C)+D+E+F+G+H+J+K+L
 = 48.34X19.97-(B+C)+19.75X27.88+1.8X14.89+14.89X14.89/2
 +18.92X10.21+6.35X3.85+0.45X1.57X2NO.+1.0X0.5X2NO.+0.56X0.56/2 X3NO
 = 957.44-(236.77)+545.61+26.80+110.85+193.17-24.44+1.41+1.0+0.47
 = 1624.52 SQ.M.

TOTAL NEW+EXISTING GROUND COVERAGE =
 = 1624.52-236.67 =1861.19 SQ.M.

AREA DETAIL:- PRODUCTION BUILDING -(FIRST FLOOR)

SAME AS GROUND FLOOR = 1861.19 (-) S1+S2+S3+S4+S5+S6+S7+S8)

2.5X2.0+1.84X.75X2NO.+2.0X2.5+0.78X0.60+0.7X0.7/2
 +2.5X2.0+1.38X0.75+0.45X1.38
 = 5.0+2.76+5.0+0.46+0.24+5.0+1.03+0.62 = 19.08 SQ.M.

TOTAL AREA FIRST FLOOR = 1861.19 (-) 19.08 =1842.10 SQ.M.

AREA DETAIL:- PRODUCTION BUILDING -(SECOND FLOOR)

SECOND FLOOR COVERAGE AREA =A1+A2+A3+A4+A5+A6+A7
 -(S4+S5+S8)
 = 32.01X30.04+ 16.37X10.76+6.60X8.01+1.8X14.89+14.89X14.89/2
 + 2.96X2.40+3.76X6.80 -(0.78X0.60+0.7X0.7/2 -0.45X1.38)
 = 1153.50+27.56+58.40+85.67+23.56+26.80+110.85+7.1+25.56 -
 -(0.46+0.24+0.62)

TOTAL AREA SECOND FLOOR = 1359.62 - 1.78 = 1357.84 SQ.M.

GUARD ROOM+METER ROOM PANEL ROOM

= 3.4X2.96+3.5X10.0 = 10.0+35.00 = 45.00 SQ.M.

PERMISSIBLE GROUND COVERAGE @ 60% =1950.76 SQ.M.
 PROPOSED GROUND COVERAGE =

GR. FLOOR PLAN+GUARD+METER RM = 1861.19+45.00=1906.19 SQ.M

TOTAL PERMISSIBLE F.A.R. @ 160% = 5202.00 SQ.M

TOATL COVERD AREA

(GR.FLOOR+F FLOOR+S FLOOR+GUARD RM.
 = 1861.19+1842.10+1359.62 +45.00 = 5107.91 SQ.M.

RAIN WATER STORAGE/HARVESTING:-

AREA REQ FOR RAIN WATER STORAGE/HARVESTING =
 FIRST 225.00= 20 CUM, & AFTER 225=5.0 CUM FOR EVERY
 50 SQ.M OF GROUND COVD. AREA

TOTAL COVD. AREA ON GROUND = 1906.19 SQ.M
 = 1906.19-225 X5

END & PROVISION FOR FIRE FIGHTING

UNDER GROUND WATER TANK OF 50,000 LITER'S PROVIDED.
 NEAR U G WATER TANK ONE DIESEL PUMP CAP. OF 1620/MIN.
 AND ONE ELECTRIC PUMP CAP. OF 180/MIN PROVIDED.
 TERRACE TANK OF 10000 LITERS PROVIDED.
 NEAR TERRACE TANK PUMP CAP. OF 450/MIN. PROVIDED
 FIRE HOSE REELS PROVIDED
 WATER RISER PROVIDED

$+ 2.96 \times 2.40 + 3.76 \times 6.80 - 0.78 \times 0.6 + 0.7 \times 0.72 + 0.45 \times 1.587$
 $= 1153.50 + 27.56 + 58.40 + 85.67 + 23.56 + 26.80 + 110.85 + 7.1 + 25.56 -$
 $-(0.46 + 0.24 + 0.62)$
TOTAL AREA SECOND FLOOR = $1359.62 - 1.78 = 1357.84$ SQM.
GUARD ROOM + METER ROOM PANEL ROOM
 $= 3.4 \times 2.96 + 3.5 \times 10.0 = 10.0 + 35.00 = 45.00$ SQM.

PERMISSIBLE GROUND COVERAGE @ 60% = 1950.76 SQ.M.
 PROPOSED GROUND COVERAGE =
 GR. FLOOR PLAN + GUARD + METER RM. = 1861.19 + 45.00 = 1906.19 SQM

ION FOR FIRE FIGHTING

WATER TANK OF 50,000 LITER'S PROVIDED.
 ER TANK ONE DIESEL PUMP CAP. OF 1620/MIN.
 RIC PUMP CAP. OF 180/MIN. PROVIDED.
 C OF 10000 LITERES PROVIDED.
 E TANK PUMP CAP. OF 450/MIN. PROVIDED.
 ILS PROVIDED.
 DIVIDED.
 PROVIDED.
 NT PROVIDED.
 INLET NEAR GATE PROVIDED.

TOTAL PERMISSIBLE F.A.R. @ 160% = 5202.00 SQ.M
TOATL COVERD AREA
 (GR.FLOOR + F. FLOOR + S.FLOOR + GUARD RM.)
 $= 1861.19 + 1842.10 + 1359.62 + 45.00$
= 5107.91 SQM.

RAIN WATER STORAGE/HARVESTING:-

AREA REQ. FOR RAIN WATER STORAGE/HARVESTING =
 FIRST 225.00 = 20 CUM, & AFTER 225 = 5.0 CUM FOR EVERY
 50 SQ.M OF GROUND COVD. AREA

TOTAL COVD. AREA ON GROUND = 1906.19 SQ.M

$$= \frac{1906.19 - 225}{50} \times 5$$

$$= 168.0 + 20 = 188.00 \text{ CU.M}$$

TOTAL CAP. PROVIDED OF R.W.H = $50 \times 4 = 200.0$ CU.M

ELECTRICAL LOAD :-

ELECTRICAL LOAD AS/NORMS = 0.50 K.W. OF
 10.0 SQ.M OF TOTAL COVD. AREA.

TOTAL ELECTRICAL LOAD = TOTAL AREA / 10 \times 0.50
 $= \frac{5107.91}{10} \times 0.50 = 255.00 \text{ KW.}$

LOADING /UNLOADING:-

AREA REQ. FOR LOADING /UNLOADING =
 $= \text{TOTAL COVERD AREA} - 200 / 1000 \times 18$
 $= \frac{5107.91 - 200}{1000} \times 18 = 88.34 \text{ SQ.M}$
 AREA PRO. FOR LOADING /UNLOADING = $5.0 \times 20.0 = 100.00 \text{ SQM.}$

PARKING AREA :-

PARKING AREA = $\frac{\text{TOTAL COVD. AREA} \times 0.5}{80}$
 TOTAL NO OF CAR'S = $\frac{5107.91 \times 0.5}{80} = 32.00$
 TOTAL CAR'S = 32 NOS.
 AREA REQ. FOR 1 CAR = 18 SQ.M
 AREA FOR 32 CARS = $18 \times 32 = 526.00 \text{ SQ.M}$
 AREA PROV. FOR PARKING = (01+02+03)
 $7.38 \times 14.27 + 38.0 \times 4.5 + 8.77 \times 30.88 = 105.31 + 171.0 + 270.8 = 547.11 \text{ SQM.}$

EA = 3251.31 SQ.M
 EA ON GROUND = 1906.19 SQ.M

EA ON G.F. = PLOT AREA - GROUND COVERAGE

EA ON G.F. = $3251.31 - 1906.19 = 1345.12 \text{ SQ.M}$

80.00 SQ.M OF TOTAL OPEN AREA GROUND FLOOR =
 NOS. (50% EVERGREEN TREE'S)

E = 18 NOS

T = 10M.

GULMOHAR, NIEM, ASHOKA

ENTION IN M.METRE'S
 DING WILL BE MECHANICAL VALTILATION

PROPOSED NEW BUILDING AREA

EXISTING BUILDING AREA

ts Limited
 ion, SIDCUL

DMA PROJECTS
 PRIVATE LIMITED

ARCHITECTURE, ENGINEERS, PLANNERS, INTERIOR DESIGNERS
 C-60, SHIVALIK, MALVIYA NAGAR NEW DELHI 11001
 PH. 41649265/66/68, 9811983551
 TELE FAX: 41649267



PROJECT: PROPOSED MANUFACTURING UNIT PLANT FOR
M/s. Ginni Filaments Limited (Consumer Product Division, SIDCUL)
 PLOT NO.-98, SECTOR-5, IIE SIDCUL HARIDWAR, (UTTRAKHAND) INDIA

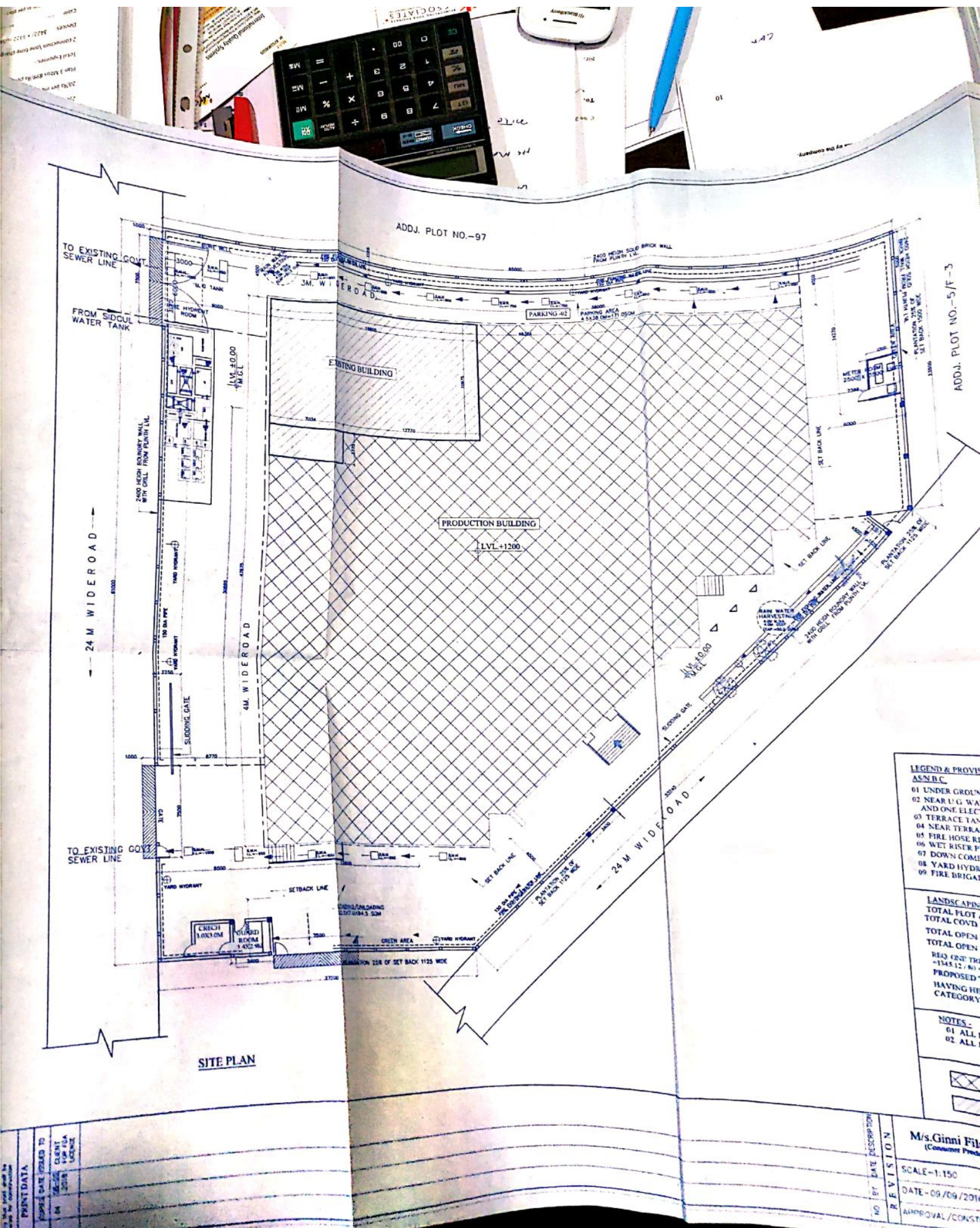
TITLE: SITE PLAN

DRAWING NO.
FI-5110-01-101

JOB NO.
5110

REVISION





SITE PLAN

ADDJ. PLOT NO.-97

ADDJ. PLOT NO.-5/F-3

- LEGEND & PROVISIONS
- 01 UNDER GROUND
 - 02 NEAR U.G. WATER AND ONE ELECT
 - 03 TERRACE TANK
 - 04 NEAR TERRACE
 - 05 FIRE HOSE REEL
 - 06 WET RISKER PUMP
 - 07 DOWN COME
 - 08 YARD HYDRANT
 - 09 FIRE BRIGADE

LANDSCAPING

TOTAL PLOT AREA
TOTAL COVERED AREA
TOTAL OPEN AREA
TOTAL GREEN AREA
TOTAL WATER BODY
TOTAL ROAD AREA
TOTAL SETBACK AREA
TOTAL PARKING AREA
TOTAL OTHER AREA
TOTAL AREA
TOTAL COST
TOTAL TIME
TOTAL DATE
TOTAL PROPOSED
TOTAL HAVING
TOTAL CATEGORY

NOTES

- 01 ALL
- 02 ALL



NO.	BY	DATE	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			
50			
51			
52			
53			
54			
55			
56			
57			
58			
59			
60			
61			
62			
63			
64			
65			
66			
67			
68			
69			
70			
71			
72			
73			
74			
75			
76			
77			
78			
79			
80			
81			
82			
83			
84			
85			
86			
87			
88			
89			
90			
91			
92			
93			
94			
95			
96			
97			
98			
99			
100			

PRINT DATA

PROJECT NAME: _____

CLIENT: _____

DATE: _____

SCALE: 1:150

DATE: 08/09/2016

APPROVAL/CONSTRUCTION: _____

M/s. Ginni Fil (Consumer Product)

AREA STATEMENT :-

TOTAL PLOT AREA = 3251.31 SQ.M

PERMISSIBLE GROUND COVERAGE @60% = 1950.76 SQ.M.

TOTAL PERMISSIBLE F.A.R. @160% = 5202.00 SQ.M

AREA DETAIL:- PRODUCTION BUILDING -(BASEMENT)

EXISTING BASEMENT COVERAGE AREA = AREA (01)
= 38.5X19.70 = 761.91 SQM.

NEW BASEMENT COVERAGE AREA = 02+03+04
= 6.48X9.88+13.08X17.67+16.69X16.69/2
= 64.02+231.12+139.27 = 434.41 SQM.

TOATL NEW+EXISTING BASEMENT COVERAGE =
= 761.91+434.41=1196.32SQM.

AREA DETAIL:- PRODUCTION BUILDING -(GROUND FLOOR)

EXISTING GROUND FLOOR COVERAGE AREA = (B+C)
= 19.80X10.97+7.03X2.77 = 217.20+19.47=236.67 SQM.

NEW GR. FLOOR COVERAGE AREA = A-(B+C)+D+E+F+G+H+J+K+L
= 48.34X19.97-(B+C)+19.75X27.88+1.8X14.89+14.89X14.89/2
+18.92X10.21 6.35X3.85+0.45X1.57X2NO.+1.0X0.5X2NO.+0.56X0.56/2 X3NO.
= 957.44-(236.77)+545.61+26.80+110.85+193.17+24.44+1.41+1.0+0.47
= 1624.52 SQM.

TOTAL NEW+EXISTING GROUND COVERAGE =
= 1624.52+236.67 = 1861.19 SQM.

AREA DETAIL:- PRODUCTION BUILDING -(FIRST FLOOR)

SAME AS GROUND FLOOR = 1861.19 (-) S1+S2+S3+S4+S5+S6+S7+S8)

2.5X2.0+1.84X.75X2NO.+2.0X2.5+0.78X0.60+0.7X0.7/2
+2.5X2.0+1.38X0.75+0.45X1.38
= 5.0+2.76+5.0+0.46+0.24+5.0+1.03+0.62 = 19.08 SQM.

TOTAL AREA FIRST FLOOR = 1861.19 (-) 19.08 = 1842.10 SQM.

AREA DETAIL:- PRODUCTION BUILDING -(SECOND FLOOR)

SECOND FLOOR COVERAGE AREA = A1+A2+A3+A4+A5+A6+A7
- (S4+S5+S8)

= 32.01X30.0+ 16.37X10.76+6.60X8.01+1.8X14.89+14.89X14.89/2
+ 2.96X2.40+3.76X6.80 -(0.78X0.6+0.7X0.7/2 +0.45X1.38)
= 1153.50+27.56+58.40+85.67+23.56+26.80+110.85+7.1+25.56 -
-(0.46+0.24+0.62)

TOTAL AREA SECOND FLOOR = 1359.62 - 1.78 = 1357.84 SQM.

GUARD ROOM+METER ROOM PANEL ROOM

= 3.4X2.96+3.5X10.0 = 10.0+35.00 = 45.00 SQM.

PERMISSIBLE GROUND COVERAGE @60% = 1950.76 SQ.M.
PROPOSED GROUND COVERAGE =

GR. FLOOR PLAN+GUARD+METER RM = 1861.19+45.00=1906.19 SQM

TOTAL PERMISSIBLE F.A.R. @160% = 5202.00 SQ.M

TOATL COVERD AREA

(GR FLOOR+F. FLOOR+S.FLOOR+GUARD RM

UTTARAKHAND POWER CORPORATION LIMITED

ELECTRICITY BILL AND DISCONNECTION NOTICE AS PER ELECTRICITY ACT 2003



DIV CODE : HR0

BOOK NO : K000

KNO : 07330

CIN : NULL

SCNO : HR/K000007330

BILL NO : 529190409000276

BILL DATE : 05/04/2019

DUE DATE : 08/04/2019

DISCON DATE : 08/05/2019

ACCOUNT NO :

40100668272

MONTH / YEAR : 03 / 2019

BILLED MONTHS : 1

M/S GINNI FILAMENTS LTD PLOT NO. 98 SEC 05, IIE, SIDCUL HARIDWAR Pin : FAX : CELL NO. * : 0 EMAIL : (* To receive bill related SMS alerts, please submit latest mobile no. to division)		ED EXEMPTION N CONTINUOUS SUPPLY N	SUPPLY TYPE 73 CATEGORY NAME RTS-7 NEW RTS-5 HT INDUSTRY ABOVE 75KW UPTO 1000 KVA	MODE OF PAYMENT CASH/CHEQUE DISHONOURED CHEQUE 0
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	---------------------------------------------	--------------------------------------------------------------------------------------------	-----------------------------------------------------------

BILL BASIS	CONTR.LOAD	BILLING PERIOD		CONT.OPT: N			SECUTIRY DEPOSITED	ADDN.SEC.REQUIRED	
		FROM	TO	VOL.SUP.	METER MAKE	METER NO			
MU	500 00 KVA	28/02/2019	31/03/2019	11.00 KV	LNT	11136065	899537.14	305439 09	
READING SLOT	LAST READNG	CURRENT READING	MF	UNIT CONSUMED	UNIT ADJUSTED	UNIT ASSESSED	TOTAL UNIT	UNIT RATE RS/UNIT	AMOUNT (₹)
NH	470546	475769		31338	0	0	31338	3.85	120651.30
EP	223687	226090		14418	0	0	14418	6.3	90833.40
OP	383910	387123		19278	0	0	19278	3.27	63039.06
MP	78399	80036		9822	0	0	9822	6.3	61878.60
TOTAL				74856	0	0	74856		336402.36
CUM.MAX DEMAND	2716.63	2759.75		258.72					

BILL PARAMETERS	AMOUNT (₹)	OTHER DETAILS
1. EXCESS CHARGES DUE TO MCG	0.00	PF : 0.89
2. ACTUAL ENERGY CHARGES	336402.36	BILLABLE DEMAND : 400.00
3. FIXED/DEMAND CHARGES FOR CONTR. LOAD @ 0- Above ₹ 295.0	118000.00	OPEN ACCESS ENERGY RCVD : 0.00
4. FIXED/DEMAND CHARGES FOR EXCESS LOAD	0.00	LOAD FACTOR : 38.89
5. TOTAL FIXED/DEMAND CHARGES	118000.00	LOAD UNIT : KVA
6. ELECTRICITY DUTY @ ₹ 0.40	33333.00	CONSUMPTION UNIT : KVAH
7. GREEN ENERGY CESS @ ₹ 0.10000	6666.60	
8. VOLTAGE SUPPLY REBATE	0.00	
9. VOLTAGE SUPPLY SURCHARGE	0.00	
10. FCA CHARGES @ ₹ 0.16 / SOLAR SYSTEM REBATE (-) (SOLAR CAPACITY: 0 L)	11976.96 / 0.00	
11. LOW POWER FACTOR SURCHARGE	0.00	
12. EXCESS OF SEASON LOAD DENIAL OF BENEFIT + SURCHARGE	0.00	
13. MAINTENANCE CHARGES / 25% EXTRA FOR RTS-10	0.00 / 0.00	
14. ADDITIONAL ENERGY CHARGE @ ₹ 0.26 / ADDITIONAL SURCHARGE	0.00 / 0.00	
15. NA ADJUSTMENT FOR MONTH	0.00	
16. MISC CHARGES / CONTINUOUS SUPPLY SURCHARGE	0.00 / 0.00	
17. CURRENT BILL	506378.92	
18. CURRENT LPS	0.00	
19. TOTAL DUE FOR THE MONTH	506378.92	
20. AMOUNT DUE	0.00	
21. ARREAR ADJUSTMENT (+/-)		
22. TOTAL	506379.00	
23. TOTAL PAID AMOUNT AGAINST LAST BILL		
24. NET AMOUNT PAYABLE ON OR BEFORE : 08/04/2019	506379.00	
Rs Five Lakhs Six Thousand Three Hundred Seventy Nine Only		

AMOUNT PAYABLE ON OR BEFORE : 23/04/2019 ₹ 506379.00 AFTER : 23/04/2019 ₹ 512709.00 AFTER : 08/05/2019 ₹ 519038.00

DISPUTED ARREAR/LPS NOT INCLUDED IN THE BILL

ARREAR : 0

LPS : 0

TOTAL : 0

B C

D A (R)

A E (R)

Executive Engineer

1. ALL PAYMENT ARE TO BE MADE IN CASH/D D /LOCAL CHEQUE DRAWN IN FAVOUR OF EXECUTIVE ENGINEER

2. IF CHEQUE IN ANY MONTH IS DIS-HONOURED, PAYMENT IN SUBSEQUENT MONTHS SHALL BE ACCEPTED BY CASH/D D ONLY

नोटिस

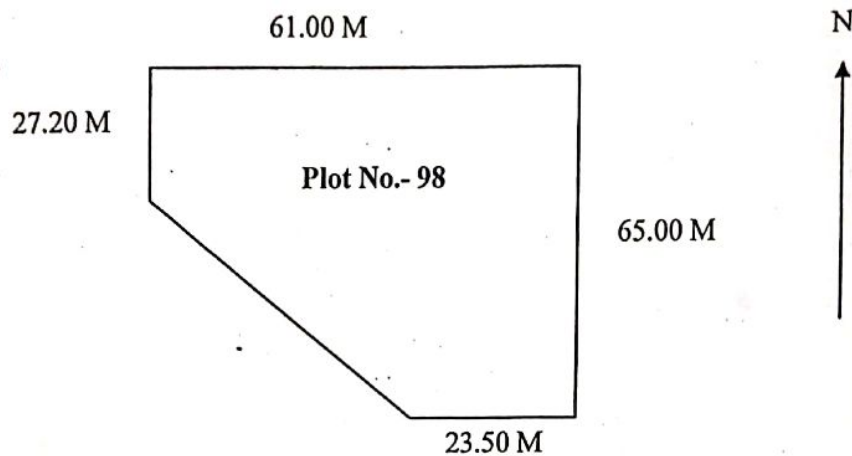


सर्वोच्च विकास

**STATE INFRASTRUCTURE & INDUSTRIAL DEVELOPMENT
CORPORATION OF UTTARAKHAND LTD.**
FIFTH FLOOR PANTAGON MALL, IIE SIIDCUL, HARIDWAR
Tele. fax. + 91 1334-235010 , Website:- www.siidcul.com

Possession Certificate

Certified that the Plot No. 98 Sector 5 situated in Industrial Estate IIE, SIIDCUL Haridwar details where of are given below has been transfer deed on dated 06-Feb.2017, by the SIIDCUL to M/s Ginni Filaments Ltd. after precise demarcation.



Area of land- 3251.31 Sqmt.

North – 24 M wide Road,
West – 45 M wide Road

South – 24 M wide Road,

East – Plot No 97,

Possession taken over for land on behalf

M/s Ginni Filaments Ltd.
(Sign).....

(Name/Designation).....
Authorized Signatory

Possession handed over for land on of
behalf of SIIDCUL....

(Sign).....

Regional Manager

State Regional Manager of U.A. Ltd
IIE, SIIDCUL, Haridwar

Witness: Sign.....

Name... Vijay Goel Sh. Laxmi Chandel
Ranipur more, Vikas Colony, Haridwar

Junior Engineer

INDPESH CHAPAN GUSAIN
Junior Engineer (Civil)
Sida / Sidcul

No:- 1695/ SIIDCUL /IIE/Haridwar

Dated : 07/02/2017

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

CASE COLLECTION FORMAT (GENERAL SURVEY FORM)

(Version 4.2) | Date of implementation: 9.02.2011 | Date of Revision: 04.01.2018

Items	Assigned To	Assigned to Date	To be completed by date	Submitted On date	HOD Engg. Signature
File Received By		NA	NA		NA
Survey	Deepak	01/05/19	01/05/19	02/05/19	
Preparation					

File Returned to HOD Engg. unprepared due to reason

☐ Survey not done properly, ☐ Survey Form not properly filled, ☐ Market survey for rates is not properly done, ☐ Identification is not clearly done, ☐ Measurement is not properly done, ☐ Photographs not clearly taken, ☐ Selfie/ Owner or owner representative photo not taken, ☐ Owner/ owner representative signature not taken, ☐ Google Map not taken, ☐ Survey summary sheet not filled

In case File is returned by the preparer - HOD Engg. comment & Signature

☐ Minor defects in the survey hence approved for preparation with warning to Surveyor. Report preparer to collect the missing information on his own.

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

GENERAL DETAILS

1.	Proposal or Ref. No.			
2.	Type of Service	<input checked="" type="checkbox"/> Valuation Report, <input type="checkbox"/> Estimate, <input type="checkbox"/> Other CE Certificates		
3.	Type of customer	<input checked="" type="checkbox"/> Bank	<input type="checkbox"/> PSU	<input type="checkbox"/> NBFC
		<input type="checkbox"/> Company	<input type="checkbox"/> Private client	<input type="checkbox"/> Direct client through Bank
4.	Bank/ FI/ Organization Name & Address	SBI, IFB, CP, New Delhi		
5.	Case Allotment Officer/ Fees paying party Details	Name	Contact Number	Email Id
		Krishan Kumar	9755910673	krishan.kh730@gmail.com
6.	Case Type	<input checked="" type="checkbox"/> Case for Fresh Account <input type="checkbox"/> Case for exiting account/ customer		
7.	Fees Details	Amount of Fees	Advance Amount if any	Payment will be paid by
		(As per Valuation)	—	<input checked="" type="checkbox"/> Bank <input type="checkbox"/> Customer

CASE DETAILS

1.	Type of Property	Industry
----	------------------	----------

Owner/ Applicant Details		Name	Contact Number	Email Id
3.	Account Name	M/s Ginni Filaments Ltd. — (NA)		
4.	Property Address	Plot No- 98, Sector-5, SIDCOL IIE Industrial Area, Haryana		
5.	Who will coordinate on site for the site survey	Name	Contact Number	
		Mr. V.K. Tsepathi	0171201021	
6.	Preferred time of survey	Date	01/05/2019	Time
7.	Documents Received (Any one ownership document and approved site plan/ map is must)	<p>1. Ownership Documents: <input type="checkbox"/> Sale Deed, <input type="checkbox"/> Power of Attorney, <input type="checkbox"/> Will 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</p> <p>2. Map: <input type="checkbox"/> Cizra Map, <input checked="" type="checkbox"/> Approved Map, <input type="checkbox"/> Site Plan, <i>Lease deed</i></p> <p>3. Any Other document: <input type="checkbox"/> TIR Report, <input type="checkbox"/> Old Valuation Report</p> <p>4. No documents provided: <input type="checkbox"/> <i>Electricity Bill</i></p>		
8.	Special Instructions if any:			
9.	<p>I agree to pay the amount mentioned above for the preparation of Valuation Report. I agree that I'll not put pressure on Valuer firm to distort any facts and would not try to influence any member or official of the firm in the ill spirit or vested interest and to benefit any individual or organization by any means illegitimately.</p> <p>Customer Signature:</p>			

IMPORTANT INSTRUCTIONS

1.	Please do not accept the case if you do not have proper documents.
2.	Firstly please take & study the current applicable ownership documents of the property which needs to get surveyed.
3.	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.
4.	Identify the Property clearly by matching the boundaries and area mentioned in the property papers.
5.	Take Google Map location.
6.	Take one photograph of the property along with abutting road.
7.	Take nearby photographs of the Property.
8.	Check Jurisdiction Municipal Limits & Ward Name.
9.	Fill the details in the Survey form and tick the appropriate option clearly.
10.	In case customer is found providing misleading information to you or trying to influence you by money or cash then immediately report to the Management & Bank.

S.No.	CHECKLIST	STATUS
1.	IS PURPOSE OF THE ASSIGNMENT UNDERSTOOD CLEARLY	<input checked="" type="checkbox"/>
2.	IS WORK ORDER/ EMAIL/ CESA FORM FORMALITY COMPLETED	<input checked="" type="checkbox"/>
3.	FOR PRIVATE CASE OR FOR FRESH CASE 50% ADVANCE IS RECEIVED	<input 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.	CONFIRM PROPERTY RATES LOCALLY	<input checked="" type="checkbox"/>
14.	CHECK NEARBY DEVELOPMENT	<input checked="" type="checkbox"/>

***FILE PREPARER TO START PREPARING THE FILES ONLY AFTER ENSURING THE STATUS OF ALL THE ABOVE 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.**

GENERAL SURVEY FORM
(FOR PROPERTIES OTHER THAN FLATS)
(Version 4.2) | Date of implementation: 9.02.2011 | Date of Revision: 04.01.2018

File No. RKA/DNCR/...../..... Date: 01/05/2019 Time:

GENERAL DETAILS	
1.	Name of the Surveyor <u>Deepak</u>
2.	Property shown by <input type="checkbox"/> Owner <input 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>Name <u>V.K. Tripathi</u></div> <div>Contact No. <u>8121201821</u></div> </div>
3.	Survey Type <input checked="" type="checkbox"/> Full survey (inside-out with measurements & photographs) <input type="checkbox"/> Half Survey (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 couldn't be surveyed completely
5.	How Property is Identified <input checked="" 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 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
7.	Property Measurement <input checked="" type="checkbox"/> Self-measured, <input type="checkbox"/> Sample measurement only, <input type="checkbox"/> No measurement
8.	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 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"/> Capital Gains Wealth Tax purpose <input type="checkbox"/> Partition purpose, <input type="checkbox"/> General Value Assessment
10.	Type of Loan <u>Business loan</u> <input type="checkbox"/> Housing Loan, <input type="checkbox"/> Housing Take Over Loan, <input type="checkbox"/> Home Improvement Loan, <input type="checkbox"/> Loan against Property, <input type="checkbox"/> Construction Loan, <input type="checkbox"/> Educational Loan, <input type="checkbox"/> Car Loan, <input type="checkbox"/> Project Loan, <input type="checkbox"/> Term Loan, <input type="checkbox"/> CC Limit enhancement, <input type="checkbox"/> Cash Credit Limit, <input type="checkbox"/> Industrial Loan, <input type="checkbox"/> NA
11.	Loan Amount

OWNERSHIP DETAILS

1.	Legal Owner Name/s	M/s Ginni Filaments Ltd.
2.	Property Purchaser Name	
3.	Property Address under Valuation	Plot No-98, Sector-5, IIE Industrial area Hauz Khas
4.	Present Residence Address of the Owner/ Purchaser	NA
5.	Property constitution	<input type="checkbox"/> Free Hold, <input checked="" 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		
		Plot No-97	Road. 45 mtr wide	Road 24 mtr wide	Road 24 mtr wide		
2.	Property Facing	<input type="checkbox"/> East Facing, <input type="checkbox"/> North Facing, <input checked="" 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 Mahindra N Mahindra					
4.	Ward Name/ No.	Sector-5 IIE Industrial area					
5.	Zone Name	Industrial.					
6.	Main Road Name & Width	Name	Width	Distance from property			
		Roshanabad Road.	50mtr	100mtr			
7.	Approach Road Name & Width	SIDCUL Road (45 mtr wide)					
8.	Location consideration of the Society	<input checked="" type="checkbox"/> Within Main city, <input type="checkbox"/> Within Good Urban developed Area, <input type="checkbox"/> Within developing area, <input type="checkbox"/> Highly posh locality, <input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> In interiors, <input type="checkbox"/> Remote area, <input type="checkbox"/> Backward, <input type="checkbox"/> Average, <input type="checkbox"/> Poor					
9.	Location of the Flat	<input type="checkbox"/> Park Facing, <input type="checkbox"/> Pool Facing, <input type="checkbox"/> Road Facing, <input type="checkbox"/> Entrance North-East Facing, <input type="checkbox"/> Sunlight facing					
10.	Characteristics of the Locality	<input type="checkbox"/> Urban developed, <input type="checkbox"/> Urban developing, <input checked="" type="checkbox"/> Semi Urban, <input type="checkbox"/> Rural, <input type="checkbox"/> Backward, <input type="checkbox"/> Industrial, <input type="checkbox"/> Institutional					
11.	Category of Society/ Locality	<input type="checkbox"/> High End, <input checked="" type="checkbox"/> Normal, <input type="checkbox"/> Affordable Group Housing, <input type="checkbox"/> EWS, <input type="checkbox"/> MIG, <input type="checkbox"/> LIG					
12.	Utilities/ Facilities in the locality	<input type="checkbox"/> Lifts, <input type="checkbox"/> Garden, <input type="checkbox"/> Landscaping, <input type="checkbox"/> Swimming Pool, <input type="checkbox"/> Gym, <input type="checkbox"/> Club House, <input type="checkbox"/> Walk Trails, <input type="checkbox"/> Kids play zone, <input type="checkbox"/> 100% Power Backup					
13.	Proximity to civic amenities	School	Hospital	Market	Metro	Railway Station	Airport
		11km	15km	4km	—	10km	—
14.	Any new development in surrounding area	No					

15.	Jurisdiction limits	<input checked="" type="checkbox"/> Nagar Nigam, <input type="checkbox"/> Nagar Panchayat, <input type="checkbox"/> Gram Panchayat, <input type="checkbox"/> Nagar Palika Parishad, <input type="checkbox"/> Area not within any municipal limits
16.	Jurisdiction Development Authority Name <i>Haveliwar - Rooree development Authority</i>	<input type="checkbox"/> DDA, <input type="checkbox"/> GDA, <input type="checkbox"/> NOIDA, <input type="checkbox"/> GNIDA, <input type="checkbox"/> YEIDA, <input type="checkbox"/> HUDA, <input type="checkbox"/> KMDA, <input type="checkbox"/> MDDA, <input type="checkbox"/> Any other Development Authority: <i>HRDA</i> <input type="checkbox"/> Area not within any development authority limits
17.	Municipal Corporation Name	<input type="checkbox"/> NDMC, <input type="checkbox"/> SDMC, <input type="checkbox"/> EDMC, <input type="checkbox"/> Ghaziabad Municipal Corporation, <input type="checkbox"/> Gurgaon Municipal Corporation, <input type="checkbox"/> Faridabad Municipal Corporation, <input type="checkbox"/> Kolkata Municipal Corporation, <input type="checkbox"/> Dehradun Municipal Corporation, <input type="checkbox"/> Area not within any municipal limits, <input checked="" type="checkbox"/> Any other Municipal Corporation/ Municipality:

PHYSICAL DETAILS				
1.	Land Area	As per Title deed	As per Map	As per site survey
		<i>3251.31 Sqm/ha</i>	<i>3251.31 Sqm</i>	<i>3251.31 Sqm/ha</i>
2.	Any conversion to the land use	<i>No</i>		
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, <input type="checkbox"/> Land locked		
4.	Shape of the Land	<input type="checkbox"/> Square, <input type="checkbox"/> Rectangular, <input type="checkbox"/> Trapezium, <input type="checkbox"/> Triangular, <input type="checkbox"/> Trapezoid, <input checked="" type="checkbox"/> Irregular, <input type="checkbox"/> NA		
5.	Level of Land	<input 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 checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> No relevant papers available to match the boundaries, <input type="checkbox"/> Boundaries not mentioned in available documents		
8.	Is Independent access available to the 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		
9.	Is property clearly demarcated with permanent boundaries?	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Only with Temporary boundaries		
10.	Is the property merged or colluded with any other property	<i>No</i>		
11.	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		
12.	Current activity carried out in the property	<input type="checkbox"/> Residential purpose, <input type="checkbox"/> Commercial purpose, <input type="checkbox"/> Godown, <input type="checkbox"/> Office, <input checked="" type="checkbox"/> Industrial, <input type="checkbox"/> Vacant, <input type="checkbox"/> Locked, <input type="checkbox"/> Any other use:		

BUILDING/ CONSTRUCTION/ UTILITY DETAILS				
1.	Construction Status	<input checked="" type="checkbox"/> Built-up property in use, <input type="checkbox"/> Under construction, <input type="checkbox"/> No construction		
2.	Covered Built-up Area (Tick one on the basis of which valuation is to be calculated)	<input checked="" type="checkbox"/> Covered Area, <input type="checkbox"/> Floor Area, <input type="checkbox"/> Super Area, <input type="checkbox"/> Carpet Area		
		As per Title deed	As per Map	As per site survey
		<i>—</i>	<i>attached Map</i>	<i>(See page 110-111)</i>
3.	Total Number of Floors in the Building	<i>Basement + GF + FF + SF</i>		

	Floor on which property is situated	All
5.	Type of Unit/ Number of Rooms/ Cabins/ Cubicles	
6.	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"/> Iron trusses & Pillars, <input type="checkbox"/> Scrap abandoned structure
7.	Roof	a. Make: <input type="checkbox"/> RBC, <input checked="" type="checkbox"/> RCC, <input type="checkbox"/> GI Shed, <input checked="" type="checkbox"/> Tin Shed, <input type="checkbox"/> Stone Patla b. Height: c. Finish: <input type="checkbox"/> Simple plaster, <input type="checkbox"/> POP Punning, <input type="checkbox"/> POP False Ceiling, <input type="checkbox"/> Coved roof, <input type="checkbox"/> No plaster
8.	Flooring	<input checked="" type="checkbox"/> Vitrified tiles, <input type="checkbox"/> Ceramic Tiles, <input type="checkbox"/> Simple marble, <input type="checkbox"/> Marble chips, <input type="checkbox"/> Mosaic, <input type="checkbox"/> Granite, <input type="checkbox"/> Italian Marble, <input type="checkbox"/> Kota stone, <input type="checkbox"/> Wooden, <input type="checkbox"/> PCC, <input type="checkbox"/> Imported Marble, <input type="checkbox"/> Pavers, <input type="checkbox"/> Chequered Tiles, <input type="checkbox"/> Brick Tiles, <input type="checkbox"/> No Flooring, <input type="checkbox"/> Under construction, <input type="checkbox"/> Any other type:
9.	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
10.	Maintenance of the Building	<input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Average, <input type="checkbox"/> Poor, <input type="checkbox"/> Under construction
11.	Interior decoration	<input type="checkbox"/> Excellent, <input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Simple, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Below average, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey
12.	Interior Finishing	<input checked="" type="checkbox"/> Simple plastered walls, <input type="checkbox"/> Brick walls without plaster, <input type="checkbox"/> Designer textured walls, <input type="checkbox"/> POP punning, <input type="checkbox"/> Coved roof, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey
13.	Exterior Finishing	<input checked="" type="checkbox"/> Simple plastered walls, <input type="checkbox"/> Brick walls without plaster, <input type="checkbox"/> Architecturally designed or elevated, <input type="checkbox"/> Brick tile Cladding, <input type="checkbox"/> Structural glazing, <input type="checkbox"/> Aluminum composite panel cladding, <input type="checkbox"/> Glass façade, <input type="checkbox"/> Domb, <input type="checkbox"/> Porch, <input type="checkbox"/> Under construction
14.	Kitchen	<input checked="" type="checkbox"/> Simple with no cupboard, <input type="checkbox"/> Ordinary with cupboard, <input type="checkbox"/> Normal Modular with chimney, <input type="checkbox"/> High end Modular with chimney, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey
15.	Class of Electrical fittings	<input type="checkbox"/> External, <input checked="" type="checkbox"/> Internal <input type="checkbox"/> Ordinary fixtures & fittings, <input type="checkbox"/> Fancy lights, <input type="checkbox"/> Chandeliers, <input type="checkbox"/> Concealed lightning, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey
16.	Class of Sanitary/ Plumbing & water supply fittings	<input type="checkbox"/> External, <input checked="" type="checkbox"/> Internal <input type="checkbox"/> Excellent, <input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Simple, <input type="checkbox"/> Average, <input type="checkbox"/> Below average, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey
17.	Water arrangements	<input type="checkbox"/> Jet pump, <input type="checkbox"/> Submersible, <input type="checkbox"/> Jal board supply
18.	Fixed Wooden Work	<input type="checkbox"/> Excellent, <input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Simple, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Below Average, <input type="checkbox"/> No wooden work, <input type="checkbox"/> No survey
19.	Age of Building/ Recent Improvements done	2017
20.	Maintenance of the Building	<input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Average, <input type="checkbox"/> Poor
21.	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 No
22.	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 No

Boundary Wall (Only for individual property)		Common boundary wall of a complex		
		Running Mtr.	Height	Width
24.	Lift/ elevators X	<input type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Common boundary wall of a complex <input type="checkbox"/> Passenger/ <input type="checkbox"/> Commercial Make: _____ Capacity: _____		Finish
25.	Power backup	<input type="checkbox"/> Inverter, <input checked="" type="checkbox"/> DG Set Make: _____ Capacity: _____		
26.	Garden/ Landscaping	<input type="checkbox"/> Yes, <input checked="" type="checkbox"/> No, <input type="checkbox"/> Beautiful, <input type="checkbox"/> Ordinary <input type="checkbox"/> Available within the property <input type="checkbox"/> On Ground, <input type="checkbox"/> In Basement,		
27.	Parking facilities	<input type="checkbox"/> Not available within the property <input type="checkbox"/> On stilt <input type="checkbox"/> On road, <input type="checkbox"/> Acute parking problem		
28.	Special Comments if any			

Total Plot Area = 3251.31 sqmtr

Basement Covered \Rightarrow 12077.18 sqft \Rightarrow RCC

Gf Covd area \Rightarrow 20033.84 sqft \Rightarrow RCC

FF Covd area = 19020.36 sqft \Rightarrow RCC

SF Covd area = 10002.4 sqft \Rightarrow (Tinished)

Guard Room area = 100.32 sqft \Rightarrow RCC

Meter Room area = 376.74 sqft \Rightarrow RCC

Canteen area & washroom area \Rightarrow 1920 sqft \Rightarrow RCC

On Basement:- There is a FG Store (finished and goods store)

On Ground Floor:-

- 1- Admin Block
- 1- Reception
- 1- server Room
- 1- Meter Room
- 1- Guard Room
- 1- Production Hall
- 1- packing Section
- 1- Pass Box area
- 1- Lotion Area (wet wipes)
- 1- Lotion manufacturing area
- 1- Utensils area
- 1- store Office
- 1- washroom

On First floors:-

- 1 - CMD Office
- 1 - Head Office
- 1 - Conf. Room
- 2 - Washroom
- 1 - Office area (Admin Block)
- 1 - Pentry
- 1 - Rm Storage
- 1 - Production cosmetics
- 1 - Packing area
- 1 - Cosmetics manufacturing area
- 1 - Lotion area
- 1 - Dispensing area
- 1 - Store
- 1 - Cleaning area
- 1 - Chemical store
- 1 - Wet wipes area
- 1 - Electrical panel room
- 1 - Micro lab
- 1 - R & D Lab
- 1 - Quality lab.
- 1 - Water system area.

On second floors:-

- 1 - Hall
- 1 - Canteen
- 2 - Washroom (Ladies & gents)

PROPERTY RATE 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 checked="" 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	2016
		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:	MANAV PROPERTIES	
	Contact No.	07000550009	
	Sale Purchase Rate	6000- 6500/sqmt	
	Rental Rate		
	Comments		
	2. Name:	Radhe Radhe Properties	
	Contact No.	942074363, 942071247	
	Sale Purchase Rate	6000 /sqmt.	
	Rental Rate		
	Comments		
	3. Name:		
	Contact No.		
	Sale Purchase Rate		
	Rental Rate		
	Comments		

Surveyor Name:

Signature:

Date:

Deepak Joshi

Noshi
01/05/2019

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:

V-K-Tripatal

Signature:

- Ka

Mobile No.:

- 0171207821

Date:

- 1-5-2019

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:

Deepak Joshi

Signature:

Noshi

Date:

01/05/19

CASE NO.

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:

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	Deepak Joshi						
3.	Borrower Name							
4.	Name of the Owner	M/s Girni Elements Ltd.						
5.	Property Address which has to be valued	Plot No 98, Sector-5, IIG Industrial area, Gurgaon, Haryana						
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 <table border="1" style="width:100%"> <tr> <th>Name</th> <th>Contact No.</th> </tr> <tr> <td>Yat. Bhatia</td> <td>9171201821</td> </tr> </table>			Name	Contact No.	Yat. Bhatia	9171201821
Name	Contact No.							
Yat. Bhatia	9171201821							
7.	How Property is Identified by the Surveyor	<input checked="" type="checkbox"/> From schedule of the properties mentioned in the deed, <input type="checkbox"/> From name plate displayed on the property, <input 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 checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> No relevant papers available to match the boundaries, <input type="checkbox"/> Boundaries not mentioned in available documents						
9.	Survey Type	<input checked="" type="checkbox"/> Full survey (inside-out with measurements & photographs) <input 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 checked="" 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 checked="" type="checkbox"/> Self-measured, <input 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 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				
		3251.31 Sqm	3251.31 Sqm	3251.31 Sqm				
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 type="checkbox"/> Owner, <input type="checkbox"/> Vacant, <input checked="" 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							

	property during survey	No
18.	Is Independent access available to the 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
19.	Is property clearly demarcated with permanent boundaries?	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Only with Temporary boundaries
20.	Is the property merged or colluded with any other property	No
21.	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:

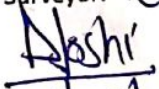
Undertaking: I have shown the correct property and provided the correct information about the property to the surveyor of R.K Associates to the best of my knowledge for which Valuation has to be prepared. In case I have shown wrong property or misled the valuer company in any way then I'll be solely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

- a. Name of the Person: - V-K-Tripantur
b. Relation: - Sr. Manager
c. Signature: 
d. Date: - 01-05-2019

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.

- a. Name of the Surveyor: Deepak Joshi
b. Signature: 
c. Date: 01/05/2019