

VIS(1022-23) - PL 205-153-302

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

rk ASSOCIATES
REINFORCING YOUR BUSINESS
M/S TIL Ltd, Kharasahi

CASE COLLECTION FORMAT
(INDUSTRIAL PLANT SURVEY FORM)

(Version 2.1) | Date of implementation: 9.02.2011 | Date of Revision: 04.01.2018, 30.01.2020

Items	Assigned To	Assigned to Date	To be completed by date	Submitted On date	Grade	HOD Engg. Signature
File Received By		NA	NA			NA
Survey						
Preparation						

A - Very Good, B - Satisfactory, C - Average, D - Poor, E - Extremely Poor

File Returned to HOD Engg. unprepared due to reason	<input type="checkbox"/> Proper documents not received, <input type="checkbox"/> Survey not done properly, <input type="checkbox"/> Survey Form not properly filled, <input type="checkbox"/> Market survey for rates is not properly done, <input type="checkbox"/> Identification is not clearly done, <input type="checkbox"/> Measurement is not properly done, <input type="checkbox"/> Photographs not clearly taken, <input type="checkbox"/> Selfie/ Owner or owner representative photo not taken, <input type="checkbox"/> Owner/ owner representative signature not taken, <input type="checkbox"/> Google Map not taken, <input type="checkbox"/> Survey summary sheet not filled

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

GENERAL DETAILS

1.	Proposal or Ref. No.			
2.	Type of Service	<input checked="" type="checkbox"/> Valuation Report		
3.	Type of customer	<input checked="" type="checkbox"/> Bank	<input type="checkbox"/> PSU	<input type="checkbox"/> NBFC
		<input type="checkbox"/> Company	<input type="checkbox"/> Private client	<input type="checkbox"/> Direct client through Bank
4.	Bank/ FI/ Organization Name & Address	BOI LCB, Kolkata		
5.	Case Allotment Officer/ Fees paying party Details	Name Debanu Miba	Contact Number 9836741599	Email Id LCB-Kolkata@BankofIndia.co.in
6.	Case Type	<input type="checkbox"/> Case for Fresh Account <input checked="" type="checkbox"/> Case for existing account/ customer		
7.	Fees Details	Amount of Fees	Advance Amount if any	Payment will be paid by
		Rs 225 lakh + GST + OPE -		<input checked="" type="checkbox"/> Bank <input type="checkbox"/> Customer
8.	Billing Details	Billed To Party Name		GSTIN

CASE DETAILS

1.	Name of the Industry/ Account	M/s TIL Ltd.		
2.	Type of Property	<input checked="" type="checkbox"/> Small Manufacturing Unit, <input type="checkbox"/> Medium Scale Industrial Unit, <input type="checkbox"/> Large Scale Industrial Plant, <input type="checkbox"/> Very Large Scale Industrial Plant		
3.	Owner/ Applicant Details	Name	Contact Number	Email Id
		M/s TIL Ltd.	—	—
4.	Account Name	M/s TIL Ltd.		
5.	Plant Address	Haripur - Gopura 517, B.T. Road, Haripur - Agarpura , Kaunipaley - Panikati , Near - Alpine Dairy, Kotkata-#		
6.	Who will coordinate on site for the site survey	Name	Contact Number	
		Mr. Sandip Maji	6291001295/9831474662	
7.	Preferred time of survey	Date	Time	
		11/08/2022	—	—
8.	Documents Received (Any one ownership document and approved site plan/ map is must)	<p>1. Ownership Documents: <input type="checkbox"/> Sale Deed, <input type="checkbox"/> Power of Attorney, <input type="checkbox"/> Will Relinquishment Deed, <input type="checkbox"/> Transfer Deed, <input checked="" type="checkbox"/> Conveyance Deed & indenture deed, <input type="checkbox"/> Allotment Letter, <input type="checkbox"/> Possession Letter, <input type="checkbox"/> Agreement to Sell, <input type="checkbox"/> Mortgage Deed, <input type="checkbox"/> Indenture of Mortgage</p> <p>2. Map: <input type="checkbox"/> Cizra Map, <input checked="" type="checkbox"/> Sanctioned Map, <input type="checkbox"/> Site Plan</p> <p>3. Project Approval Documents: <input type="checkbox"/> Factory Registration, <input type="checkbox"/> Memorandum of Understanding with the State Govt., <input type="checkbox"/> Industrial Entrepreneurs Memorandum, <input type="checkbox"/> Environment Clearance, <input type="checkbox"/> Fire NOC</p> <p>4. Any Other document: <input checked="" type="checkbox"/> TIR Report, <input checked="" type="checkbox"/> Old Valuation Report, <input type="checkbox"/> Plant & Machinery Inventory Sheet, <input checked="" type="checkbox"/> Fixed Asset Register, <input type="checkbox"/> Building Area Statement, <input type="checkbox"/> CLU Document, <input type="checkbox"/> Detailed Project Report, <input type="checkbox"/> Invoices of the Major Equipment's, <input type="checkbox"/> Daily Performance Report, <input type="checkbox"/> TEV Report, <input type="checkbox"/> LIE Report, <input type="checkbox"/> Production data of last one week, <input type="checkbox"/> Plant maintenance log, <input type="checkbox"/> Copy of last paid Electricity Bill, <input checked="" type="checkbox"/> Copy of municipal tax receipt</p> <p><input type="checkbox"/> Any other:</p> <p>5. No documents provided: <input type="checkbox"/></p>		
9.	Special Instructions if any:	—		
10.	<p>I agree to pay the amount mentioned above for the preparation of Valuation Report. I agree that I'll not put pressure on Valuer firm to distort any facts and would not try to influence any member or official of the firm in the ill spirit or vested interest and to benefit any individual or organization by any means illegitimately.</p> <p>Customer refused to sign</p> <p>Customer Signature:</p>			

700058, West Bengal, North 24 Parganas.

IMPORTANT INSTRUCTIONS

***FILE PREPARER TO START PREPARING THE FILES ONLY AFTER ENSURING THE STATUS OF ALL THE BELOW POINTS IS COMPLETED. FOR ANY EXCEPTION PLEASE BRING IT INTO NOTICE OF SENIOR GENERAL MANAGER (OPERATIONS), OTHERWISE PENAL ACTION WILL BE TAKEN AGAINST THE FILE PREPARER.**

1.	Please do not accept the case if you do not have proper documents.
2.	Understand the nature of Industry before moving for survey
3.	Study the Plant Inventory sheet or FAR properly before moving for survey
4.	Firstly please take & study the current applicable ownership documents of the property which needs to get surveyed.
5.	Mark the Owner/ Area/ Boundaries mentioned in the ownership documents with bold florescent marker pen before moving for the survey. During site survey if any difference is found in the above fields from the ownership documents then please contact the owner immediately to know the reason for the difference.
6.	Identify the Property clearly by matching the boundaries and area mentioned in the property papers.
7.	Check whether Building Measurement Area is given in the Map or if they have any Building Area sheet or if self-measurement has to be carried out before moving for survey.
8.	Take Google Map location.
9.	Take one photograph of the property along with abutting road.
10.	Take nearby photographs of the Property.
11.	Check Jurisdiction Municipal Limits & Ward Name.
12.	Fill the details in the Survey form and tick the appropriate option clearly.
13.	In case customer is found providing misleading information to you or trying to influence you by money or cash then immediately report to the Management & Bank.

S.No.	CHECKLIST	STATUS
1.	IS PURPOSE OF THE ASSIGNMENT UNDERSTOOD CLEARLY	<input 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"/> (old case)
4.	IS DOCUMENT CHECKLIST PROVIDED TO THE CUSTOMER	<input type="checkbox"/>

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

1.	Check Lane width on which property is located	<input checked="" type="checkbox"/>
12.	Check any defects or negativity in the property	<input checked="" type="checkbox"/>
13.	CONFIRM PROPERTY RATES LOCALLY	<input checked="" type="checkbox"/>
14.	CHECK NEARBY DEVELOPMENT	<input checked="" type="checkbox"/>

SPECIAL INSTRUCTIONS:

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

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

Note (Survey Grading Matrix):

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

Note (Overall Grading Matrix):

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

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

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

VTS(1022-23)-PL205-155-302

File No. RKADNCR/...../.....

Date:

11/08/22

Time:

—

GENERAL DETAILS

1.	Name of the Surveyor	Anirban / Rajat	
2.	Property shown by	<input type="checkbox"/> Owner/ Director, <input type="checkbox"/> Company Representative, <input type="checkbox"/> No one was available, <input type="checkbox"/> Property is locked, survey could not be done from inside	
		Name	Contact No.
		Sandip Maji	629001295/9831474662
3.	Survey Type	<input type="checkbox"/> Full survey (inside-out with approximate measurements & photographs), <input checked="" type="checkbox"/> Full survey (inside-out with approximate sample random measurements & photographs), <input type="checkbox"/> Half Survey (Approximate sample random measurements from outside & photographs), <input type="checkbox"/> Only photographs taken (No measurements)	
4.	Reason for Half survey or only photographs taken	<input type="checkbox"/> Property was locked, <input type="checkbox"/> Possessee didn't allow to inspect the property, <input type="checkbox"/> NPA property so owner was hostile and survey couldn't be carried out, <input type="checkbox"/> Under construction property, <input type="checkbox"/> Very Large irregular Property, practically not possible to measure the entire area, <input type="checkbox"/> Any other reason:	
5.	How Property is Identified	<input type="checkbox"/> From schedule of the properties mentioned in the deed, <input type="checkbox"/> From name plate displayed on the property, <input checked="" type="checkbox"/> Identified by the owner/ owner representative, <input type="checkbox"/> Enquired from nearby people, <input type="checkbox"/> Identification of the property could not be done, <input type="checkbox"/> Survey was not done	
6.	Type of Industry	<input checked="" type="checkbox"/> Small Manufacturing Unit, <input type="checkbox"/> Medium Scale Industrial Unit, <input type="checkbox"/> Large Scale Industrial Plant, <input type="checkbox"/> Very Large Scale Industrial Plant	
7.	Property Measurement	<input type="checkbox"/> Self-measured, <input checked="" type="checkbox"/> Sample measurement only, <input type="checkbox"/> No measurement	
8.	Reason for no measurement	<input type="checkbox"/> Property was locked/ sealed, <input type="checkbox"/> Owner/ possessee didn't allow it, <input type="checkbox"/> NPA property so didn't enter the property, <input type="checkbox"/> Very Large Property, practically not possible to measure the entire area <input type="checkbox"/> Any other Reason:	
9.	Purpose of Valuation Periodic revaluation for taking this account into NCLT.	<input type="checkbox"/> Value assessment of the asset for creating collateral mortgage <input type="checkbox"/> Periodic Re-Valuation for Bank, <input type="checkbox"/> Distress sale for NPA A/c., <input type="checkbox"/> For DRT Recovery purpose, <input type="checkbox"/> For Insolvency purpose, <input type="checkbox"/> Capital Gains Wealth Tax purpose, <input type="checkbox"/> Partition purpose, <input type="checkbox"/> General Value Assessment, <input type="checkbox"/> For company merger & amalgamation purpose, <input type="checkbox"/> For any other purpose:	
10.	Type of Loan	<input type="checkbox"/> Project Loan, <input type="checkbox"/> Term Loan, <input type="checkbox"/> CC Limit enhancement, <input type="checkbox"/> Cash Credit Limit, <input type="checkbox"/> Industrial Loan, <input type="checkbox"/> Business Loan, <input type="checkbox"/> NA	
11.	Loan Amount	—	

OWNERSHIP DETAILS

1. Name of the Industry	Same as pg. 2	
2. Legal Owner Name/s	u	
3. Property Purchaser Name	u	
4. Plant Address under Valuation	u	
5. Present Residence Address of the Owner/ Director	—	
6. Property constitution	<input checked="" type="checkbox"/> Free Hold, <input type="checkbox"/> Lease Hold (As per Deed we receive & Representative)	

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 B.T. Road	West Residential Area	North P.B. Ghat Road	South Agarpara Gate wall
2. Property Facing	<input checked="" type="checkbox"/> East Facing, <input type="checkbox"/> North Facing, <input type="checkbox"/> West Facing, <input type="checkbox"/> South Facing, <input type="checkbox"/> North-East Facing, <input type="checkbox"/> South-West Facing, <input type="checkbox"/> South-East Facing, <input type="checkbox"/> North-West Facing			
3. Landmark	Alpine Dairy			
4. Ward Name/ No.	7			
5. Zone Name	—			
6. Main Road Name & Width	Name B.T. Road	Width 60ft.	Distance from property Adjacent	
7. Approach Road Name & Width	—			
8. Are proper road facilities available?	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No			
9. Type of Approach Road	<input checked="" type="checkbox"/> Bituminous, <input type="checkbox"/> Metalled, <input type="checkbox"/> Cement concrete, <input type="checkbox"/> Concrete paver block, <input type="checkbox"/> Brick khadnja, <input type="checkbox"/> Mud surfacing, <input type="checkbox"/> Broken potholed metalled road, <input type="checkbox"/> No proper approach road available, <input type="checkbox"/> Very narrow approach road towards the property			
10. Location characteristics	<input type="checkbox"/> Within well-developed notified Industrial area, <input type="checkbox"/> Within averagely maintained Industrial area, <input type="checkbox"/> Within un-notified Industrial area, <input type="checkbox"/> Within Main city, <input type="checkbox"/> Within city suburbs, <input checked="" type="checkbox"/> Within urban developed Area, <input type="checkbox"/> Within urban developing zone, <input type="checkbox"/> Within urban undeveloped area, <input type="checkbox"/> Within urban remote area, <input type="checkbox"/> Within commercial area, <input type="checkbox"/> Within Institutional area, <input type="checkbox"/> Out of municipal limits, no civic infrastructure available, <input type="checkbox"/> Within rural village area, <input type="checkbox"/> In interiors, <input type="checkbox"/> Within Backward area, <input type="checkbox"/> Within Remote area			
11. Classification of the Locality	<input type="checkbox"/> Urban developed, <input checked="" type="checkbox"/> Urban developing, <input type="checkbox"/> Semi Urban, <input type="checkbox"/> Rural, <input type="checkbox"/> Backward, <input type="checkbox"/> Industrial, <input type="checkbox"/> 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

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 Hospital Market Metro Railway Station Airport

1km (APP) 1km (APP) 1km (APP) 4km (APP) 2km (APP) 1.5km

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: KMDA

☐ Area not within any development authority limits

18. Municipality/ Municipal Corporation Name

Name: Benihati Municipality

☐ Area not within any municipal limits

19. Surrounding land uses and adjoining/ nearby establishment details

Mixed (Residential + Commercial) + Industrial

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?

NO.

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 Title deed	As per Map	As per site survey
		6.38 Acre	—	6.64 Acre (Single Map)
		Area as per mortgage deed: 6.38 Acre		
2.	Any conversion to the land use	Not provided.		
3.	Land Type	<input checked="" type="checkbox"/> Solid, <input type="checkbox"/> Rocky, <input type="checkbox"/> Marsh Land, <input type="checkbox"/> Reclaimed Land, <input type="checkbox"/> Water logged		
4.	Shape of the Land	<input type="checkbox"/> Square, <input type="checkbox"/> Rectangular, <input type="checkbox"/> Trapezium, <input type="checkbox"/> Triangular, <input type="checkbox"/> Trapezoid, <input type="checkbox"/> Irregular, <input type="checkbox"/> NA		

* → Indenture deed (I-4916) - 6.31 Acre [6.3815 Acre]
 → Conveyance u (I-4740) - 0.0715 Acre

Level of Land	
Proportion to depth ratio	<input checked="" type="checkbox"/> On road level, <input type="checkbox"/> Below road level, <input type="checkbox"/> Above road level, <input type="checkbox"/> NA
Are boundaries matched	<input type="checkbox"/> Normal frontage, <input type="checkbox"/> Less frontage, <input type="checkbox"/> Large frontage, <input type="checkbox"/> NA
8.	<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, <input type="checkbox"/> Very large land parcel forming multiple lands so not possible to match it with papers
9.	<input type="checkbox"/> Clear independent access is available, <input type="checkbox"/> Access is available in sharing of other adjoining property, <input type="checkbox"/> No clear access is available, <input type="checkbox"/> Access is closed due to dispute, <input type="checkbox"/> Land locked
10.	<input type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Only partially, <input type="checkbox"/> Only with Temporary boundaries, <input checked="" type="checkbox"/> No
11.	Is property clearly demarcated with permanent boundaries? Is the property merged or colluded with any other property
12.	Is complete property mortgaged with the Bank under valuation or only portion of it?
13.	Property possessed by at the time of survey Current activity carried out in the property

6.38 hrs is mortgaged.

By TIL. maybe

* As per a word file we received there were some issues in land, The land purchased by TIL from Kamorhaty Company limited in 1961.

TIL is paying the land tax every year but land was not mutated.

According to Cadastral Survey 1960-55 the said land was vested in Govt. land and the said Kamorhaty Company limited was an intermediary (allowed to hold but not own) with approval

An intermediary or sell transfer land only

So, Kamorhaty company should have sold the land to TIL with prior approval which was not taken at that time. After many hearings in court, the Govt will now buy a salami of 20% of the current market price.

But as per Bopal sir legal officer of TIL the land has been conveyed to Industries & mutated also. But when asked to supply relevant documents they said as it is many years old thing we do not have such docs.

BUILDING/ CONSTRUCTION/ UTILITY DETAILS

Construction Status		<input checked="" type="checkbox"/> Built-up property in use, <input type="checkbox"/> Under construction, <input type="checkbox"/> No construction										
Covered Built-up Area		As per Title deed	As per Map	As per site survey								
RCC		Separate sheet provided.										
Shed												
3.	Building Type	<input checked="" type="checkbox"/> RCC Framed Structure, <input type="checkbox"/> Load bearing Pillar Beam column, <input type="checkbox"/> Ordinary brick wall structure, <input checked="" type="checkbox"/> Shed mounted on Iron trusses & Pillars, <input type="checkbox"/> Scrap abandoned structure										
4.	Appearance/ Condition of the Building	Internal - <input type="checkbox"/> Excellent, <input 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 checked="" type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Poor <input type="checkbox"/> Under construction										
5.	Maintenance of the Building	<input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Average, <input type="checkbox"/> Poor, <input type="checkbox"/> Under construction										
6.	Age of Building/ Recent Improvements done	Separate sheet provided.										
7.	Maintenance of the Building	<input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Average, <input type="checkbox"/> Poor										
8.	Any defects in the building	<input type="checkbox"/> Maintenance issues, <input type="checkbox"/> Finishing issues, <input type="checkbox"/> Seepage issues, <input type="checkbox"/> Water supply issues, <input type="checkbox"/> Electricity issues, <input type="checkbox"/> Structural issues, <input type="checkbox"/> Visible cracks in the building Cannot comment										
9.	Any violation done in the property	<input type="checkbox"/> Construction done without Map, <input type="checkbox"/> Construction not as per approved Map, <input type="checkbox"/> Extra covered without sanctioned Map, <input type="checkbox"/> Joined adjacent property, <input type="checkbox"/> Encroached adjacent area illegally Cannot comment										
10.	Boundary Wall (Only for individual property)	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Common boundary wall of a complex <table border="1"> <thead> <tr> <th>Running Mtr.</th> <th>Height</th> <th>Width</th> <th>Finish</th> </tr> </thead> <tbody> <tr> <td>745m (app)</td> <td>9 ft. (Av.)</td> <td>300 mm</td> <td>Plaster wall</td> </tr> </tbody> </table>			Running Mtr.	Height	Width	Finish	745m (app)	9 ft. (Av.)	300 mm	Plaster wall
Running Mtr.	Height	Width	Finish									
745m (app)	9 ft. (Av.)	300 mm	Plaster wall									
11.	Garden/ Landscaping	<input type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Beautiful, <input checked="" type="checkbox"/> Ordinary										
12.	Parking facilities	<input checked="" type="checkbox"/> Available within the property <input type="checkbox"/> Not available within the property	<input checked="" type="checkbox"/> On Ground, <input type="checkbox"/> In Basement, <input type="checkbox"/> On still <input type="checkbox"/> On road, <input type="checkbox"/> Acute parking problem									
13.	Special Comments if any											

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

Block/ Building Name	Total Slabs/ Floors	Floor wise height	Year of construction	Type of construction	Structure condition	Area in Sq.ft
1. Shed - 1 / shop - 1	G.F	10.6 m (Average)	1962	Iron beams, Asbestos shed with RCC wall (5 ft. Av. height)	Good	L = 24.6 ft. B = 52 ft. A = 1279.2 S.ft.
2. Shed - 2 / shop - 2	G.F	u	1970	u	u	L = 22.4 ft. B = 51 ft. A = 1142.4 S.ft.
3. Shed - 3 / shop - 3	"	10.3 m (Average)	1980	Iron, Asbestos shed	u	L = 300.5 ft. B = 50.8 ft. A = 15265.4 S.ft.
4. Shed - 4 / shop - 4	"	10.3 m (Av.)	1980	u	u	L = 300.5 ft. B = 50.8 ft. A = 15265.4 S.ft.
5. Lean to - 1 (Big) (Attached to shed 3 & 4)	"	7.2 m (Av.)	1982	u	u	L = 241.2 ft. B = 19.8 ft. A = 4775.7 S.ft.
6. Lean to - 2 (Big & small) (Attached to lean to - 1)	"	6.2 m (Av.)	1982	u	u	L = 183.7 ft. B = 34.9 ft. A = 6411.13 S.ft.
7. Shed - 5 / shop - 5	u	12.8 m (Av.)	1985	Iron beams, Asbestos shed, RCC wall of 3 ft. (Av.)	u	L = 198 ft. B = 49.2 ft. A = 9741.6 S.ft.
8. Shed - 6 / shop - 6	u	10.4 m (Av.)	1985	Iron beams, Asbestos shed	u	L = 71.5 ft. B = 65.6 ft. A = 4690.4 S.ft.
9. Shed - 7 / shop - 7	u	13 m (Av.)	1998	Iron beams, Asbestos shed with RCC wall 5 ft. (Av.)	u	L = 106 ft. B = 63 ft. A = 12348.8 S.ft.
10. Shed - 8 / shop - 8 (Not in plan)	u	12 m (Av.)	2004	Iron beams, Asbestos shed with RCC wall 5 ft. (Av.)	u	L = 98.4 ft. B = 53 ft. A = 5215.2 S.ft.
11. Paint shop & shot blasting	u	7.5 m	1980	Iron beams, Pl' floor, Asbestos shed	u	L = 154.19 ft. B = 52.4 ft. A = 8079.5 S.ft.
12. (a) After Personal & administrative Purchase building	G+1	3.1 m / floor (false ceiling)	1985	RCC with false ceiling	u	L = 113 ft. B = 33 ft. A = 3729 S.ft.
12 (b)	Some portion on G+L	u	1985	u	u	Part - 1 floor B = 23.3 ft. L = 30.5 ft. A = 70.65 S.ft.
						Part - 2 L = 10.16 ft. B = 8.8 ft. A = 124.08 S.ft.
						Total = Part - 1 + Part - 2 = 70.65 + 124.08 = 194.73 S.ft.
13. Canteen	G.F	6.5 m (Av.)	1983	Asbestos shed, RCC wall	u	L = 106 ft. B = 41.6 ft. A = 4409.6 S.ft.

Sl. No.	Block / Building Name	Total slabs / Floor	Floor width / Height	Year of const.	Type of Construction	Structure condition	Area in S-ft.
14.	Machine building office	G+2	3.1m / floor	1983	RCC wall & ceiling Asbestos shed in top floor	Good	L = 125 ft. B = 26.24 ft. A = 3280.8 ft. Floor.
15.	Training centre	G+1	3.1m / floor	1983	RCC wall & ceiling	"	L = 78.7 ft. B = 19.7 ft. A = 1550.393 ft. Floor
16.	Secretary room	G.F	3.1m	1980	RCC wall & ceiling	"	L = 16.4 ft. B = 13.12 ft. A = 215.16 S-ft.
17.	workshop Bathroom Elec. maint. room	"	5W (A.V.)	1985	RCC wall, Asbestos shed	"	L = 46 ft. B = 16.4 A = 754.4 S-ft.
18.	Test bed office	"	3.3m	1985	RCC wall, Asbestos shed	"	L = 17.38 ft. B = 16.7 ft. A = 290.24 S-ft.
19.	Adjacent shed with shop 5 / shed-5 (sheds)	"	7W (Approx)	2004	Asbestos shed, Asbestos wall.	"	L = 59.05 ft. B = 13.12 ft. A = 774.73 S-ft.
20.	Car parking	"	2.4W (Approx)	1980	Asbestos shed, with iron rod / pipe	"	L = 65.6 ft. B = 16.4 ft. A = 1075.84 S-ft.
21.	Cycle shed	"	2.4W (Approx)	1980	"	"	L = 65.6 ft. B = 13.12 ft. A = 860.67 S-ft.
22.							

Kamakhya

PLANT DETAILS

PARTICULARS		DESCRIPTION
1.	Brief History & Description of the Plant	Plant got set up in 1961. One of the India's leading Infra equipment manufacturers.
2.	Nature of Industry	Heavy Engineering Industry
3.	Plant Inception Date	24/7/1961
4.	Commercial Operational Date	24/7/1961
5.	No. of Production Lines	① Rough Terrain Crane ② Tractor Cranes ③ Defence Equipments.
6.	Date of Inception of each Production Line	-
7.	Total Block Value of the Machines (As on Year ending 31 st March)	-
8.	Industry benchmark cost for setting up these Plants (for eg. Per MW or Per MT)	-
9.	Establishment Type	<input type="checkbox"/> Indigenous, <input type="checkbox"/> EPC Contractor, <input checked="" type="checkbox"/> Local Contractor
10.	Plant Type	<input type="checkbox"/> Manual, <input checked="" type="checkbox"/> Semi-Automatic, <input type="checkbox"/> Fully Automatic, <input type="checkbox"/> Conventional, <input type="checkbox"/> Non-Conventional, <input type="checkbox"/> Computerized Controlled
11.	Plant & Machinery Purchase Type	<input checked="" type="checkbox"/> First Hand, <input type="checkbox"/> Second Hand
12.	Plant & Machinery Make	<input checked="" type="checkbox"/> Domestic branded, <input type="checkbox"/> Domestic local made, <input type="checkbox"/> Onsite fabrication <input checked="" type="checkbox"/> Imported machines, <input type="checkbox"/> Mix (Domestic + Foreign)
13.	Plant Overall Condition	<input type="checkbox"/> Newly Commissioned, <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Poor, <input type="checkbox"/> Completely scrap
14.	Plant Status	<input checked="" type="checkbox"/> In Operation, <input type="checkbox"/> Not Running, <input type="checkbox"/> Partially running, <input type="checkbox"/> Stopped For Maintenance, <input type="checkbox"/> Completely shutdown
15.	If Plant is not operational then period since it is not operational & reason for not being in operation	-

	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	10.5 L (Approximately).
18.	Any major failure, fault, breakdown in last 3 years?	NO
19.	Any Technology collaboration of the Plant	—
20.	Average Plant Capacity Utilization rate in last one month. <i>Attach Production chart of last one week.</i>	20 % (Approx).
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 - <i>Use Separate Sheet If Required</i>	—
24.	Estimated Economic Life of the Plant/ Machines	20 years (Average) for Critical Machines.
25.	Age of the Plant/ Remaining Life of Machines	58-60 years (approx)
26.	Record of Last Maintenance Done (<i>Attach Copy Of Maintenance Log Book If Possible</i>)	
27.	Production Capacity In Quantity & Weight For Different Products/ Units	200 no. of machine and 2500 MT annually all-inclusive of different products.
28.	Description Of Products Manufactured	→ Re stacker (container Handling equipment) → Mobiles cranes → Fork lifts.
29.	Brand Name under which Products are sold in the Market	TIL
30.	Raw Material Used & Sources Of Primary Raw Material Used	Steel → SR Steel, SAIL Tyre → MRF cylinder → wepso (Hydraulic)

31.	No. & Type of Furnace	No furnace		
32.	No./ Type/ Height of Chimney/ Exhaust	1 (25 m)		
33.	Is Plant using obsolete technology or currently used technology in the market? Please comment.	Latest Technology.		
34.	Whether STP is installed (Mention Type & Capacity)	NO		
35.	Whether ETP is installed (Mention Type & Capacity)	NO		
36.	Fire Fighting System	Yes (Under installation)		
37.	No. of Resources Working In the Plant (Managerial, Skilled, Unskilled)	Not Given		
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)	CESC, 500 KVA		
40.	Auxiliary power arrangements type in the plant (Type & Capacity)	<input checked="" type="checkbox"/> DG Sets, <input type="checkbox"/> Captive Power Plant 350 KVA X 2 = Kirloskar 20 KVA X 1 = Kirloskar		
41.	HVAC System In the Plant	—		
42.	Cooling System In the Plant	—		
43.	Water Arrangements/ Source of water	<input type="checkbox"/> Jet pump, <input checked="" type="checkbox"/> Submersible, <input type="checkbox"/> Jal board supply, <input type="checkbox"/> Reservoir, <input type="checkbox"/> Any other:		
44.	Major issues noticed in the Industry which can create issues in operations	—		

ATTACHMENTS:

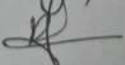
No.	PARTICULARS	DESCRIPTION
1.	Inventory Sheet of P&M from Fixed Asset Register (Machine Name/ Machine Type/ Capacity/ Model No./ Machine Make/ Capitalization Date/ Capitalization Value/ Current Book Value/ Machine Status (working/ not working))	
2.	Flow chart / Block diagram from raw material to finished 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	<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	—
		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:	Mr. Pradip Gupta Pradip Gupta	
	Contact No.	7003978288 7003978288	
	Sale Purchase Rate	Rs 23-25 lalke / kattahes	
	Rental Rate	—	
	Comments	He has one property 2 km from our concerned property near Sai Baba Mandir (100ft frontage). size of property is 22 kattahes. Rate will be around 23 to 25 lalke / kattahes.	
	2. Name:	Mr. Pradip Gupta Bhola Maji	
	Contact No.	7980109428	
	Sale Purchase Rate	Rs 27-28 lalke / kattahes	
	Rental Rate	—	
	Comments	Frontage 290 feet, 7 Bighas land, land type - mixed with vastu, sale, Bazar → 1.5 to 2 km from our concerned property near Raja Buisuit Industries. Rate will be around Rs 27-Rs 30 lalke / kattahes.	
	3. Name:	Sajol Deb	
	Contact No.	9874404236	
	Sale Purchase Rate	Rs 35-40 lalke / kattahes	
	Rental Rate	—	
	Comments	550m from our concerned property, near Oswal Orchard 126, 20 kattahes Land, Rate will be around Rs 35-40 lalke / kattahes. Rate will be on on higher side because there is no such land parcel available on that area. However the confirm ongoing rate is 25 to 30 lalke / kattahes.	

Surveyor Name: Anisban Roy / Rajat

Signature: 

Date: 11/08/22

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:

Did not sign

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: Anish Roy / Rajar

Signature:

Date:

11/08/22

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.	VRS (2022-23) - PL 205 - 153-302		
2.	Name of the Surveyor	Anishan / Rajat		
3.	Borrower Name	TIL		
4.	Name of the Owner	TIL		
5.	Property Address which has to be valued	ST 7, B. T. Road, Mouza - Agarpasa, Khati Kalan Municipality, Kotla - Feroze		
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		
		Name	Contact No.	
		Sandeep Maji	8291001295	
7.	How Property is Identified by the Surveyor	<input type="checkbox"/> From schedule of the properties mentioned in the deed, <input checked="" 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 type="checkbox"/> Residential House, <input type="checkbox"/> Low Rise Apartment, <input type="checkbox"/> Residential Builder Floor, <input type="checkbox"/> Commercial Land & Building, <input type="checkbox"/> Commercial Office, <input type="checkbox"/> Commercial Shop, <input type="checkbox"/> Commercial Floor, <input type="checkbox"/> Shopping Mall, <input type="checkbox"/> Hotel, <input checked="" type="checkbox"/> Industrial, <input type="checkbox"/> Institutional, <input type="checkbox"/> School Building, <input type="checkbox"/> Vacant Residential Plot, <input type="checkbox"/> Vacant Industrial Plot, <input type="checkbox"/> Agricultural Land		
12.	Property Measurement	<input type="checkbox"/> Self-measured, <input checked="" type="checkbox"/> Sample measurement, <input type="checkbox"/> No measurement		
13.	Reason for no measurement	<input type="checkbox"/> It's a flat in multi storey building so measurement not required <input type="checkbox"/> Property was locked, <input type="checkbox"/> Owner/ possessee didn't allow it, <input type="checkbox"/> NPA property so didn't enter the property, <input 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
		6.38 Acre		6.64 Acre (Google Earth)
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 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	
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	cannot comment
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.

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

Didn't signed

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

2. Surveyor Signature who did site inspection:

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

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

Amit Kumar / Rajat
 11/8/22