

Vacant Land.

VIS(2022-23)-PL205-153-303

File No.	RKA/DNCR/.....
Date of Receiving	
File Receiver Name	Rajat

rk ASSOCIATES
REINFORCING YOUR BUSINESS
VALUERS & TECHNO ENGINEERING CONSULTANTS (P) LTD.

M/s TIL Ltd, Chaugachal, Kharagpur,
West Bengal

CASE COLLECTION FORM

(Version 5.0)

Date of implementation: 9.02.2011 | Last Revision: 30.01.2020 | Latest Revision: 31.10.2020

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

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

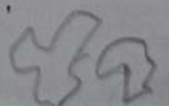
File Returned to HOD Engg. unprepared due to reason	<input type="checkbox"/> Survey not done properly, <input type="checkbox"/> Survey Form not properly filled, <input type="checkbox"/> Market survey for rates is not properly done, <input type="checkbox"/> Identification is not clearly done, <input type="checkbox"/> 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/ Work Order or Ref. No.				
2.	Type of Service	<input checked="" type="checkbox"/> Valuation Report, <input type="checkbox"/> Construction cost estimate, <input type="checkbox"/> Cost vetting certificate <input type="checkbox"/> Other CE Certificates, <input type="checkbox"/> TEV Report, <input type="checkbox"/> LIE			
3.	Type of customer	<input checked="" type="checkbox"/> Bank <input type="checkbox"/> PSU <input type="checkbox"/> NBFC <input type="checkbox"/> Corporate <input type="checkbox"/> Company <input type="checkbox"/> Private client <input type="checkbox"/> Direct client through Bank			
4.	Bank/ FI/ Organization Name & Address	BOI LCB, Kolkata			
5.	Case Allotment Officer/ Fees paying party Details	Name	Contact Number	Email Id	
		Mr. Debansu Mibha	9836741599		
6.	Case Type	<input type="checkbox"/> Case for Fresh Account <input checked="" type="checkbox"/> Case for exiting account/ customer			
7.	Fees Details	Amount of Fees	Advance Amount if any	Fees will be paid by	
		2.25 Lakhs + GST + OPE		<input checked="" type="checkbox"/> Bank <input type="checkbox"/> Customer	
8.	Billing Details	Billed To Party Name		GSTIN	

Including In 3 other files with this.



CASE DETAILS

Type of Property

Vacant ~~Agro-Industrial~~ land (Industrial)

Purpose of Valuation/
Assignment

At Going under
NCLT

- ☐ Value assessment of the asset for creating new collateral mortgage
☒ Periodic Re-Valuation for Bank, ☐ Distress sale for NPA A/c.,
☐ For DRT Recovery purpose, ☐ Capital Gains Wealth Tax purpose
☐ Partition purpose, ☐ General Value Assessment
☐ Any other:

3. Owner/ Applicant Details

Name

Contact Number

Email Id

M/S TIL Ltd.

—

—

4. Account Name

M/S TIL Ltd. Fateh Mohammad.

5. Property Address

Mouza - Chaugachal, J.L. No. - 360, P.S. - Kharagpur
(Local), Dist. - Paschim Medinipur &
Pin - 721301, West Bengal.

6. Who will coordinate on
site for the site survey

Name

Contact Number

Mr. Sandip Maji

6291001295

7. Preferred time of survey

Date

19/8/22

Time

—

8. Documents Received
(Any one ownership document
and approved site plan/ map is
must)

- Ownership Documents:** ☐ Sale Deed, ☐ Power of Attorney,
☐ Registered Will, ☐ Relinquishment Deed, ☐ Transfer Deed,
☐ Conveyance Deed, ☐ Allotment Letter, ☐ Possession Letter
- Map:** ☐ Cizra Map, ☐ Approved Map, ☐ Site Plan
- Utility Bills:** ☐ Electricity Bill & payment receipt, ☐ Water Bill & payment
receipt, ☐ House Tax demand & payment receipt
- Any Other document:** ☐ CLU, ☐ TIR Report, ☐ Agreement to Sale,
☐ Old Valuation Report
- No documents provided:** ☐

9. Documents received
from

Client & Bank (only TIR)

10. Special Instructions if
any:

—

11. I agree to pay the amount mentioned above for the preparation of Valuation Report. I agree that I'll not put pressure
on Valuer firm to distort any facts and would not try to influence any member or official of the firm in the ill spirit or
vested interest and to benefit any individual or organization by any means illegitimately.

Customer Signature:

Mouza - Fateh Mohammad, J.L. No - 357,

File No. RKA/DNCR/...../VIC (2022-23) - P2 205-153-303

FILE RECEIVER CASE COLLECTION PROCESS COMPLIANCE CHECKLIST
(To be filled by Surveyor)

S.NO.	COMPLIANCE CHECKLIST	STATUS	APPROVER SIGNATURE/ REMARKS IN CASE OF ANY (X)
1.	Is Case collection Form properly filled by Receiver?	<input checked="" type="checkbox"/>	
2.	Is purpose of the assignment understood clearly by the receiver?	<input checked="" type="checkbox"/>	
3.	Has receiver checked if this is a new case or existing case of the Bank?	<input checked="" type="checkbox"/>	
4.	Has receiver fixed the fees with the manager/ client and sent quotation properly or have taken approval of the work over email?	<input checked="" type="checkbox"/>	
5.	Has receiver taken proper Work Order/ Email/ CESA form formality?	<input checked="" type="checkbox"/>	
6.	In case of private case or for fresh case 50% advance is received?	<input type="checkbox"/>	Existing Acc
7.	Is document checklist email sent to the customer?	<input checked="" type="checkbox"/>	
8.	Has the received documents is having 'documents provided by stamp'?	<input type="checkbox"/>	Received over email

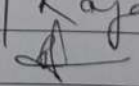
IMPORTANT INSTRUCTIONS TO SURVEYOR

1.	Please fill the above compliance checklist before moving for the survey.
2.	Please do not do the survey if you do not have proper documents.
3.	For Vacant Plot/ Land – Cizra Map/ Master/ Zonal/ Site Plan is must to identify the Plot. For Agriculture or converted land from agriculture – Mutation documents, CLU is must.
4.	Firstly please first study the 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.	Confirm ongoing property rates in the subject location through public domain, property sites and contact dealers to show you the available properties in that area during your survey.
7.	Identify the Property clearly by matching the boundaries and area mentioned in the property papers.
8.	Do sample physical or google measurements of the property.
9.	PHOTOGRAPH INSTRUCTIONS: a. Take owner/ representative photograph along with the property. b. Take your selfie along with the property and the owner/ representative. c. Take full scale photo of the property with gate. d. Take photo of the property along with abutting road, towards left, right and center. e. Take multiple photos of inside-out of the property. f. Take nearby photographs of the Property. g. Take a short video to cover property and neighborhood.
10.	Take Google Map location.
11.	Check main road name & width and approach road width and distance of property from main road.
12.	Check Jurisdiction Municipal Limits & Ward Name.
13.	Fill each column of survey form diligently in detail and tick the appropriate option clearly.
14.	Check any defects or negativity in the property and comment in detail on survey form.
15.	Do extensive market rate enquiries and confirm for any recent past transactions.
16.	In case customer appears to be providing misleading information to you or trying to influence you by money or cash then immediately report to the Management & Bank.

SURVEY PROCESS COMPLIANCE CHECKLIST

(To be submitted by Surveyor with each Survey)

COMPLIANCE CHECKLIST POINTS	STATUS
Did you take proper property documents to carry out the survey?	<input checked="" type="checkbox"/>
Have you properly studied & highlighted Owner/ Area/ Boundaries in the property documents with bold florescent before moving for the survey?	<input type="checkbox"/>
3. Did you check prominent landmark nearby the subject property and mentioned in the survey form?	<input checked="" type="checkbox"/>
4. Did you identified the Property clearly by matching the boundaries and area mentioned in the property papers?	<input type="checkbox"/>
5. Did you take Cizra Map/ Master/ Zonal/ Site Plan or Patwari help to identify the vacant land/ Plot? NO, Google earth demarcation with Mr. Sandip Ray, as per MoA map.	<input type="checkbox"/>
6. Did you check if property is merged with any other property or it is an independent property? Yes, merged	<input type="checkbox"/>
7. Did you do sample physical or google measurements of the property in case of property more than 2500 sq.mtr?	<input checked="" type="checkbox"/>
8. Did you check municipal limits/ jurisdiction/ ward?	<input checked="" type="checkbox"/>
9. Did you take Google Map location and shared it to Maps whatsapp group?	<input checked="" type="checkbox"/>
10. Did you check Main road name & width and its distance from the subject property?	<input checked="" type="checkbox"/>
11. Did you check approach Lane width on which property is located?	<input checked="" type="checkbox"/>
12. Have you taken property full scale photograph with gate? Vacant land, no gate	<input type="checkbox"/>
13. Have you taken owner/ representative photograph with the property?	<input type="checkbox"/>
14. Have you taken your selfie with the property along with owner/ representative?	<input type="checkbox"/>
15. Have you taken photograph of the property along with abutting road and towards left and right of the property?	<input checked="" type="checkbox"/>
16. Have you taken multiple photographs of the property from inside-out? Only from Highway as land is water logged	<input type="checkbox"/>
17. Did you check nearby development and whereabouts and commented on survey form?	<input checked="" type="checkbox"/>
18. Did you check any defects or negativity in the property in terms of location, legality, disputes, marketability, salability, etc. and commented on survey form in detail? cannot comment	<input type="checkbox"/>
19. Have you filled all the columns of survey form including survey summary sheet properly?	<input checked="" type="checkbox"/>
20. Did you draw site key plan (location map)?	<input checked="" type="checkbox"/>
21. Did you draw rough site sketch plan?	<input checked="" type="checkbox"/>
22. Have you taken self-attested documents from owner/ representative and stamped "documents provided by stamp"? Documents received via mail	<input checked="" type="checkbox"/>
23. Did you check any defects or negativity in the property in terms of location, legality, disputes, marketability, salability, etc. and commented on survey form in detail? cannot comment	<input type="checkbox"/>
24. Have you confirmed any recent past transactions during market enquiries and enquired property rates locally very rigorously? NO	<input checked="" type="checkbox"/>
25. Did you take signatures of the owner/ representative on undertaking and survey summary sheet?	<input type="checkbox"/>
26. Did you signed the undertaking?	<input checked="" type="checkbox"/>

For File No.	VIS(2022-23)-P2205-153-308.
Surveyor Name	Anishan Roy/ Rajar
Signature	
Date	19/08/22

PARAMETERS/ CRITERIA

In case all the points below are done properly, timely with full care and diligence:

1. Survey started with proper work order and knowing the source of payment.
2. Survey done with proper documents.
3. Done complete homework and studied the documents properly with highlighting the main points before moving for the survey.
4. Chosen correct survey form as per the property type.
5. All fields of Survey form are properly filled.
6. All site special observations and negative and positive factors are clearly mentioned.
7. Self & client signatures taken on survey form.
8. Property rates information properly taken, mentioned and verified.
9. Site rough sketch plan made.
10. Proper photographs taken.
11. Selfie with property taken.
12. Selfie and owner photograph with property taken.

B	In case of 3 minor mistakes in any of the above points except Point 1, 2, 3, 4, 6, 8, 10, 11, 12 but all the points are covered.
C	In case of more than 3 minor mistakes and any 1 major mistake in any of the above points and if any points are completely missing except Point 1, 2, 3, 4, 6, 8, 10, 11, 12.
D	In case of 1 major mistake or missing of any 1 point out of 1, 2, 3, 4, 6, 8, 10, 11, 12.
E	In case of more than 1 major mistakes or missing of more than 1 point out of 1, 2, 3, 4, 6, 8, 10, 11, 12.

Note (Survey Grading Matrix):

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

Note (Overall Grading Matrix):

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

VACANT LAND SURVEY FORM

(Version 5.0)

Date of implementation: 09.02.2017 | Date of Revision: 04.01.2018 | Latest Revision: 31.10.2020

VIS (2022-23) - PL 205-153- File No. RKA/DNGR/.....303..	Date: 19/8/22	Time: —
---	---------------	---------

GENERAL DETAILS

1.	Name of the Surveyor	Anishan/Rajat	
2.	Property shown by	<input type="checkbox"/> Owner, <input type="checkbox"/> Representative, <input type="checkbox"/> No one was available	
		Name	Contact No.
		Mr. Sandip Maji	6291001295
3.	Survey Type	<input type="checkbox"/> Full survey (inside-out with measurements & photographs) <input checked="" type="checkbox"/> Half Survey (Measurements from outside & photographs) <input checked="" 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 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 Land	<input type="checkbox"/> Vacant Residential Plot, <input type="checkbox"/> Commercial Plot, <input type="checkbox"/> Vacant Industrial Plot, <input checked="" type="checkbox"/> Agricultural Land, <input type="checkbox"/> Institutional Land, <input checked="" type="checkbox"/> Industrial land <input type="checkbox"/> Land for Group Housing Society, <input type="checkbox"/> Land for Hotel/ Resort, <input type="checkbox"/> Land for Farm House	
7.	Property Measurement	<input type="checkbox"/> Self-measured, <input type="checkbox"/> Sample measurement only, <input type="checkbox"/> No measurement <input checked="" type="checkbox"/> Google earth measurement.	
8.	Reason for no measurement	<input type="checkbox"/> NPA property so didn't go near the property, <input checked="" type="checkbox"/> Google earth measurement. <input type="checkbox"/> Land not demarcated <input type="checkbox"/> Very Large uneven land, practically not possible to measure the entire area <input type="checkbox"/> Any other Reason:	
9.	Purpose of Valuation	<input type="checkbox"/> Value assessment of the asset for creating collateral mortgage <input checked="" 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	<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	Sanees as pg. 2
2.	Property Purchaser Name	✓
3.	Property Address under	✓

* Google Earth demarcation with Mr. Sandip Maji.

It's a corner plot (on west - NH 60
on north - Jamna - Barbatiya Road)

Valuation	
Present Residence Address of the Owner/ Purchaser	
5. Property constitution	<input checked="" type="checkbox"/> Free Hold, <input type="checkbox"/> Lease Hold, some other plots of some other peoples are merged.

LOCATION DETAILS

1.	Adjoining Properties (Match it with papers with the help of compass or Sun direction and also confirm it with nearby people)	North Jamna Barbatiya Road	South TIL Ltd. Industry	East Others agriculture land	West NH-60		
2.	Property Facing West & North facing	<input type="checkbox"/> East Facing, <input type="checkbox"/> North Facing, <input type="checkbox"/> West Facing, <input type="checkbox"/> South Facing, <input type="checkbox"/> North-East Facing, <input type="checkbox"/> South-West Facing, <input type="checkbox"/> South-East Facing, <input type="checkbox"/> North-West Facing					
3.	Landmark	M/s TIL Ltd., Industry					
4.	Ward Name/ No.	Changal Gram panchayat					
5.	Zone Name						
6.	Main Road Name & Width and distance of the property from it	Name	Width	Distance from property			
		NH-60	60 ft.	Adjacent			
7.	Approach Road Name & Width						
8.	Location consideration of the Society	<input 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 type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> In interiors, <input checked="" type="checkbox"/> Remote area, <input type="checkbox"/> Backward, <input type="checkbox"/> Average, <input type="checkbox"/> Poor					
9.	Location of the Flat plot	<input type="checkbox"/> Park Facing, <input type="checkbox"/> Pool Facing, <input checked="" 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 type="checkbox"/> Semi Urban, <input type="checkbox"/> Rural, <input checked="" type="checkbox"/> Backward, <input type="checkbox"/> Industrial, <input type="checkbox"/> Institutional					
11.	Category of Society/ Locality	<input type="checkbox"/> High End, <input type="checkbox"/> Normal, <input type="checkbox"/> Affordable Group Housing, <input type="checkbox"/> EWS, <input type="checkbox"/> HIG, <input type="checkbox"/> MIG, <input type="checkbox"/> LIG, <input checked="" type="checkbox"/> Backward					
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
		2.5 km (Approx.)	2.5 km (Approx.)	1 km (Approx.)	-	8 km (Approx.)	-
14.	Any new development in surrounding area						
15.	Jurisdiction limits	<input type="checkbox"/> Nagar Nigam, <input type="checkbox"/> Nagar Panchayat, <input checked="" type="checkbox"/> Gram Panchayat, <input type="checkbox"/> Nagar Palika Parishad, <input type="checkbox"/> Area not within any municipal limits					
16.	Jurisdiction Development	<input type="checkbox"/> DDA, <input type="checkbox"/> GDA, <input type="checkbox"/> NOIDA, <input type="checkbox"/> GNIDA, <input type="checkbox"/> YEIDA, <input type="checkbox"/> HUDA,					

Authority Name

☐ KMDA, ☐ MDDA, ☐ Any other Development Authority, ☒ Area not within any development authority limits

Municipal Corporation Name

☐ NDMC, ☐ SDMC, ☐ EDMC, ☐ Ghaziabad Municipal Corporation, ☐ Gurgaon Municipal Corporation, ☐ Faridabad Municipal Corporation, ☐ Kolkata Municipal Corporation, ☐ Dehradun Municipal Corporation, ☐ Area not within any municipal limits, ☐ Any other Municipal Corporation/ Municipality:

PHYSICAL DETAILS

	As per Title deed	As per Map	As per survey
1. Land Area	(As per MOE) → 83.55 Acre	→	209 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, <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"/> Couldn't confirm since not bounded, <input type="checkbox"/> NA		
5. Level of Land	<input type="checkbox"/> On road level, <input checked="" type="checkbox"/> Below road level, <input type="checkbox"/> Above road level, <input type="checkbox"/> NA		
6. Frontage to depth ratio	<input checked="" type="checkbox"/> Normal frontage, <input type="checkbox"/> Less frontage, <input type="checkbox"/> Large frontage, <input type="checkbox"/> NA		
7. Are Boundaries matched	<input type="checkbox"/> Yes, <input type="checkbox"/> No, No demarcation		
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 type="checkbox"/> Yes, <input checked="" type="checkbox"/> No, <input type="checkbox"/> Only with Temporary boundaries		
10. Is the property merged or colluded with any other property	Yes, some other land parcels are merged.		
11. Property currently possessed by	<input checked="" type="checkbox"/> Owner, <input type="checkbox"/> Vacant open land, <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. Garden/ Landscaping	<input type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Beautiful, <input type="checkbox"/> Ordinary		
13. Boundary Wall (Only for individual property)	Height:	Width:	Finish:
14. Guard Room	<input type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Area: NO		
15. Water arrangements	<input type="checkbox"/> Jet pump, <input type="checkbox"/> Submersible, <input type="checkbox"/> Jal board supply NO		
16. Power connection	<input type="checkbox"/> No power line available within 5 Kms radius, <input type="checkbox"/> State owned power distribution company line available NO		
17. Current activity carried out on the Land	<input type="checkbox"/> Vacant, <input type="checkbox"/> Farming, <input type="checkbox"/> Animal husbandry		
18. Special comments if any	<p>Mr. Sandip Maji on google earth. This land includes patta land, others unpurchased land. While enquired the same with Mr. Utpal Chakraborty, Legal person, he told that as per MOE with bank, total land area mortgaged is 83.55 Acre. He also stated that so, we have considered 83.55 Acre.</p>		

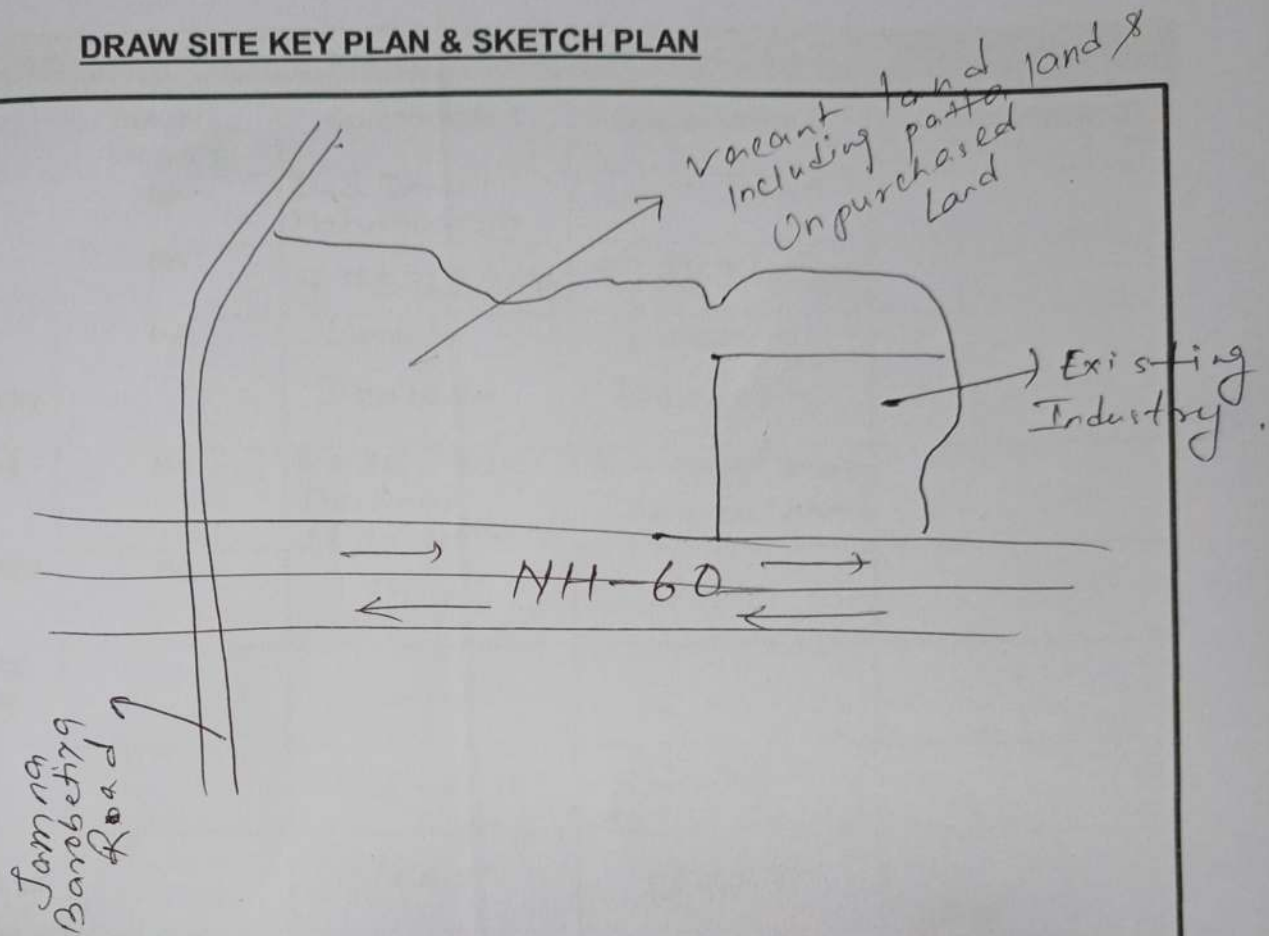
Bank official Mr. Debanu Mishra also can't tell the amount of vacant land mortgaged in BOT

MARKETABILITY/ SELABILITY/ UTILITY DETAILS

Any issues in marketability of the property?	<input type="checkbox"/> Yes, <input type="checkbox"/> No <i>Cannot Comment</i> Reason in case of No: <input type="checkbox"/> Location, <input type="checkbox"/> Surrounding, <input type="checkbox"/> Legal aspects, <input type="checkbox"/> Demand, <input type="checkbox"/> Shape, <input type="checkbox"/> Any Other:	
2. How is Demand & Supply condition in the Market of such properties?	Demand	<input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor
	Supply	<input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor
3. Is property easily sellable & marketable?	<input type="checkbox"/> Yes, <input type="checkbox"/> No <i>Cannot Comment</i> Comments: <i>—</i>	
4. How is the current utility of the property?	<input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input checked="" type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor	
5. At what True rate Owner bought this Property?	Year of purchase	<i>—</i>
	Purchase Price	<i>—</i>

USE THIS SPACE FOR PROVIDING ANY ADDITIONAL DETAILS/ INFORMATION

DRAW SITE KEY PLAN & SKETCH PLAN



PROPERTY MARKET COMPARABLE RATE INFORMATION DETAILS

(Available for Sale or Transaction already happened in past)

Particulars	Subject Property	Comparable 1	Comparable 2	Comparable 3
1. Name (source of information)	NA	Deb Deval Mahapatra	Lalu Bera	
2. Contact No.	NA	9733634544	9933945256	
3. Type of source of information (Seller/ Property dealer/ nearby people)	NA	Local Dealer	Local Dealer	
4. Rates/ Price informed	NA	Rs 35-40k/Decimal (Agricultural)	Rs 40k/Decimal (Agricultural)	
5. Rates Type (Sale/ Buy)	NA	Buy	Buy	
6. Shape of the Property (Square, Rectangular, Irregular)		—	—	
7. Area/ Size of the Property		Similar (Big parcel land)	Similar	
8. Legal Status (clear, negative, weak)/ No. of owners		clear	clear	
9. Location/ surrounding/ neighborhood comparison with the subject property (Similar, Lower, Better, Highly Better than the subject Property)	Base Case	Similar	Similar	<p>***</p> <p>The conversion charges from Agricultural to Industrial depends on the govt. guidelines the local dealers cannot confirm regarding the same. Only told that for mutation one has to invest Rs 2.5 k/Acre.</p>
10. Distance from the subject Property	0	—	—	
11. Level of Land (Below/ On/ Above road level)		—	—	
12. Frontage to depth ratio (Normal, Less, Large)		Normal	Normal	
13. Approach road width		—	—	
14. Present Use		—	—	
15. Property Demarcation (Yes, No, Partly, Temporarily)				
16. Other factors (Corner, 2 side open, North-East facing, Park facing, Legal/ Financial encumbrance, etc.)	<p>He told that small parcel of land adjacent to NH-60 will be Rs 2 lakhs/Decimal. As the land is huge so the rate of land will vary</p>	<p>To Acquire Big land parcel for setting up Industry, the land rate will be Rs 40k/Decimal.</p>		
17. Any other details/ Discussion held	NA per 100 metre Interior from the main Road.			
18. Present expected Sale Value of the overall property?	<p>He also told that rate of land up to 100m Interior from main road will be Rs 1.5 lakh/Dec. Again land Rate will fall to Rs 50-60k/Dec for further 100m and then again Rs 20-25 k/ for further 100 metre likewise, Rs 10-15k/Decimal for further 100metres.</p>			

UNDERTAKING BY THE CUSTOMER

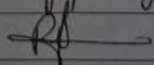
I confirm that I have made the inspection of the subject property to the surveyor of R.K Associates, which is correct property in question for which the documents have been provided/ submitted by me. I further confirm that I am aware of all the information related to the subject property and I have provided all its information to the surveyor true 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 have not 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 person/ 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 +91-9958632707, 0120-4110117. 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	
Relationship with owner	Didn't 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 R.K Associates. I have not taken any cash or kind from the customer nor have I come into any kind of influence of the customer / bank for arbitrary providing the Property Valuation as per one's need. I further state that I have not given any assurances to the customer nor given any wrong or false information or statement. 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.

For File No.	VIS(2022-23)-PL205-153-303
Surveyor Name	Anish Roy / Rajat kr choudhary
Signature	
Date	19/08/2022

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 this Valuation assignment. 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, cross check & 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, if 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 reason then I'd solely responsible of any such act and I understand that the Company can 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.

For File No.	
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.	V/S (2022-23) - PL 205-153-303						
2.	Name of the Surveyor	Anirban Roy / Rajat Kr. Choudhary						
3.	Borrower Name	M/S TIL Limited						
4.	Name of the Owner	M/S TIL Limited						
5.	Property Address which has to be valued	Mouza - Changuat, taluk Mohammed, J.L. No-360, P.S - Bhagpur Dist - paschim Medinipur, Pin- 721301, West Bengal						
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"> <tr> <th>Name</th> <th>Contact No.</th> </tr> <tr> <td>Mr. Sandip Maje</td> <td>6291001295</td> </tr> </table>			Name	Contact No.	Mr. Sandip Maje	6291001295
Name	Contact No.							
Mr. Sandip Maje	6291001295							
7.	How Property is Identified by the Surveyor	<input type="checkbox"/> From schedule of the properties mentioned in the deed, <input type="checkbox"/> From name plate displayed on the property, <input checked="" type="checkbox"/> Identified by the owner/ owner representative, <input type="checkbox"/> Enquired from nearby people, <input type="checkbox"/> Identification of the property could not be done, <input type="checkbox"/> Survey was not done						
8.	Are Boundaries matched	<input type="checkbox"/> Yes, <input checked="" type="checkbox"/> No, <input type="checkbox"/> No relevant papers available to match the boundaries, <input type="checkbox"/> Boundaries not mentioned in available documents. <i>Cannot Comment as No proper demarcation present.</i>						
9.	Survey Type	<input checked="" type="checkbox"/> Full survey (inside out with measurements & photographs) with Google Earth. <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 checked="" type="checkbox"/> Self-measured, <input type="checkbox"/> Sample measurement, <input type="checkbox"/> No measurement (By Google Earth)						
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 MDE)	As per Title deed 83.55 Acre	As per Map — L —	As per site survey 209 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 checked="" type="checkbox"/> Owner, <input type="checkbox"/> Vacant, <input type="checkbox"/> Lessee, <input type="checkbox"/> Under Construction, <input type="checkbox"/> Couldn't be Surveyed, <input type="checkbox"/> Property was locked, <input type="checkbox"/> Bank sealed, <input type="checkbox"/> Court sealed						
17.	Any negative observation of the							

	property during survey		
18.	Is Independent access available to the property	<input 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	Cannot Comment
19.	Is property clearly demarcated with permanent boundaries?	<input type="checkbox"/> Yes, <input checked="" type="checkbox"/> No, <input type="checkbox"/> Only with Temporary boundaries	
20.	Is the property merged or colluded with any other property	Yes Merged with other Non purchased land & patta land.	
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.

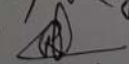
- Name of the Person:
- Relation:
- Signature:
- Date:

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:

Anishan Roy / Rajat K. Choudhary

 19/08/22