

✓ 13(2023-24)-PL211-182-257 ✓

File No.	RKA/DNCR/.....
Date of Receiving	17/07/2023.

rk ASSOCIATES
 REINFORCING YOUR BUSINESS

M/s RRL Steels Limited

**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 West Bengal
 711106.

Items	Assigned To	Assigned to Date	To be completed by date	Submitted On date	Grade	HOD Engg. Signature
File Received By	Rajat	NA	NA			NA
Survey	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"/> 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
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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"/> Corporate
		<input type="checkbox"/> Company	<input type="checkbox"/> Private client	<input type="checkbox"/> Direct client through Bank
4.	Bank/ FI/ Organization Name & Address	SBI SME NS Road.		
5.	Case Allotment Officer/ Fees paying party Details	Name	Contact Number	Email Id
		Inderjeet Singh	9674719936	INDERJEET.SINGH9@sbicoin.
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
		18000+ GST.	—	<input checked="" type="checkbox"/> Bank <input type="checkbox"/> Customer
8.	Billing Details	Billed To Party Name	GSTIN	
		—	—	

CASE DETAILS

Name of the Industry/ Account		M/s RRL Steels Limited.	
Type of Property		<input type="checkbox"/> Small Manufacturing Unit, <input checked="" 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
		RRL Steels Ltd.	—
4.	Account Name	M/s RRL Steels Limited.	
5.	Plant Address	286/287 G.T. Road (N), Salkia, Dist Howrah (WB) 711006.	
6.	Who will coordinate on site for the site survey	Name	Contact Number
		Anuradha Bagadilly	9831470862
7.	Preferred time of survey	Date	Time
		27/7/23	—
8.	Documents Received (Any one ownership document and approved site plan/ map is must)	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, <input type="checkbox"/> Mortgage Deed, <input checked="" type="checkbox"/> Indenture of Mortgage Deed. 2. Map: <input type="checkbox"/> Cizra Map, <input checked="" type="checkbox"/> Sanctioned Map, <input checked="" type="checkbox"/> Site Plan 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 4. Any Other document: <input checked="" type="checkbox"/> TIR Report, <input type="checkbox"/> Old Valuation Report, <input type="checkbox"/> Plant & Machinery Inventory Sheet, <input 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 checked="" type="checkbox"/> Copy of last paid Electricity Bill, <input checked="" type="checkbox"/> Copy of municipal tax receipt <input type="checkbox"/> Any other: <input checked="" type="checkbox"/> Trade Licence <input checked="" type="checkbox"/> Pollution certificate <input checked="" type="checkbox"/> Factory Licence <input checked="" type="checkbox"/> Fire Licence 5. No documents provided: <input type="checkbox"/>	
9.	Special Instructions if any:	—	
10.	I agree to pay the amount mentioned above for the preparation of Valuation Report. I agree that I'll not put pressure on Valuer firm to distort any facts and would not try to influence any member or official of the firm in the ill spirit or vested interest and to benefit any individual or organization by any means illegitimately. Customer Signature: <u>Anuradha Bagadilly</u> 27/7/2023		

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 type="checkbox"/> Existing .
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"/>

	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"/>

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

VIS (2022-23) - PL 211-182-257

File No. RKA/DNCR/...../.....

Date: 27/7/23

Time: —

GENERAL DETAILS

1.	Name of the Surveyor	Rajat kumar	
2.	Property shown by	<input type="checkbox"/> Owner/ Director, <input checked="" 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.
		Anuradha Bagadthey	9831470862
3.	Survey Type	<input checked="" type="checkbox"/> Full survey (inside-out with approximate measurements & photographs), <input 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 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	
6.	Type of Industry	<input type="checkbox"/> Small Manufacturing Unit, <input checked="" 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 checked="" type="checkbox"/> Self-measured, <input 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	<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"/> 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 checked="" type="checkbox"/> Cash Credit Limit, <input type="checkbox"/> Industrial Loan, <input type="checkbox"/> Business Loan, <input type="checkbox"/> NA
11. Loan Amount	CL-1.5cr NFBased Loan - 3.25cr (B4), EPC - 1.5cr, 8 G ECL - 25Lac.

OWNERSHIP DETAILS

1. Name of the Industry	M/s RRL Steels Limited.
2. Legal Owner Name/s	Same as pg. 2
3. Property Purchaser Name	"
4. Plant Address under Valuation	"
5. Present Residence Address of the Owner/ Director	—
6. Property constitution	<input checked="" type="checkbox"/> Free Hold, <input type="checkbox"/> Lease Hold

LOCATION DETAILS

	East	West	North	South
1. Adjoining Properties (Match it with papers with the help of compass or Sun direction and also confirm it with nearby people)	Other Factory.	Other Factory	Other Factory.	Common Road
2. Property Facing	<input type="checkbox"/> East Facing, <input type="checkbox"/> North Facing, <input type="checkbox"/> West Facing, <input checked="" 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 (Gate)			
3. Landmark	Krishna Bhawan (700m Approx).			
4. Ward Name/ No.	6 NO. Ward.			
5. Zone Name	Salhia			
6. Main Road Name & Width	Name	Width	Distance from property	
	G.T Road	30 Ft.	500m (Approx).	
7. Approach Road Name & Width	Common Road (12 Ft Approx).			
8. Are proper road facilities available?	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No			
9. Type of Approach Road	<input type="checkbox"/> Bituminous, <input type="checkbox"/> Metalled, <input type="checkbox"/> Cement concrete, <input type="checkbox"/> Concrete paver block, <input type="checkbox"/> Brick khadanja, <input checked="" 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			

(12 Ft) Approx

Not in any notified Industrial Area, AS per representative.

Location characteristics	<input type="checkbox"/> Within well-developed notified Industrial area, <input type="checkbox"/> Within averagely maintained Industrial area, <input checked="" type="checkbox"/> Within un-notified Industrial area, <input type="checkbox"/> Within Main city, <input type="checkbox"/> Within city suburbs, <input 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 checked="" type="checkbox"/> Industrial, <input type="checkbox"/> Institutional						
12. Location consideration	<input type="checkbox"/> Corner Plot, <input type="checkbox"/> 2 side open, <input type="checkbox"/> 3 side open, <input type="checkbox"/> On >30' wide road, <input type="checkbox"/> Near to Metro station, <input type="checkbox"/> Near to Market, <input type="checkbox"/> Near to Highway, <input type="checkbox"/> Entrance North-East Facing, <input type="checkbox"/> Ordinary location within locality, <input type="checkbox"/> Good Location within the locality, <input type="checkbox"/> Normal Location within the locality, <input type="checkbox"/> Average Location within locality, <input type="checkbox"/> Poor location within the locality, <input type="checkbox"/> Property towards end of the locality, <input type="checkbox"/> Any other —						
13. Is Plant part of notified Industrial Area? If yes then name of Industrial area/ estate & governing authority managing it.	<input type="checkbox"/> Yes, <input checked="" type="checkbox"/> No —						
14. Proximity to civic amenities (Approved by Representative)	School	Hospital	Market	Metro	Railway Station	Airport	1 km 2 km 1.5 km — 3 km —
15. Any new development in surrounding area	Howrah Metro (Around 4 km).						
16. 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						
17. Jurisdiction Development Authority Name	Name: Howrah Municipal Corporation <input type="checkbox"/> Area not within any development authority limits						
18. Municipality/ Municipal Corporation Name	Name: 4						

Important Notes -

* The whole factory premises when measured it comes around 1.27 Acre In Google Earth. When asked representative told me there is some ^{land} part belongs to Amit Enterprises Pvt Ltd inside there factory premises, where major machinery is installed. ~~But~~ Amit Enterprises Pvt Ltd is a sister concern company of RRL Steels as per representative. But the land that belongs to Amit Enterprises are not ~~registered~~ mortgage to EBF, they shown ~~me~~ me land parcel of Amit and help me demarcate the property excluding Amit Enterprises land. The total area that comes around is 4651.5 sq.ft which is still more. When further asked they said there was a 4th Deed for easement rights to use common road for both RRL & Amit, so we also need to exclude that portion from here.

All the documents are asked to be provided by company further.

So, the property is merged with Amit ~~as~~ enterprises Pvt Ltd sharing same boundary wall with some ~~common~~ easement rights we need to check.

There maybe a chance that RRL Steels property as per deed may be land locked, we need to check that also.

After gathering all the necessary documents it will be shared to you, I had asked to share them Easement Rights Agreement, Deed of Amit ~~Enterprises~~ Enterprises, Moreda map, and to demarcate only land parcel of RRL in approved map and share with us.

* Also note the approved map of factory provided to us. ~~It~~ is also ~~clear~~ obtained as a whole factory there is no bifurcation or anything for both land parcels of RRL & Amit.

* On Main Road there was a gate and I found on Gate It was written Beehay Steels Industries Ltd, when asked why they keep ~~this gate~~ there name in entrance of common approach road, representative said as most of the plots belongs to Beehay here, so they have written there name on it.

(It found little suspicious)

* → ~~need~~ Need to check Easement Rights (though common road shown in approved map provided).

☐ Area not within any municipal limits

9. Surrounding land uses and adjoining/ nearby establishment details

Mixed (Industrial + Residential)

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?

—

PHYSICAL DETAILS

1. Land Area

As per
B Deeds.

As per Title deed

88523 sq.ft

As per Map

As per site survey

46515 sq. ft
(As per Google
Excluding Earth
Amit Enterprise Land
as shown by
representative)

Area as per mortgage deed:

2. Any conversion to the land use

3. Land Type

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

4. Shape of the Land

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

5. Level of Land

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

6. Frontage to depth ratio

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

7. Are Boundaries matched

Cannot
Comment

☐ Yes, ☐ No, ☐ No relevant papers available to match the boundaries,
☐ Boundaries not mentioned in available documents, ☐ Very large land parcel forming multiple lands so not possible to match it with papers

8. Is Independent access available to the property

Cannot
Comment

☐ Clear independent access is available, ☐ Access is available in sharing of other adjoining property, ☐ No clear access is available, ☐ Access is closed due to dispute, ☐ Land locked

9. Is property clearly demarcated with permanent boundaries?

☒ Yes, ☐ No, ☐ Only partially, ☐ Only with Temporary boundaries
for factory.

(Including
Amit
Enterprise
Land)

10. Is the property merged or colluded with any other property

Cannot Comment

11. Is complete property mortgaged with the Bank under valuation or only portion of it?

11

12. Property possessed by at the time of survey

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

13. Current activity carried out in the property

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

As per 1.27 Acre found inside the boundary wall of factory in which some belongs to Amit Enterprise Pvt Ltd, RRL sister concern company as per person representative.

BUILDING/ CONSTRUCTION/ UTILITY DETAILS

Construction Status		<input 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		seperate sheet will be provided.		
Shed				
3.	Building Type	<input checked="" type="checkbox"/> RCC Framed Structure, <input checked="" 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 type="checkbox"/> Good, <input checked="" type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Poor <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey		
		External - <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input checked="" type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Poor <input type="checkbox"/> Under construction		
5.	Maintenance of the Building	<input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Average, <input type="checkbox"/> Poor, <input type="checkbox"/> Under construction		
6.	Age of Building/ Recent Improvements done	1992 (Approx) (As per Representative)		
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 checked="" 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		
9.	Any violation done in the property Merged with other property as per representative.	<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		
10.	Boundary Wall (Only for individual property) Enterprise land is also in the same boundary (Amit Enterprise sister concern company)	<input type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Common boundary wall of a complex		
11.	Garden/ Landscaping or (Pl. Steele)	Running Mtr.	Height	Width
		326m (Approx)	10-12 ft (Approx)	80mm
12.	Parking facilities	<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 checked="" type="checkbox"/> On Ground, <input type="checkbox"/> In Basement, <input type="checkbox"/> On stilt		
13.	Special Comments if any	<input type="checkbox"/> Not available within the property <input type="checkbox"/> On road, <input type="checkbox"/> Acute parking problem		
		<input type="checkbox"/> Available within the property <input type="checkbox"/> On road, <input type="checkbox"/> Acute parking problem		

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.

(As per Representative)



Block/ Building	Name	Total Slabs/ Floors	Floor wise height	Year of construct ion	Type of construction	Structure condition	Area in Sq.ft
01.	Labour Quater - 1 (shed)	G F	H-10ft Approx (Door closed)	2002	Asbestos shed, Brick wall	Average	Part 1 - L-7m B-5.2m Part 2 - L-3.2m B-2.5m
02.	Labour Quater - 2 (shed)	G F	H-10ft Approx (Door closed)	"	"	"	L-5.993m B-5.335m
03.	Labour Toilet shed	G F	H-10ft Approx (Avg)	"	"	poor	L-2.993m B-1.7m
04.	Dg shed	G F	H-3.5m (Avg)	1990	"	Average	L-6.370m B-4.2m
05.	Maintenance shed	G F	H-3.7m (Avg)	2003	"	"	L-6.021m B-5.409m
06.	Machine shop, Sample Room, Bike stand shed	G F	H-2.6m (Avg)	"	"	"	L-14.363m B-6.216m
07.	Store 1, 2, 3 shed	G F	H-3m (Avg) closed Gate.	"	Tin shed, Brick wall	"	L-13m B-4.976m
08.	Sand shed	G F	H-3.6m (Avg) Approx	2000	G.I shed, Iron truss, Iron pillar	"	L-13.815m B-5.503m
09.	Store 4 shed	G F	H-3.6m (Avg)	1995	Asbestos shed, Brick wall	"	L-12m B-5m
10.	Material shed Linto on main shed	G F	H-5.9m (Avg)	1998	Tin shed, Iron pillar	"	L-11m B-6.382m
11.	Main shed (Moulding, Melting, Furnary)	G F	H-9m Avg	1990	Asbestos shed, Iron pillar, Iron truss.	"	L-62m Approx B-12.180m
12.	Fettling shed adjacent to main shed	G F	H-9m Avg	1990	"	"	L-60m Approx B-13.882m
13.	Water tank (Adjacent to main moulding shed)	G + 2 (As per representative)	H-40ft (Approx) As per representative	"	RCC (Not washed at top)	"	L-3.47m B-2m
14.	Molding office (Single moulding shed)	G F	H-2m (Approx)	"	Asbestos shed, Brick wall, false ceiling ply.	"	L-3.8m B-2.2m
15.	Fettling & Heat treatment Linto shed	G F	H-5.5m (Avg)	2004	Asbestos shed, Iron truss, Iron pillar.	"	L-50m (Avg) B-7.67m
16.	Ramp material Linto shed	G F	H-4.2m (Avg)	1990	G.I shed, Iron pillar, Iron truss	"	L-42m B-5.5m

	Vehicle shed on common Road	GF	H-5m Avg	1990	only Tin shed, iron rods supported	"	L-12m B-8m
	Fettling office	GF	H-3m Avg	1990	RCC	"	L-20m (APP) B-12m
	" on terrace	-	"	"	Asbestos shed, Brick wall	"	L-7.74m B-6.8m
19.	CD Fettling, Lab, pattern shop, shed	GF	H-7.4 (Avg)	2002	Tin shed, iron pillar, iron truss.	"	L-4.5m B-11m
20.	Compressor shed	GF	H-7.5m (Avg)	2002	"	"	L-6.3m B-6.5m
21.	Machine shop shed	GF	H-7.3m (Avg)	2002	"	"	L-21m B-10.2m
22.	Machine shop Linto	GF	H-4.5m (Avg)	2002	GI shed "	"	L-17m B-4.726m
23.	OFFICE BUILDING [slope]	G+1	H-3m (Approx)	1998	RCC	"	Part 1 L-13m B-5.4m Part 2 L-17m B-9m
	" (on terrace) staff quarters	-	"	2006	Asbestos shed, Brick wall	"	L-6.2m B-6m
	" (on terrace) staff canteen	-	"	2006	"	"	L-12m B-3.7m
<p>* The points highlighted with green are property of Amit Enterprises pvt Ltd as per representative though measured if required.</p>							

LAND RATES INFORMATION DETAILS

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

1.	Demand & Supply condition in the Market for such properties	<input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low	
2.	At what True rate Owner bought this Property	Year of purchase	—
		Purchase Price	—
3.	Minimum Rate in the locality		
4.	Maximum Rate in the locality		
5.	Local Information gathered during Site survey (Minimum 2 enquiries are must):		
	1. Name:	Shankar Lal Agarwall	
	Contact No.	9874234533	
	Sale Purchase Rate	(15 laos to 20 laos) may show as per property type, size location.	
	Rental Rate	— (Industrial land)	
	Comments	He got one property around (1-2 km) from our concerned property 3.5 Bigla plot available @ 16 laos/kathas and one more property around 4 to 5 km away 35 kathas land with 2500 sq. ft shed asking price is 5 crore. HE also added on that area it is around 20 laos approx depend upon land to land	
	2. Name:	Upadhyay Dealer	
	Contact No.	8420390187	
	Sale Purchase Rate	(18 to 22 laos/kathas).	
	Rental Rate	—	
	Comments	As per him land rates are 18 to 22 laos/kathas there depending upon nature, location size and other factors of land. He does not have anything for now, He will check and let me know if he got any property.	
	3. Name:		
	Contact No.		
	Sale Purchase Rate	(preparer is requested to verify rates by there own as well as less option available there of such land parcels).	
	Rental Rate		
	Comments		

Surveyor Name: Rajat Kumar

Signature: [Signature]

Date: 27/7/23.

✓

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:

Signature:

Mobile No.:

Date:

AB Bagadhiy
9831470862
27/7/2023

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:

Signature:

Date:

Rajat Kumar
27/7/23

✓

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.	V18 (2022-23) - PL 211-182-257						
2.	Name of the Surveyor	Rajat Kumar						
3.	Borrower Name	Same as pg no. 2						
4.	Name of the Owner	u						
5.	Property Address which has to be valued	u						
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>Anuradha Bagadthey</td> <td>9831470862</td> </tr> </table>			Name	Contact No.	Anuradha Bagadthey	9831470862
Name	Contact No.							
Anuradha Bagadthey	9831470862							
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 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 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</i>						
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 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				
	<i>As per 3 Deeds -></i>	38523 sq. ft	—	46515 sq. ft (Excl. 1.27 Acre 1 for the whole factory under one boundary)				
15.	Covered Built-up Area	As per Title deed	As per Map	As per site survey				
		Separate sheet provided		Excl. 1.27 Acre 1 for the whole factory under one boundary				
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	—						

1.27 Acre 1 for the whole factory under one boundary.

property during survey	
Is Independent access available to the property <i>Cannot Comment</i>	<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
Is property clearly demarcated with permanent boundaries? <i>Yes</i>	<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	<i>For whole factory including Anis Enterprise (Land).</i> 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.

- a. Name of the Person: *ANURADHA BAGADHEY*
 b. Relation: *GM Finance*
 c. Signature: *ABagadhey*
 d. Date: *27/7/2023*

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: *Rajat Kumar*
 b. Signature: *[Signature]*
 c. Date: *27/7/23*