

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

**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	Saurin	NA	NA			NA
Survey	Anant Manoj & Yash					
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"/> Corporate <input type="checkbox"/> Company <input type="checkbox"/> Private client <input type="checkbox"/> Direct client through Bank		
4.	Bank/ FI/ Organization Name & Address	State Bank of India IFB Branch Mumbai		
5.	Case Allotment Officer/ Fees paying party Details	Name	Contact Number	Email Id
		A. Ramakrishnan Harikrishna	8452944429	a.harikrishna@sbi.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
		GOKRST	0	<input type="checkbox"/> Bank <input type="checkbox"/> Customer
8.	Billing Details	Billed To Party Name		GSTIN

CASE DETAILS

1.	Name of the Industry/ Account	Industrial (
2.	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	Email Id
		M/S Shalimar paints Ltd		
4.	Account Name	Same -		
5.	Plant Address	Plot No. A1-A2 UPSIDC Industrial Area, Sikandrabad, Dist - Bulandshahr, U.P.		
6.	Who will coordinate on site for the site survey	Name	Contact Number	
		Mr. Utkarsh Rastogi	+91-8604602440	
7.	Preferred time of survey	Date	Time	
		17/08/23		1:00 pm.
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 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 type="checkbox"/> Indenture of Mortgage</p> <p>2. Map: <input type="checkbox"/> Cizra Map, <input type="checkbox"/> Sanctioned Map, <input checked="" 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 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 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 Signature:</p>			

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 type="checkbox"/>
2.	IS WORK ORDER/ EMAIL/ CESA FORM FORMALITY COMPLETED	<input type="checkbox"/>
3.	FOR PRIVATE CASE OR FOR FRESH CASE 50% ADVANCE IS RECEIVED	<input type="checkbox"/>
4.	IS DOCUMENT CHECKLIST PROVIDED TO THE CUSTOMER	<input type="checkbox"/>

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

8.	Send Google Map location at maps@rkassociates.org	<input type="checkbox"/>
9.	Check municipal jurisdiction	<input type="checkbox"/>
10.	Check Main road name & width and its distance from the subject property	<input type="checkbox"/>
11.	Check Lane width on which property is located	<input type="checkbox"/>
12.	Check any defects or negativity in the property	<input type="checkbox"/>
13.	CONFIRM PROPERTY RATES LOCALLY	<input type="checkbox"/>
14.	CHECK NEARBY DEVELOPMENT	<input 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

File No. RKA/DNCR/...../.....	Date: 17/08/23	Time:
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GENERAL DETAILS						
1.	Name of the Surveyor	Manas Upmanga, Amit & Yash				
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 <table border="1"><thead><tr><th>Name</th><th>Contact No.</th></tr></thead><tbody><tr><td>Utkarsh</td><td></td></tr></tbody></table>	Name	Contact No.	Utkarsh	
Name	Contact No.					
Utkarsh						
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 NA	<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 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 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 type="checkbox"/> Self-measured, <input checked="" type="checkbox"/> Sample measurement only, <input type="checkbox"/> No measurement				
8.	Reason for no measurement NA	<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 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	M/s Ghalimay Paints Ltd.
2.	Legal Owner Name/s	
3.	Property Purchaser Name	
4.	Plant Address under Valuation	A-2 A-2 UPSIDC Industrial Area Copalpur Sikondarabad (Babul Sahay) U.P.
5.	Present Residence Address of the Owner/ Director	
6.	Property constitution	<input type="checkbox"/> Free Hold, <input checked="" type="checkbox"/> Lease Hold

LOCATION DETAILS					
1.	Adjoining Properties <i>(Match it with papers with the help of compass or Sun direction and also confirm it with nearby people)</i>	East	West	North	South
		<i>Other Factory.</i>	<i>Road</i>	<i>Cardboard Map Factory.</i>	<i>Road.</i>
2.	Property 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 checked="" type="checkbox"/> South-West Facing, <input type="checkbox"/> South-East Facing, <input type="checkbox"/> North-West Facing			
3.	Landmark	<i>Tel Mill (Near)</i>			
4.	Ward Name/ No.	<i>UPSIDC</i>			
5.	Zone Name	<i>Industrial zone</i>			
6.	Main Road Name & Width	Name	Width	Distance from property	
		<i>G.T. Road</i>	<i>60 ft'</i>	<i>500 m</i>	
7.	Approach Road Name & Width	<i>Internal Road 20ft'</i>			
8.	Are proper road facilities available?	<input 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 checked="" type="checkbox"/> Concrete paver block,			
		<input type="checkbox"/> Brick khadanja, <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 checked="" 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 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 checked="" 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 checked="" type="checkbox"/> Yes, <input type="checkbox"/> No <div style="text-align: center; font-size: 1.2em;">UPSIDC</div>					
14.	Proximity to civic amenities	School	Hospital	Market	Metro	Railway Station	Airport
		~300m	~2km	~300m	—	~15km	—
15.	Any new development in surrounding area	None					
16.	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					
17.	Jurisdiction Development Authority Name	Name: <div style="text-align: center; font-size: 1.2em;">UPSIDC</div> <input type="checkbox"/> Area not within any development authority limits					
18.	Municipality/ Municipal Corporation Name	Name:					

		<input type="checkbox"/> Area not within any municipal limits
19.	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. (British Paints)
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
	as per ovk:	41,242.80 sqm		41,000 sqm
		Area as per mortgage deed:		
2.	Any conversion to the land use	Under Industrial Area.		
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 checked="" type="checkbox"/> Irregular, <input type="checkbox"/> NA		
5.	Level of Land	<input checked="" type="checkbox"/> On road level, <input type="checkbox"/> Below road level, <input type="checkbox"/> Above road level, <input type="checkbox"/> NA		
6.	Frontage to depth ratio	<input type="checkbox"/> Normal frontage, <input type="checkbox"/> Less frontage, <input checked="" type="checkbox"/> Large frontage, <input type="checkbox"/> NA		
7.	Are Boundaries matched	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> No relevant papers available to match the boundaries, <input type="checkbox"/> Boundaries not mentioned in available documents, <input type="checkbox"/> Very large land parcel forming multiple lands so not possible to match it with papers		
8.	Is Independent access available to the property	<input checked="" 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		
9.	Is property clearly demarcated with permanent boundaries?	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Only partially, <input type="checkbox"/> Only with Temporary boundaries,		
10.	Is the property merged or colluded with any other property	No.		
11.	Is complete property mortgaged with the Bank under valuation or only portion of it?	Yes.		
12.	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		
13.	Current activity carried out in the property	<input checked="" type="checkbox"/> Industrial, <input type="checkbox"/> Vacant, <input type="checkbox"/> Locked, <input type="checkbox"/> Sealed <input type="checkbox"/> Any other use:		

BUILDING/ CONSTRUCTION/ UTILITY DETAILS												
1.	Construction Status	<input type="checkbox"/> Built-up property in use, <input type="checkbox"/> Under construction, <input type="checkbox"/> No construction										
2.	Covered Built-up Area	As per Title deed	As per Map	As per site survey								
	RCC	Sheet attached.		10,340 Sqm. R.C.C.								
	Shed			+ shed.								
3.	Building Type	<input checked="" type="checkbox"/> RCC Framed Structure, <input type="checkbox"/> Load bearing Pillar Beam column, <input type="checkbox"/> <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 type="checkbox"/> Ordinary, <input type="checkbox"/> <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 type="checkbox"/> Ordinary, <input type="checkbox"/> <input type="checkbox"/> Average, <input type="checkbox"/> Poor <input type="checkbox"/> Under construction										
5.	Maintenance of the Building	<input type="checkbox"/> Very Good, <input type="checkbox"/> Average, <input type="checkbox"/> Poor, <input type="checkbox"/> Under construction										
6.	Age of Building/ Recent Improvements done	21 years.										
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 No										
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										
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>~900 mtrs.</td> <td>~6 ft.</td> <td></td> <td></td> </tr> </tbody> </table>			Running Mtr.	Height	Width	Finish	~900 mtrs.	~6 ft.		
Running Mtr.	Height	Width	Finish									
~900 mtrs.	~6 ft.											
11.	Garden/ Landscaping	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Beautiful, <input 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 stilt <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.

[illegible]

PLANT DETAILS		
S.No.	PARTICULARS	DESCRIPTION
1.	Brief History & Description of the Plant	The plant was incepted in 2002 and bought by American paints.
2.	Nature of Industry	Manufacture & dispatch of paint & allied products.
3.	Plant Inception Date	2002
4.	Commercial Operational Date	2002
5.	No. of Production Lines	—
6.	Date of Inception of each Production Line	—
7.	Total Block Value of the Machines (As on Year ending 31 st March)	Refer Fmr
8.	Industry benchmark cost for setting up these Plants (for eg. Per MW or Per MT)	
9.	Establishment Type	<input checked="" type="checkbox"/> Indigenous, <input type="checkbox"/> EPC Contractor, <input 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 type="checkbox"/> First Hand, <input type="checkbox"/> Second Hand Mix.
12.	Plant & Machinery Make	<input type="checkbox"/> Domestic branded, <input type="checkbox"/> Domestic local made, <input type="checkbox"/> Onsite fabrication <input type="checkbox"/> Imported machines, <input checked="" type="checkbox"/> Mix (Domestic + Foreign)
13.	Plant Overall Condition	<input type="checkbox"/> Newly Commissioned, <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input 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	NA

16.	If Plant is not operational then does it require any money for refurbishing to restart the Plant?	NA
17.	Total money spent in last one year on maintenance of machines	~ 65 Lakhs
18.	Any major failure, fault, breakdown in last 3 years?	No
19.	Any Technology collaboration of the Plant	No
20.	Average Plant Capacity Utilization rate in last one month. <i>Attach Production chart of last one week.</i>	—
21.	Name & Function of each block in the plant - Use Separate Sheet If Required	A - Lig. plant, K - ETP. D - Bitumin plant, N - RDC (Dispater),
22.	Main machines used in the Plant - Use Separate Sheet If Required	Mixturs, Ball Mills, Hceter, Forklift, Vacuum cleaners Industrial etc.
23.	Estimated net weight of the large machines and of total machines present at site - Use Separate Sheet If Required	—
24.	Estimated Economic Life of the Plant/ Machines	10-15
25.	Age of the Plant/ Remaining Life of Machines	21 yrs.
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	<div> <u>Man.</u> 3000 kL / month. </div> <div> <u>Current</u> 2500 kL / month. </div>
28.	Description Of Products Manufactured	Decorative paint Industrial paint - (Allied products)
29.	Brand Name under which Products are sold in the Market	Shalimar paints
30.	Raw Material Used & Sources Of Primary Raw Material Used	Solvent, Resin, Extender, Binder, Additives etc.

31.	No. & Type of Furnace	— Thermic Fluid Heater (4 Nos.)		
32.	No./ Type/ Height of Chimney/ Exhaust	3 4+1 (Thermopack + DG)		
33.	Is Plant using obsolete technology or currently used technology in the market? Please comment.	—		
34.	Whether STP is installed (Mention Type & Capacity)	NA.		
35.	Whether ETP is installed (Mention Type & Capacity)	Yes.		
36.	Fire Fighting System	Yes.		
37.	No. of Resources Working In the Plant (Managerial, Skilled, Unskilled)	~50-60 (Total - 150 to 200)		
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)	1 DG. 365 kv Transformer - 400 kv.		
40.	Auxiliary power arrangements type in the plant (Type & Capacity)	<input checked="" type="checkbox"/> DG Sets, <input type="checkbox"/> Captive Power Plant		
41.	HVAC System In the Plant	—		
42.	Cooling System In the Plant	5 (Max. 60 TR)		
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:

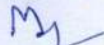
S.No.	PARTICULARS	DESCRIPTION
1.	Inventory Sheet of P&M from Fixed Asset Register (Machine Name/ Machine Type/ Capacity/ Model No./ Machine Make/ Capitalization Date/ Capitalization Value/ Current Book Value/ Machine Status (working/ not working))	
2.	Flow chart / Block diagram from raw material to finished 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 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:	M/s Ganga Properties.	
	Contact No.	9312350855	
	Sale Purchase Rate	10-15 K Per Sqmtr.	
	Rental Rate		
	Comments		
	2. Name:	M/s Sangam Property.	
	Contact No.	9412503630	
	Sale Purchase Rate	10-14 K per Sqmtr.	
	Rental Rate		
	Comments		
	3. Name:	M/s Chhabra Prop.	
	Contact No.	99 90996267	
	Sale Purchase Rate	15 K per Sqmtr.	
	Rental Rate		
	Comments		

Surveyor Name: Manas, Amit & Yash

Signature: 

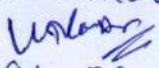
Date: 17/08/23

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: Mr. Utkarsh Rastogi
Signature: 
Mobile No.: +91-8604602440
Date: 17/08/23

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: Manoj, Amit & Yash
Signature: 
Date: 17/8/23

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.							
2.	Name of the Surveyor	Manoj, Amit & Yash						
3.	Borrower Name	M/s. Shalimar Paints Ltd.						
4.	Name of the Owner	H.						
5.	Property Address which has to be valued	Plot No. A/2A2, UPSIDC, Industrial Area, Sec underabad, Bulandshahr, UP.						
6.	Property shown & identified by at spot	<input type="checkbox"/> Owner, <input type="checkbox"/> Representative, <input type="checkbox"/> No one was available, <input type="checkbox"/> Property is locked, survey could not be done from inside <table border="1"> <tr> <th>Name</th> <th>Contact No.</th> </tr> <tr> <td>Mr. Uttam Singh, Restogi</td> <td>+91-8604602440</td> </tr> </table>			Name	Contact No.	Mr. Uttam Singh, Restogi	+91-8604602440
Name	Contact No.							
Mr. Uttam Singh, Restogi	+91-8604602440							
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 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 NA						
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: NA						
14.	Land Area of the Property	As per Title deed	As per Map	As per site survey				
	As per Title deed	41,242.80 Sqm.	41,242.80 Sqm.					
15.	Covered Built-up Area	As per Title deed	As per Map	As per site survey				
	As per Title deed	Sheet Attached						
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 checked="" type="checkbox"/> Clear independent access is available, <input type="checkbox"/> Access available in sharing of other adjoining property, <input type="checkbox"/> No clear access is available, <input type="checkbox"/> Access is closed due to dispute
19.	Is property clearly demarcated with permanent boundaries?	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Only with Temporary boundaries
20.	Is the property merged or colluded with any other property	No
21.	Local Information References on property rates	Please refer attached sheet named 'Property rate Information Details.'

Endorsement:

1. Signature of the Person who was present from the owner side to identify the property:

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

- a. Name of the Person: Mr. Utkarsh
b. Relation: Employee
c. Signature: *[Signature]*
d. Date: 17/08/23

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: Manas, Arit & Yash.
b. Signature: *[Signature]*
c. Date: 17/08/23

SNO	COVD. AREA ON MEZZANINE FLOOR	SQM.
1-	BLOCK-A1 Shed.	584.36
2-	BLOCK-A2 H-20 ft.	670.88
3-	BLOCK-A3 H-20 ft.	520.16
4-	BLOCK-A4 H-17 ft.	381.16
7-	TOTAL MEZZANINE FLOOR (Block A)	2,156.56
8-	BLOCK-D1 H=20'	295.12
9-	BLOCK-D2 H=20	62.76
10-	TOTAL MEZZANINE FLOOR (Block D)	357.88
11-	TOTAL MEZZANINE (Block A+D)	2,514.44

BLOCK - A FIRST FLOOR AREA DETAIL AT (A-5/A-6/A7)

- 1- 6.59 X 3.06 = 20.17SQM.
- 2- 7.20 X 3.28 = 23.62SQM.
- 3- 6.85 X 3.43 = 23.50SQM.
- 4- 3.36 X 6.09 = 20.46SQM.
- 5- 8.84 X 2.82 = 24.93SQM.
- 6- 21.43 X 12.34 = 264.44SQM.

TOTAL = 377.12SQM.



COVD. AREA ON GROUND FLOOR			SQM.
SNO	Block no	Block Size	
1-	BLOCK-A		4,856.00
2-	BLOCK-B	(18.90x10.82)= Shed. H-17	204.50
3-	BLOCK-C	(13.03x12.19)= Shed.	158.84
4-	BLOCK-D	(50.90x19.66)-(0.91X0.91)= H-32	999.86
5-	BLOCK-E	(3.41x2.88)+(4.91x4.88)= H-23.5	33.78
6-	BLOCK-F	(3.60x5.50)= H-12.2	19.80
7-	BLOCK-G	(5.60x7.40)= H-20.5	41.44
8-	BLOCK-H	(6.06x7.28)= H-23.8	44.11
9-	BLOCK-I	(6.21x9.79)= H-14.6	60.80
10-	BLOCK-J	(6.40x12.34)+(12.19x12.34)+(2.74x9.68)	255.92
11-	BLOCK-K	(3.50x3.50)= H-10	12.25
12-	BLOCK-L	(5.00x6.60)= H-10	33.00
13-	BLOCK-N	(34.26x22.31)+(18.73x3.50)+(3.50x22.31)= H=16.5	909.99
14-	BLOCK-O	(3.00x3.00)= RCC. H-10	9.00
15-	BLOCK-P	(6.35x6.60)= RCC. H-10	38.10
16-	BLOCK-Q	(3.55x6.36)+(1.43x2.50)= H=10	26.16
17-	TOTAL COVD. AREA=		7,703.55

27

Buildup area — 8505 Sq mtr.

Land area — 41242.80 Sq mtr.

(10.19 ac.)

BBM — 3.52 cr.

Valuation Report of the Property

65K



Details of the property under consideration:

Name of Owner: M/s. Shalimar Paints Ltd.

Industrial Land & Building and Plant & Machinery located on Plot Nos. A1-A2, UPSIDC Industrial Area, Sikandrabad (BSR), District - Bulandshahr, State - Uttar Pradesh - 203 205, Country - India

Longitude Latitude: 28°29'22.1"N 77°38'59.3"E

Valuation Done for:

Think. Innovate. Create

State Bank of India

Industrial Finance Branch, Andheri

Natraj Building, 102, 1st Floor, 194, Sir M.V. Road, Western Express Highway, Andheri (East) Mumbai - 400 069 State - Maharashtra, Country - India

Vastukala Consultants (I) Pvt. Ltd.
Mumbai • Delhi NCR • Aurangabad • Nanded



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Vastukala Consultants (I) Pvt. Ltd.

MSME Reg. No.: 2722201137 • CIN: U74120MH2010PTC207869

Think.Innovate.Create

Valuation Report Prepared For: State Bank of India / Industrial Finance Branch, Andheri / M/s. Shalimar Paints Ltd. (15860/32695) Page 2 of 65

Vastu/Mumbai/02/2020/15860/15860

09/10-75-VS

Date: 04.02.2020

VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Land & Building and Plant & Machinery located on Plot Nos. A1-A2, UPSIDC Industrial Area, Sikandrabad (BSR), District - Bulandshahr, State - Uttar Pradesh - 203 205, Country - India belongs to **M/s. Shalimar Paints Ltd.**

Boundaries of the property.

North	:	Farm land
South	:	Road and residential area
East	:	Road and Nadiya Fertilizer & Chemicals Pvt. Ltd.
West	:	Industrial unit and open land

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as below:

Particulars	Attachment	Fair Market Value (₹)	Realizable Value (₹)	Distress Value (₹)
Land		18,55,92,600.00	16,70,33,340.00	14,84,74,080.00
Structure	Annexure - I	9,10,10,422.00	8,19,09,380.00	7,28,08,338.00
Plant and Machinery	Annexure - II	3,52,63,079.00	2,99,73,617.00	2,46,84,155.00
TOTAL VALUE OF THE PROPERTY		31,18,66,101.00	27,89,16,337.00	24,59,66,573.00

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report

Hence certified

Think.Innovate.Create
For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
ou=Vastukala Consultants (I) Pvt. Ltd.,
ou,email=sharad@vastukala.org, c=IN
Date: 2020.03.11 17:36:26 +05'30'

C.M.D.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2017-18/942/178

Encl: Valuation report

Umang A. Patel

Govt. Reg. Valuer

Reg. No. CAT-VII-A-5062

Reg. No. IBBI/RV/04/2019/10803



Mumbai

121, 1st Floor, Ackruti Star,
Central Road, MIDC,
Andheri (E), Mumbai - 400 093,
(M.S.), INDIA

Delhi NCR

L-306, Sispal Vihar,
AWHO Society, Sohna Road,
Sector - 49, Gurgaon,
Haryana - 122018, INDIA

Nanded

28, S.G.G.S. -
Stadium Complex,
Gokul Nagar,
Nanded - 431 602, (M.S.), INDIA

Aurangabad

Plot No. 106, N-3, CIDCO,
Aurangabad - 431 005,
(M.S.), INDIA

Tel : +91 240 2485151

4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	M/s. Shalimar Paints Ltd. Industrial Land & Building and Plant & Machinery located on Plot Nos. A1-A2, UPSIDC Industrial Area, Sikandrabad (BSR), District - Bulandshahr, State - Uttar Pradesh - 203205, Country - India <u>Contact Person -</u> Mr. Nalak Bhattacharyya (General Manager - Sikandrabad Plant) Contact No.: 9818311964 Mr. Naveen Kumar Agrawal (Asst. General Manager - HR & Commercial) Contact No.: 9999116785 Limited Company Ownership
----	--	--

5.	Brief description of the property (Including Leasehold / freehold etc.)	
----	---	--

The said property is located in the UPSIDC developed Industrial area near GT Road in Gopalpur. The plant is well laid out and is well maintained. Shalimar Paints Limited is listed in Trade India's list of verified sellers offering supreme quality of Superlac Acrylic Emulsion, Premium Acrylic Distemper, Shalimar Water Thinnable Cement Primer etc.

The original plant was constructed around 2000 by the former owner of the property. Shalimar Paints acquired the property along with plant and then developed other facilities. A new RCD building has been built in the year 2019 and put to use in August 2019.

The composition and area statement as per Approved Plan are as under and considered for valuation:

Particulars	Composition	Area (Sq. M.)
Production building - Ground + 1 upper floor RCC framed structure.	Ground floor with RCC slab	4,448.00
	First floor with pre coated clour sheet roof.	1,870.00
Loading shed	MS structure with pre coated clour sheet roof.	196.00
Explosive Room	MS structure with	33.00
Meter, LT Panel Room	MS structure	22.00
Security room	Ground floor RCC framed structure	32.00
Weigh bridge room	Ground floor structure	6.00
Cycle plant - MS structure with Precoated colour GI sheet roof	Ground floor	1,012.00
	First floor	406.00
Heating unit 1	Ground floor MS structure	14.00
Heating unit 2	Ground floor MS structure	36.00
Heating unit 3	Ground floor MS structure	29.00
Heating unit 4	Ground floor MS structure	38.00
Store shed	Ground floor MS structure	149.00
Utility and Toilet block	Ground floor RCC framed structure	214.00

	Details of New RDC building are not provided. Hence same is not considered for valuation.		
	The property is at 10.6 Kms. distance from nearest railway station Ajaibpur.		
6.	Location of property		:
	a)	Plot No. / Survey No.	: Plot No. A1 – A2
	b)	Door No.	: Not applicable
	c)	T.S. No. / Village	: Village Gopalpur
	d)	Ward / Taluka	: -
	e)	Mandal / District	: District – Bulandshahr
7.	Postal address of the property		: Industrial Land & Building located on Plot Nos. A1-A2, UPSIDC Industrial Area, Sikandrabad (BSR), District - Bulandshahr, State – Uttar Pradesh – 203205, Country - India
8.	City / Town		: Sikandrabad (BSR)
	Residential area		: No
	Commercial area		: No
	Industrial area		: Yes
9.	Classification of the area		:
	i) High / Middle / Poor		: Middle Class
	ii) Urban / Semi Urban / Rural		: Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality		: UPSIDC Industrial Area
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area		: Covered under UPSIDC Industrial Area
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated		: N.A.
13.	Boundaries of the property		:
	North		: Farm land
	South		: Road and residential area
	East		: Road and Nadiya Fertilizer & Chemicals Pvt. Ltd.
	West		: Industrial unit and open land
14.1	Dimensions of the site		N. A. as the land is irregular in shape
		A As per the Deed	B Actuals
	North	-	-
	South	-	-
	East	-	-
	West	-	-
14.2	Latitude, Longitude & Co-ordinates		: 28°29'22.1"N 77°38'59.3"E
14.3	Extent of the site		: Total area of plot – 41,242.80 Sq. M.

15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Total area of plot – 41,242.80 Sq. M. (As per Lease Deed)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner occupied
II CHARACTERISTICS OF THE SITE			
1.	Classification of locality	:	Middle class
2.	Development of surrounding areas	:	Good
3.	Possibility of frequent flooding/ sub-merging	:	No
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by
5.	Level of land with topographical conditions	:	Plain
6.	Shape of land	:	Irregular
7.	Type of use to which it can be put	:	For industrial purpose
8.	Any usage restriction	:	Industrial
9.	Is plot in town planning approved layout?	:	Copy of Approved Plan No. 909 / DDF / REKHA dated 25.07.2007 issued by Labour Department, Uttar Pradesh
10.	Corner plot or intermittent plot?	:	Intermittent
11.	Road facilities	:	Yes
12.	Type of road available at present	:	B.T. Road
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	15 ft. wide road
14.	Is it a Land – Locked land?	:	No
15.	Water potentiality	:	Municipal Water supply
16.	Underground sewerage system	:	Connected to Municipal sewer
17.	Is Power supply is available in the site	:	Yes
18.	Advantages of the site	:	Located in developed area
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)	:	No
Part – A (Valuation of land)			
1	Size of plot	:	Total area of plot – 41,242.80 Sq. M. (As per Lease Deed)
	North & South	:	-
	East & West	:	-
2	Total extent of the plot	:	Total area of plot – 41,242.80 Sq. M. (As per Lease Deed)
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 4,500.00 per Sq. M. Details of recent transactions / online listings are attached with the report.
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 3,400.00 per Sq. M.

