

File No.	RKA/DNCR/...../.....
Date of Receiving	28/09/23

**CASE COLLECTION FORMAT
(INDUSTRIAL PLANT SURVEY FORM)**

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

Items	Assigned To	Assigned to Date	To be completed by date	Submitted On date	Grade	HOD Engg. Signature
File Received By		NA	NA			NA
Survey	Dharmu					
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.	VSC(2023-24)-PC299-0058-279-435		
2.	Type of Service	<input checked="" type="checkbox"/> Valuation Report		
3.	Type of customer	<input checked="" type="checkbox"/> Bank	<input type="checkbox"/> PSU	<input type="checkbox"/> NBFC
		<input type="checkbox"/> Company	<input type="checkbox"/> Private client	<input type="checkbox"/> Direct client through Bank
4.	Bank/ FI/ Organization Name & Address	SAM, 2nd Floor, "The Arcade", Wor trade centre, coffee parade colaba		
5.	Case Allotment Officer/ Fees paying party Details	Name	Contact Number	Email Id
		Shibu Varghese	9768947937	team3.04107@sbi.co.in
6.	Case Type	<input checked="" type="checkbox"/> Case for Fresh Account		<input type="checkbox"/> Case for existing account/ customer
7.	Fees Details	Amount of Fees	Advance Amount if any	Payment will be paid by
		302,55,000/-	-	<input checked="" type="checkbox"/> Bank <input type="checkbox"/> Customer
8.	Billing Details	Billed To Party Name	GSTIN	
		-	-	

CASE DETAILS

1.	Name of the Industry/ Account	M/S. AKSHATA MICROFILM PVT. LTD.		
2.	Type of Property	<input type="checkbox"/> Small Manufacturing Unit, <input type="checkbox"/> Medium Scale Industrial Unit, <input type="checkbox"/> Large Scale Industrial Plant, <input type="checkbox"/> Very Large Scale Industrial Plant		
3.	Owner/ Applicant Details	Name	Contact Number	Email Id
		M/S. AKSHATA M.	-	-
4.	Account Name	M/S. AKSHATA MICROFILM		
5.	Plant Address	M/S. AKSHATA MICROFILM PLOT NO. C/19/2, MIDC TALOJA DIST. RAIGAD. 2005		
6.	Who will coordinate on site for the site survey	Name	Contact Number	
		Shubhark Singh	9341345450	
7.	Preferred time of survey	Date	Time	
		28/09/23	11:00 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 <input checked="" type="checkbox"/></p> <p>2. Map: <input type="checkbox"/> Cizra Map, <input type="checkbox"/> Sanctioned Map, <input type="checkbox"/> Site Plan <input checked="" type="checkbox"/></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 <input checked="" type="checkbox"/></p> <p>4. Any Other document: <input 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 type="checkbox"/> Copy of last paid Electricity Bill, <input type="checkbox"/> Copy of municipal tax receipt</p> <p><input type="checkbox"/> Any other: <input checked="" type="checkbox"/></p> <p>5. No documents provided: <input type="checkbox"/></p>		
	Special Instructions if any:	Factory is been closed since 2018.		

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 of vested interest and to benefit any individual or organization by any means illegitimately.

Customer Signature:

IMPORTANT INSTRUCTIONS

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

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

S.No.	CHECKLIST	STATUS
1.	IS PURPOSE OF THE ASSIGNMENT UNDERSTOOD CLEARLY	<input checked="" type="checkbox"/>
2.	IS WORK ORDER/ EMAIL/ CESA FORM FORMALITY COMPLETED	<input checked="" type="checkbox"/>
3.	FOR PRIVATE CASE OR FOR FRESH CASE 50% ADVANCE IS RECEIVED	<input checked="" type="checkbox"/>
4.	IS DOCUMENT CHECKLIST PROVIDED TO THE CUSTOMER	<input checked="" type="checkbox"/>

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

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

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/279435	Date: 28/09/23	Time: 11:00 PM
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GENERAL DETAILS						
1.	Name of the Surveyor	Dhawal Vojar				
2.	Property shown by	<input type="checkbox"/> Owner/ Director, <input type="checkbox"/> Company Representative, <input type="checkbox"/> No one was available, <input type="checkbox"/> Property is locked, survey could not be done from inside <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <input checked="" type="checkbox"/> Security guard </div> <div style="width: 50%;"> <table border="1"> <thead> <tr> <th>Name</th> <th>Contact No.</th> </tr> </thead> <tbody> <tr> <td>Shubhash Singh</td> <td>9341345450</td> </tr> </tbody> </table> </div> </div>	Name	Contact No.	Shubhash Singh	9341345450
Name	Contact No.					
Shubhash Singh	9341345450					
3.	Survey Type	<input type="checkbox"/> Full survey (inside-out with approximate measurements & photographs), <input type="checkbox"/> Full survey (inside-out with approximate sample random measurements & photographs), <input checked="" 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 checked="" 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 checked="" 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 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 type="checkbox"/> Sample measurement only, <input checked="" 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 type="checkbox"/> Periodic Re-Valuation for Bank, <input checked="" type="checkbox"/> Distress sale for NPA A/c.,				

10. Type of Loan	<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: <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. AKSHATA MACHINERY
2. Legal Owner Name/s	M/S. AKSHATA MACHINERY
3. Property Purchaser Name	M/S. AKSHATA MACHINERY
4. Plant Address under Valuation	PLOT NO. C/9/2. MIDC TOLJA. DIST. RAIS
5. Present Residence Address of the Owner/ Director	
6. Property constitution	<input checked="" type="checkbox"/> Free Hold, <input type="checkbox"/> Lease Hold

LOCATION DETAILS				
1. Adjoining Properties (Match it with papers with the help of compass or Sun direction and also confirm it with nearby people)	East	West	North	South
	BANDU CUTCH	RASHAN CUTCH	MIRATA CUTCH	ENTRY OF PROPERTY
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			
3. Landmark	DYNA BANK POLICE CHOWKI			
4. Ward Name/ No.	C 9/2.			
5. Zone Name	TOLJA MIDC			
6. Main Road Name & Width	Name	Width	Distance from property	
	MIDC INTERIOR ROAD	15m	PROPERTY TOWARDS	
7. Approach Road Name & Width				
8. Are proper road facilities available?	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No			
9. Type of Approach Road	<input checked="" type="checkbox"/> Bituminous, <input type="checkbox"/> Metalled, <input type="checkbox"/> Cement concrete, <input type="checkbox"/> Concrete paver block, <input type="checkbox"/> Brick 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			

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 checked="" type="checkbox"/> Urban developed, <input type="checkbox"/> Urban developing, <input type="checkbox"/> Semi Urban, <input type="checkbox"/> Rural, <input type="checkbox"/> Backward, <input type="checkbox"/> Industrial, <input type="checkbox"/> Institutional												
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 Talaja, MIDC Industrial Area												
14. Proximity to civic amenities	<table border="1"> <thead> <tr> <th>School</th><th>Hospital</th><th>Market</th><th>Metro</th><th>Railway Station</th><th>Airport</th></tr> </thead> <tbody> <tr> <td>500m</td><td>800m</td><td>2.5km</td><td>1.2 km</td><td>10km</td><td>27km</td></tr> </tbody> </table>	School	Hospital	Market	Metro	Railway Station	Airport	500m	800m	2.5km	1.2 km	10km	27km
School	Hospital	Market	Metro	Railway Station	Airport								
500m	800m	2.5km	1.2 km	10km	27km								
15. Any new development in surrounding area	NA												
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: Talaja MIDC <input type="checkbox"/> Area not within any development authority limits												
18. Municipality/ Municipal Corporation Name	Name: Talaja MIDC												

		<input type="checkbox"/> Area not within any municipal limits
19.	Surrounding land uses and adjoining/ nearby establishment details	Industrial lands / Bangla kutta, cut to length of steel coils.
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?	It is a belt.
22.	In case Industry gets closed then does the land can be used for any other purpose?	NA.

PHYSICAL DETAILS

1.	Land Area	As per Title deed	As per Map	As per site survey
		Not provided	Not provided	5659 m ²
		Area as per mortgage deed: —		
2.	Any conversion to the land use	NA		
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 checked="" type="checkbox"/> Rectangular, <input type="checkbox"/> Trapezium, <input type="checkbox"/> Triangular, <input type="checkbox"/> Trapezoid, <input type="checkbox"/> irregular, <input type="checkbox"/> NA		
5.	Level of Land	<input checked="" type="checkbox"/> On road level, <input type="checkbox"/> Below road level, <input type="checkbox"/> Above road level, <input type="checkbox"/> NA		
6.	Frontage to depth ratio	<input checked="" type="checkbox"/> Normal frontage, <input type="checkbox"/> Less frontage, <input type="checkbox"/> Large frontage, <input type="checkbox"/> NA		
7.	Are Boundaries matched	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> No relevant papers available to match the boundaries, <input type="checkbox"/> Boundaries not mentioned in available documents, <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	NA		
1.	Is complete property mortgaged with the Bank under valuation or only portion of it?	complete property		
2.	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		
1.	Current activity carried out in the property	<input type="checkbox"/> Industrial, <input type="checkbox"/> Vacant, <input type="checkbox"/> Locked, <input type="checkbox"/> Sealed <input type="checkbox"/> Any other use:		

Started since 2018

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	—	—	—								
	Shed	2 sheds, 1 damaged.										
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 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 type="checkbox"/> Average, <input checked="" type="checkbox"/> Poor, <input type="checkbox"/> Under construction										
6.	Age of Building/ Recent Improvements done	184000	NA									
7.	Maintenance of the Building	<input type="checkbox"/> Very Good, <input type="checkbox"/> Average, <input checked="" type="checkbox"/> Poor										
8.	Any defects in the building	<input checked="" type="checkbox"/> Maintenance issues, <input checked="" type="checkbox"/> Finishing issues, <input checked="" 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 electricity NO PORTA supply available										
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 NA										
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>300m</td> <td>15'</td> <td>9"</td> <td>Plaster</td> </tr> </tbody> </table>			Running Mtr.	Height	Width	Finish	300m	15'	9"	Plaster
Running Mtr.	Height	Width	Finish									
300m	15'	9"	Plaster									
11.	Garden/ Landscaping	<input type="checkbox"/> Yes, <input checked="" 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	Plant raised since 2018.										

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.

Boundary wall!

D1 side plaster finish

2) 1 side half plaster finish work

74504

8' and only block

2) 1 side only biomarker

Backside of property							
1)	Room 1	only G.F	8.54'	2004	side wall 100d blockwork top shear, beams.		12.64' x 8.54'
2)	Room 2	only G.F	—	—	—	—	—
3)	Room 3						
4)	Room 4						
5)	Rooms	of					30' x 8.54'

Right side of property

1)	Meta Room 1	only G.F	11.25'	2004	Rice frame	Rice frame structure.	14.01' x 11.25'
2)	Meta Room 2.	only G.F	11.25'	2004	R.C.C	Rice frame str	—
3)	Transformer Room						
4)	Room 4.	only G.F	11.25'	2004			14.01' x 11.25'
5)	containing office	only G.F	7.68'	2004	Aluminum shear		35' x 8'

Two sheds

1)	Shed 1	51	35'	2004	GI column within shear	65' x 210'
2)	Shed 2	1	35'	2004	GI column with top shear	65' x 210'

* Shed No. 2 totally damaged and broken.

3) Cranes - 4 No's. (2 totally broken in shear No 2)
 (40T - 2 cranes)
 (8T - 2 cranes)

Building Type	Appearance, Condition of the Building	Maintenance of the Building	Age of Building, Recent Improvements done	Maintenance of the Building	Any defects in the building	Any violation done in the property	Boundary Wall (Only for individual property)	Garden	Parking facilities	Special Comments
RCC	Shed	Internal - <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Poor, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey	External - <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Poor, <input type="checkbox"/> Under construction	<input type="checkbox"/> Very Good, <input type="checkbox"/> Average, <input type="checkbox"/> Poor, <input type="checkbox"/> Under construction	<input type="checkbox"/> Very Good, <input type="checkbox"/> Average, <input type="checkbox"/> Poor	<input type="checkbox"/> No violation done in the property	<input type="checkbox"/> Boundary Wall (Only for individual property)	<input type="checkbox"/> Garden	<input type="checkbox"/> Parking facilities	

270:10+5 15' x 10', height = 10'
road bearings

blockwork then teen shed,

warren
cabin

8.6' x 8.43'
height = 10'
R.C.C slab.

plaster Pink
finish,

- 1) 2 maner for bundle load,
- 2) 2 maner for coil material

PLANT DETAILS

No.	PARTICULARS	DESCRIPTION
1.	Brief History & Description of the Plant	Cutting of steel sheets from 2mm to 16mm one sheet for HIF for cutting all 4mm and one sheet for 5mm - 16mm
2.	Nature of Industry	M/S. Akshata Mercantile
3.	Plant Inception Date	2004
4.	Commercial Operational Date	2004
5.	No. of Production Lines	2 production lines
6.	Date of Inception of each Production Line	from from 2004.
7.	Total Block Value of the Machines (As on Year ending 31 st March)	NOT KNOWN.
8.	Industry benchmark cost for setting up these Plants (for eg. Per MW or Per MT)	NOT KNOWN
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 checked="" type="checkbox"/> First Hand, <input type="checkbox"/> Second Hand
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 checked="" type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Poor, <input checked="" type="checkbox"/> Completely scrap
14.	Plant Status	<input type="checkbox"/> In Operation, <input checked="" type="checkbox"/> Not Running, <input type="checkbox"/> Partially running, <input type="checkbox"/> Stopped For Maintenance, <input checked="" type="checkbox"/> Completely shutdown
15.	If Plant is not operational then period since it is not operational & reason for not being in operation	since 2004 NOT OPERATIONAL. KPA.

16.	If Plant is not operational then does it require any money for refurbishing to restart the Plant?	Plant is totally in scrap condition for now.
17.	Total money spent in last one year on maintenance of machines	Not known
18.	Any major failure, fault, breakdown in last 3 years?	Plant close since last 5 yrs
19.	Any Technology collaboration of the Plant	Not known.
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	-
22.	Main machines used in the Plant - <i>Use Separate Sheet If Required</i>	-
23.	Estimated net weight of the large machines and of total machines present at site - <i>Use Separate Sheet If Required</i>	-
24.	Estimated Economic Life of the Plant/ Machines	-
25.	Age of the Plant/ Remaining Life of Machines	18 years / -
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	-
28.	Description Of Products Manufactured	rolling of steel sheets like CR, HR, HRPO, GP, check plate etc
29.	Brand Name under which Products are sold in the Market	-
30.	Raw Material Used & Sources Of Primary Raw Material Used	-

31.	No. & Type of Furnace	—		
32.	No./ Type/ Height of Chimney/ Exhaust	—		
33.	Is Plant using obsolete technology or currently used technology in the market? Please comment.	—		
34.	Whether STP is installed (Mention Type & Capacity)	—		
35.	Whether ETP is installed (Mention Type & Capacity)	—		
36.	Fire Fighting System	—		
37.	No. of Resources Working In the Plant (Managerial, Skilled, Unskilled)	total 35 workers used to work which includes all.		
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)	Plant closed since 2018		
40.	Auxiliary power arrangements type in the plant (Type & Capacity)	<input type="checkbox"/> DG Sets, <input type="checkbox"/> Captive Power Plant NP		
41.	HVAC System In the Plant	NP		
42.	Cooling System In the Plant	NP		
43.	Water Arrangements/ Source of water	<input type="checkbox"/> Jet pump, <input type="checkbox"/> Submersible, <input type="checkbox"/> Jal board supply, <input type="checkbox"/> Reservoir, <input type="checkbox"/> Any other: <input checked="" type="checkbox"/> MIPC Invert -		
44.	Major issues noticed in the industry which can create issues in operations	one shed totally damaged and brace other also in the same condition		

LAND RATES INFORMATION DETAILS

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

1.	Demand & Supply condition in the Market for such properties	<input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low	
2.	At what True rate Owner bought this Property	Year of purchase	-
		Purchase Price	-
3.	Minimum Rate in the locality	30K-40K per sq.m	
4.	Maximum Rate in the locality		
5.	Local Information gathered during Site survey (Minimum 2 enquiries are must):		
	1. Name:	Param	
	Contact No.	9833 88 3262	
	Sale Purchase Rate	30K-40K per sq.m	
	Rental Rate	-	
	Comments	The rates of land basically the depends upon the constructed Area if of constructed Area for eg: Tenements life etc	
	2. Name:	Sara Realty	
	Contact No.	9821707015.	
	Sale Purchase Rate	35K-45K per sq.m	
	Rental Rate	-	
	Comments	comment same as above.	
	3. Name:		
	Contact No.		
	Sale Purchase Rate		
	Rental Rate		
	Comments		

Surveyor Name:

Signature:

Date:

28/09/23.

LAND RATES INFORMATION DETAILS

Gather information on the basis of the factors like Area location, Property location, Block level, Block Position, Frontage, Width of land road in front of the property, Nearest development

1. Contingency
2. Profit

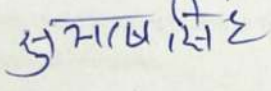
* The property ~~under~~ which is under valuation the rate of 25,000 per sqm would be preferable as per my survey and calculations.

1. Name:	2. At what True rate Owner	3. Demand & Supply condition in
Contact No.	Year of	Local information gathered during Site survey (Minimum 5 enquiries are made)
Sale Purchase Rate	Purchase Price	Maximum Rate in the locality
Rental Rate	Minimum Rate in the locality	
Comments		
4. Name:		
Contact No.		
Sale Purchase Rate		
Rental Rate		
Comments		
5. Name:		
Contact No.		
Sale Purchase Rate		
Rental Rate		
Comments		
6. Name:		
Contact No.		
Sale Purchase Rate		
Rental Rate		
Comments		

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: shubhgan sinsh
Signature: 
Mobile No.:
Date: 28/09/23

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: Dhawal P. Vaidya
Signature: 
Date: 28/09/23

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.	KUF-23-20-P(299-0058-279-43)						
2.	Name of the Surveyor	Dhawal Varde						
3.	Borrower Name	M/S. Akshata Marcon						
4.	Name of the Owner	M/S. Akshata Marcon						
5.	Property Address which has to be valued	C/A/2, MIPC Taloja, D/A Rajsa						
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 <u>12 security</u> <table border="1"> <tr> <th>Name</th> <th>Contact No.</th> </tr> <tr> <td>Shubham Singh</td> <td></td> </tr> </table>			Name	Contact No.	Shubham Singh	
Name	Contact No.							
Shubham Singh								
7.	How Property is Identified by the Surveyor	<input type="checkbox"/> From schedule of the properties mentioned in the deed, <input checked="" type="checkbox"/> From name plate displayed on the property, <input type="checkbox"/> Identified by the owner/ owner representative, <input type="checkbox"/> Enquired from nearby people, <input type="checkbox"/> Identification of the property could not be done, <input type="checkbox"/> Survey was not done						
8.	Are Boundaries matched	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> No relevant papers available to match the boundaries, <input type="checkbox"/> Boundaries not mentioned in available documents						
9.	Survey Type	<input type="checkbox"/> Full survey (inside-out with measurements & photographs) <input checked="" 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 checked="" 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 checked="" type="checkbox"/> Commercial Shop, <input type="checkbox"/> Commercial Floor, <input type="checkbox"/> Shopping Mall, <input type="checkbox"/> Hotel, <input checked="" type="checkbox"/> Industrial, <input type="checkbox"/> Institutional, <input type="checkbox"/> School Building, <input type="checkbox"/> Vacant Residential Plot, <input type="checkbox"/> Vacant Industrial Plot, <input type="checkbox"/> Agricultural Land						
12.	Property Measurement	<input type="checkbox"/> Self-measured, <input checked="" type="checkbox"/> Sample measurement, <input type="checkbox"/> No measurement						
13.	Reason for no measurement	<input type="checkbox"/> It's a flat in multi storey building so measurement not required <input type="checkbox"/> Property was locked, <input type="checkbox"/> Owner/ possessee didn't allow it, <input type="checkbox"/> NPA property so didn't enter the property, <input type="checkbox"/> Very Large Property, practically not possible to measure the area within limited time <input type="checkbox"/> Any other Reason:						
14.	Land Area of the Property	As per Title deed	As per Map	As per site survey 5659 m ²				
15.	Covered Built-up Area	As per Title deed	As per Map	As per site survey				
16.	Property possessed by at the time of survey	<input type="checkbox"/> Owner, <input checked="" 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 <u>4</u>						
17.	Any negative observation of the							

18.	property during survey	<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 Independent access available to the property	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Only with Temporary boundaries
20.	Is property clearly demarcated with permanent boundaries?	NA
21.	Is the property merged or colluded with any other property	
	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: Shubhansh Singh
b. Relation: Security Guard
c. Signature: [Signature]
d. Date: 28/09/23

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: Dhawal P. Varjan
b. Signature: [Signature]
c. Date: 28/09/23