

PL-423-349-553

File No.	RKA/DNCR/...../.....
Date of Receiving	6-10-23

rk REINFORCING YOUR BUSINESS
ASSOCIATES
**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	Shahid	NA	NA			NA
Survey	Pamveer		14/10/23			
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.	by mail Sep 19 - 2023		
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	PNB LCB, DCM Building, Barabankh Road, New Delhi		
5.	Case Allotment Officer/ Fees paying party Details	Name	Contact Number	Email Id
		Sankalp verma	9962859520	LCB8143@PNB.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
		30000/- + GST, OPC		<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	Industrial Land & Building		
2.	Type of Property	<input checked="" type="checkbox"/> Small Manufacturing Unit, <input type="checkbox"/> Medium Scale Industrial Unit, <input type="checkbox"/> Large Scale Industrial Plant, <input type="checkbox"/> Very Large Scale Industrial Plant		
3.	Owner/ Applicant Details	Name	Contact Number	Email Id
		Vinod / A B Grain Spirits Ltd.		
4.	Account Name	M/s A B Grain Spirits Ltd. Batala		
5.	Plant Address	Village - Kiri Afgana, Teh. Ludhiana, Dist. Ludhiana Punjab		
6.	Who will coordinate on site for the site survey	Name	Contact Number	
		Amj uppal	8146600054	
7.	Preferred time of survey	Date	Time	
		14/10/23	11:30 A.M.	
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 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 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: TIR.</p> <p>5. No documents provided: <input type="checkbox"/></p>		
9.	Special Instructions if any:	Aron Deep Singh (civil section) ⇒ 8288863307 with factory inspection		
10.	I agree to pay the amount mentioned above for the preparation of Valuation Report. I agree that I'll not put pressure on Valuer firm to distort any facts and would not try to influence any member or official of the firm in the ill spirit or vested interest and to benefit any individual or organization by any means illegitimately.			
Customer Signature:				

IMPORTANT INSTRUCTIONS

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

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

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

PL-423-349-553
File No. RKADNCR/...../..... Date: 14/10/23 Time: 11:30 PM

GENERAL DETAILS					
1. Name of the Surveyor	Farheen Sharmila + Shohid -				
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>Arif (Accounts)</td><td>81416600054</td></tr></tbody></table>	Name	Contact No.	Arif (Accounts)	81416600054
Name	Contact No.				
Arif (Accounts)	81416600054				
3. Survey Type	<input checked="" type="checkbox"/> Full survey (inside-out with approximate measurements & photographs), <input type="checkbox"/> Full survey (inside-out with approximate sample random measurements & photographs), <input type="checkbox"/> Half Survey (Approximate sample random measurements from outside & photographs), <input type="checkbox"/> Only photographs taken (No measurements)				
4. Reason for Half survey or only photographs taken	<input type="checkbox"/> Property was locked, <input type="checkbox"/> Possessee didn't allow to inspect the property, <input type="checkbox"/> NPA property so owner was hostile and survey couldn't be carried out, <input type="checkbox"/> Under construction property, <input checked="" 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 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 checked="" type="checkbox"/> Large Scale Industrial Plant, <input type="checkbox"/> Very Large Scale Industrial Plant				
7. Property Measurement	<input type="checkbox"/> Self-measured, <input checked="" type="checkbox"/> Sample measurement only, <input type="checkbox"/> No measurement				
8. Reason for no measurement	<input type="checkbox"/> Property was locked/ sealed, <input type="checkbox"/> Owner/ possessee didn't allow it, <input type="checkbox"/> NPA property so didn't enter the property, <input checked="" 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 checked="" 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	NA

OWNERSHIP DETAILS	
1.	Name of the Industry
2.	Legal Owner Name/s
3.	Property Purchaser Name
4.	Plant Address under Valuation
5.	Present Residence Address of the Owner/ Director
6.	Property constitution

MIS AB Grain & Spirits Ltd.
 Same
 Vill: Kiri Afgana Teh: Batala Dist: Wazirpur
 NA
☒ Free Hold, ☐ 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
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 type="checkbox"/> South-West Facing, <input type="checkbox"/> South-East Facing, <input type="checkbox"/> North-West Facing			
3.	Landmark	Self			
4.	Ward Name/ No.	NA			
5.	Zone Name	NA			
6.	Main Road Name & Width	Name	Width	Distance from property	
7.	Approach Road Name & Width	Same			
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			

part of chadda sugar
 Agricultural Land
 Agricultural Land
 part of ABB Brown

Bhatian Vill: Road 30M

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 type="checkbox"/> Industrial, <input type="checkbox"/> Institutional					
12.	Location consideration	<input type="checkbox"/> Corner Plot, <input type="checkbox"/> 2 side open, <input type="checkbox"/> 3 side open, <input checked="" 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 AB Grain Spirits Ltd.					
14.	Proximity to civic amenities	School	Hospital	Market	Metro	Railway Station	Airport
		5km	5km	5km	—	Batala	—
15.	Any new development in surrounding area	NA					
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 Teh = Batala					
17.	Jurisdiction Development Authority Name	Name: District Development Authority Dist: Gurdashpur <input type="checkbox"/> Area not within any development authority limits					
18.	Municipality/ Municipal Corporation Name	Name: Gram Panchayat					

		<input checked="" type="checkbox"/> Area not within any municipal limits <i>only Gram Panchayat</i>
19.	Surrounding land uses and adjoining/ nearby establishment details	<i>Agricultural</i>
20.	Is the location proper for the subject industry?	<i>NO - Village Area</i>
21.	Is it a standalone Industry in this area? is it a belt for the subject nature of Industry?	<i>NO -</i>
22.	In case Industry gets closed then does the land can be used for any other purpose?	<i>only industrial purpose -</i>

PHYSICAL DETAILS				
1.	Land Area	As per Title deed	As per Map	As per site survey
	<i>Total Land Area</i>	<i>224 Kona</i>	.	<i>224 Kona</i>
		Area as per mortgage deed:		
2.	Any conversion to the land use	<i>NO</i>		
3.	Land Type	<input checked="" type="checkbox"/> Solid, <input checked="" 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 checked="" 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 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	<i>All merged chadda surgae & ABB Bros won AB train there industry is one company.</i>		
11.	Is complete property mortgaged with the Bank under valuation or only portion of it?	<i>only AB train spirits Ltd. Allowed to Bank for Valuation purpose.</i>		
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			
	Shed			
3.	Building Type	<input checked="" type="checkbox"/> RCC Framed Structure, <input type="checkbox"/> Load bearing Pillar Beam column, <input type="checkbox"/> Ordinary brick wall structure, <input type="checkbox"/> Shed mounted on Iron trusses & Pillars, <input type="checkbox"/> Scrap abandoned structure		
4.	Appearance/ Condition of the Building	Internal - <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Poor <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey External - <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Poor <input type="checkbox"/> Under construction		
5.	Maintenance of the Building	<input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Average, <input type="checkbox"/> Poor, <input type="checkbox"/> Under construction		
6.	Age of Building/ Recent Improvements done	2007 2007 to starting for construction by AB Urban Sprites Ltd.		
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 N/A		
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		
		Running Mtr.	Height	Width
			8.5 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 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 wrong	
13.	Special Comments if any	N/A		

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]

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 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:	Pavitra Lal Singh Local 1 Hilla - 1 Acre =	
	Contact No.	9914209877	
	Sale Purchase Rate	20-30 Lakh (30-40) Lakh	
	Rental Rate		
	Comments	25 Lakh per Agricultural Acre Local (Doctor) (20-25) Lakh per Acre	
	2. Name:	Agricultural Land	
	Contact No.		
	Sale Purchase Rate		
	Rental Rate		
	Comments		
	3. Name:		
	Contact No.		
	Sale Purchase Rate		
	Rental Rate		
	Comments		

Surveyor Name:

Signature:

Date:

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: Raj Kumar (DGM Accounts)
Signature: [Signature]
Mobile No.: 9915030191
Date: 14-10-23

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: Rajesh Sharma
Signature: [Signature]
Date: 14/10/23

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.	P1-423-349-553		
2.	Name of the Surveyor	Ramesh Sharma + Shahid		
3.	Borrower Name			
4.	Name of the Owner	M/s AB Grain Spirits Ltd.		
5.	Property Address which has to be valued	Vill: Kirri Afgana Teh: Batala Dist: Ludhiana Punjab.		
6.	Property shown & identified by at spot	<input type="checkbox"/> Owner, <input checked="" type="checkbox"/> Representative, <input type="checkbox"/> No one was available, <input type="checkbox"/> Property is locked, survey could not be done from inside <div style="display: flex; justify-content: space-between;"> <div>Name Anjupal (enclosed)</div> <div>Contact No. 81466 00054</div> </div>		
7.	How Property is Identified by the Surveyor	<input type="checkbox"/> From schedule of the properties mentioned in the deed, <input type="checkbox"/> From name plate displayed on the property, <input checked="" type="checkbox"/> Identified by the owner/ owner representative, <input type="checkbox"/> Enquired from nearby people, <input type="checkbox"/> Identification of the property could not be done, <input type="checkbox"/> Survey was not done		
8.	Are Boundaries matched	<input 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) 85m x 10m x 10m <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 checked="" 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
		224 Kanal		224 Kanal
15.	Covered Built-up Area	As per Title deed	As per Map	As per site survey
		As per mentioned		
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	NA		

	property during survey	NA
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	NA
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: Raj Kumar
b. Relation: DGN- Accounts
c. Signature: [Signature]
d. Date: 14-10-23

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: [Signature]
b. Signature: [Signature]
c. Date: 14/10/23

Vis(2023-24) PL-403-3489-553

ANNEXURE-II

ANNEXURE-II

(Amt. Rs. in lacs)

Details of the Building

S/N	Description	Area in sq.mtr.	Type of construction	Rate/sq.mtr.	Repl. cost (Rs. in Lacs)	FMV(Rs. in Lacs)
1	Time Office (Gf + 11)	144	RCC Roofing, CC flooring	100.00	14.40	8.42
2	Weight Bridge Office (Gf + 11)	110	RCC Roofing, CC flooring	100.00	11.00	6.44
3	Office	88	RCC Roofing, CC flooring	100.00	8.80	5.15
4	Store Excise Office	470	GI Shed	50.00	23.50	13.75
5	Workshop	376	GI Shed	50.00	18.80	11.00
6	Bottle repair room	53	GI shed	30.00	1.59	0.93
7	Labour Toilet-L, W-ri room and Store	206	RCC roofing, CC tiles flooring	80.00	16.48	9.64
8	Bottling Scrap Yard	327	GI Shed, CC flooring	40.00	13.08	7.65
9	Building washing Pet Plant	3150	GI Shed	65.00	204.75	119.78
10	Building washing Pet Plant	360	RCC Roofing, CC flooring	80.00	28.8	16.85
11	Excise & Bottling Toilet	40	RCC roofing, Tiles flooring	80.00	3.2	1.87
12	Scrap Yard	55	GI Shed	30.00	1.65	0.97
13	Bottle Godown	3960	GI Shed	60.00	237.6	130.00
14	Bottle packing area	2160	GI Shed	50.00	108	63.18
15	Pantry	7.5	RCC CC Floor	80.00	0.6	0.35
16	Bio-Gas building	147	GI/RCC Roofing, CC flooring	50.00	7.35	4.30
17	Bio-Gas Toilet and time shed	90	RCC roofing, CC flooring	80.00	7.2	4.21
18	Feed Tank	160	RCC work	LS	5	2.93
19	Lime Shed	80	CR sheet work	30.00	2.4	1.40
20	Bio Gas Cooling tower	55	RCC work	LS	2	1.17
21	Toilet	14	RCC roof CC floor	80.00	1.12	0.66
22	PLC Panel Room	86	GI shed	60.00	5.16	3.02
23	Distillation plant (GF to Six floor)	2100	RCC on GF, MS structure shed H - 100 ft	70.00	147	86.00
24	Receiver Tank	495	GI shed	50.00	24.75	14.48
25	Godown	600	15m x 31-6 mtr	80.00	48	28.08
26	PIC Building (GF to 11)	200	RCC roofing, tiles flooring 20-6 mtr x 7-1 mtr	40.00	8	4.68
27	Fermentation Plant 20 Mt. ht	740	GI shed	160.00	118.4	69.26
28	Liquidation plant 14 Mt. ht	410	GI Shed	140.00	57.4	33.58
29	Milling Shed (GF to 4th)	2000	MS Structure shed	65.00	130	76.05
30	rain Yard	774	GI shed	60.00	46.44	27.17
31	CO-2 Plant	240	GI shed	50.00	12	7.02
32	CO-2 Plant office	90	RCC roofing, Tiles flooring	100.00	9	5.27
33	Cooling Tower-I	25	RCC Structure	LS	5	2.93
34	Cooling Tower-II	25	RCC Structure	LS	7	4.10

RCC GF 24.2 x 62 mtr



35	Decanter (G.F.)	100	RCC roofing, Tiles flooring	10000	10	9.85
36	Decanter (F1)	100	GI roofing, CC flooring	4000	4	2.34
37	Porta Cabin Office	288	Insulated sheet	3000	8.64	5.05
38	Storage Tank		RCC Foundation	LS	7	4.10
39	Storage Tank		RCC Foundation	LS	7	4.10
40	Pump room air	50	RCC construction	8000	4	2.34
41	D.M. Water Tank		RCC construction	LS	2	1.17
42	D.M. Plant Office	14	RCC roofing, CC flooring	8000	1.12	0.66
43	D.M. Plant Shed	308	GI shed	5000	15.4	9.01
44	Excise, Transformer and D.G. room	125	RCC roofing, CC flooring	8000	10	5.85
45	Boiler House	850	GI RCC construction, MS structure, GI sheet roof, CC flooring	15000	127.5	74.59
46	Husk Yard shed	1961	GI shed	4000	78.44	45.89
47	Husk Yard Basement	90	RCC	7000	6.3	3.69
48	Power Plant Building	518	GI shed/RCC	15000	77.7	45.45
49	Turbine area (Mez.)	210	RCC Construction	6000	12.6	7.37
50	Boiler Building	255	RCC roofing, CC flooring	15000	38.25	22.38
51	Hazardous Room	6	RCC roofing, CC flooring	8000	0.48	0.28
52	Ash Tank		RCC construction	LS	15	8.78
53	Ash Pit		Do	LS	20	11.70
54	Digester Tank (Bio Gas)		RCC Foundation	LS	25	14.63
55	Holder Tank (Bio Gas)		RCC Foundation	LS	5	2.93
56	Out let Tank (Bio Gas)		RCC Construction	LS	2	1.17
57	Grain Silo fabricated 04 Tanks		RCC work	LS	20	11.70
58	Other Misc. construction, 1. Site dev., 2. Drainage 3. Gates, 4. Boundary wall 5. Other Misc Construction, 6. ETP			LS	900	526.50
Total:					2732.90	1598.75

Depreciated value of building
 Value of land
 Total value of property
 Realizable value of property
 (80 % of the market value)
 Distress value of property
 (75% of market value)
 Value of building for insurance

Rs. 1598.75 lacs
 Rs. 693.75 lacs
 Rs. 2292.50 lacs
 Rs. 1834.00 lacs

Rs. 1719.38 lacs
 Rs. 1598.75 lacs

Dated: 28.08.2020

Place: Noida

For HSBG Techserv (Pvt.) Ltd.


 Authorized Signatory

Vis(2023-24)-PL-423-3459-SS3

ANNEXURE-II

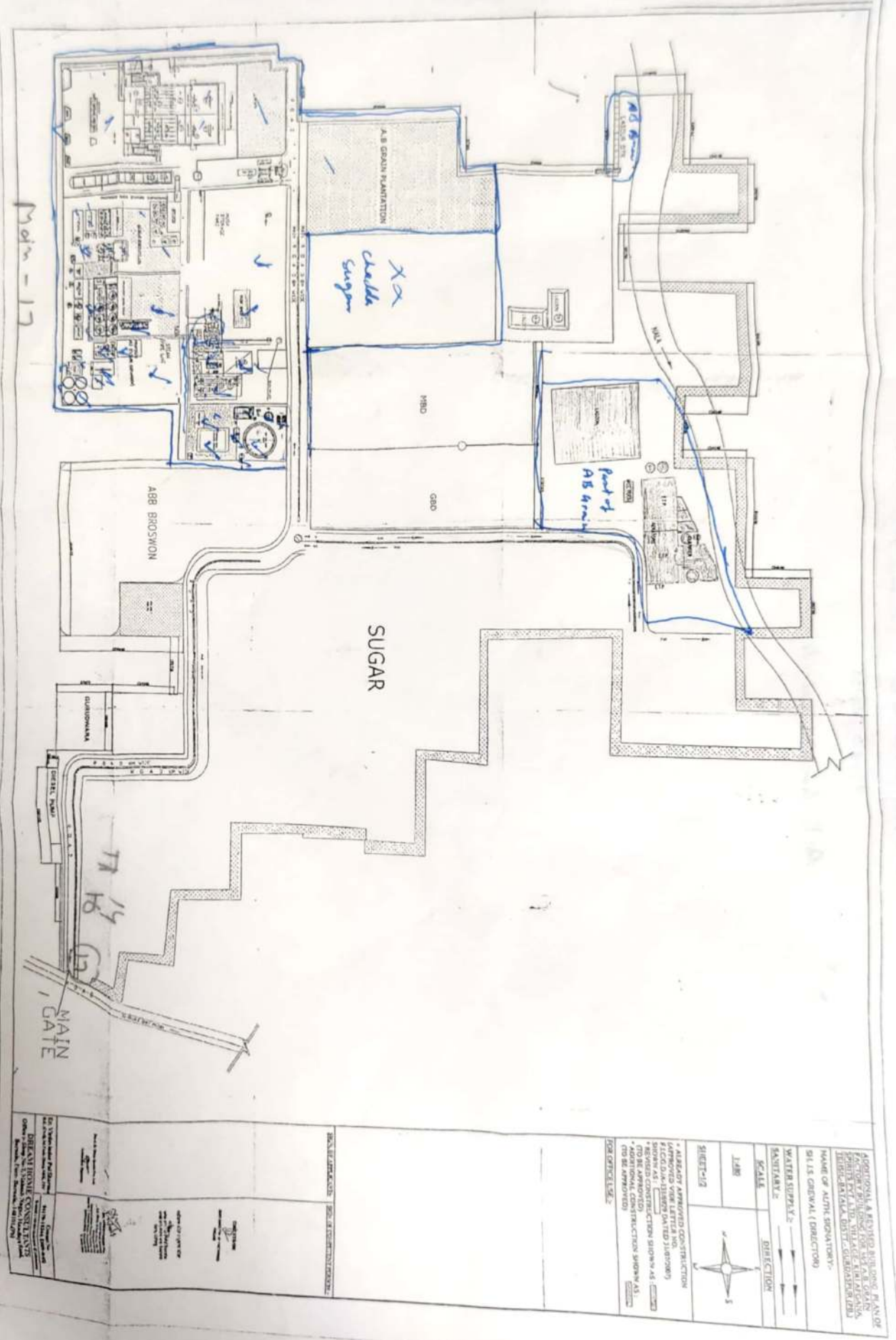
(Amt. Rs. in lacs)

S/N	Description	Area in sq.mtr.	Type of construction	Rate/sq.mtr.	Repl. cost (Rs. in Lacs)	FMV(Rs. in Lacs)
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3	Office	88	RCC Roofing, CC flooring	10000	8.80	5.15
4	Store Excise Office	470	Gf Shed	5000	23.50	13.75
5	Workshop	376	Gf Shed	5000	18.80	11.00
6	Bottle repair room	53	Gf shed	3000	1.59	0.93
7	Labour Toilet-L, W-F room and Store room	206	RCC roofing, CC tiles flooring	8000	16.48	9.64
8	Bottling Scrap Yard	327	Gf Shed, CC flooring	4000	13.08	7.65
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13	Bottle Godown	3960	Gf Shed	6000	237.6	139.00
14	Bottle packing area	2160	Gf Shed	5000	108	63.18
15	Pantry	7.5	RCC/CC Floor	8000	0.6	0.35
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24	Receiver Tank Godown	495	Gf shed 15m x 31.6 mtr	5000	24.75	14.48
25	PLC Building (Gf + FF + SF)	600	RCC roofing, tiles flooring 28-6 mtr x 7-1 mtr	8000	48	28.08
26	PLC Building (TF)	200	Gf shed	4000	8	4.68
27	Fermentation Plant	740	Gf shed H-60	16000	118.4	69.26
28	Liquidation plant	410	Gf Shed	14000	57.4	33.58
29	Milling Shed (Gf to 4th)	2000	MS Structure shed	6500	130	76.05
30	Grain Yard	774	Gf shed	6000	46.44	27.17
31	CO-2 Plant	240	Gf shed	5000	12	7.02
32	CO-2 Plant office	90	RCC roofing, Tiles flooring	10000	9	5.27
33	Cooling Tower-I		RCC Structure	LS	5	2.93
34	Cooling Tower-II		RCC Structure	LS	7	4.10

RCC Gf 26-2 x 62 mtr







Min-17

SUGAR

ABB BROSOMON

A.B. GRAIN PLANTATION

XX
cattle
sugar

part of
A.B. grain

LABORATORY

MAIN GATE

<p>APPROVED ARCHITECTURAL PLAN OF SUGAR MILL BUILDING FOR THE SUGAR INDUSTRY, VILLAGE OF SUGAR, DISTRICT OF SUGAR, INDIA</p>	
<p>NAME OF AUTH. SIGNATORY: SUGAR GENERAL DIRECTOR</p>	
<p>WATER SUPPLY: SUGAR</p>	
<p>SCALE: 1:100</p>	
<p>DIRECTION: N S</p>	
<p>SHEET-12</p>	
<p>* ALL RIGHTS RESERVED FOR CONSTRUCTION (APPROVED FOR LETTER NO. 1/10/2008) SUGAR AS (SUGAR IND 1/10/2008) * REVISED CONSTRUCTION SHOWN AS (SUGAR IND 1/10/2008) * REVISED CONSTRUCTION SHOWN AS (SUGAR IND 1/10/2008) * REVISED CONSTRUCTION SHOWN AS (SUGAR IND 1/10/2008)</p>	
<p>FOR OFFICE USE:</p>	