

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

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

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

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

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

**File Returned to HOD Engg. unprepared due to reason**

☐ Proper documents not received, ☐ Survey not done properly, ☐ Survey Form not properly filled, ☐ Market survey for rates is not properly done, ☐ Identification is not clearly done, ☐ Measurement is not properly done, ☐ Photographs not clearly taken, ☐ Selfie/ Owner or owner representative photo not taken, ☐ Owner/ owner representative signature not taken, ☐ Google Map not taken, ☐ Survey summary sheet not filled

**In case File is returned by the preparer - HOD Engg. comment & Signature**

☐ Minor defects in the survey hence approved for preparation with warning to Surveyor. Report preparer to collect the missing information on his own.

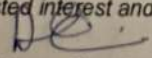
☐ Major defects in the survey. Survey has to be done again.

**GENERAL DETAILS**

1.	Proposal or Ref. No.	VIS(2023-24) PL730-630-972		
2.	Type of Service	<input 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	SBI SARG, CORPORATE CENTRE, 2 <sup>nd</sup> FLOOR, MAKER TOINER 'C' COFFEE PARADE MUMBAI 400005		
5.	Case Allotment Officer/ Fees paying party Details	Name	Contact Number	Email Id
		AJIT JAIN	7506932766	ajm30thens3.sarg@sbi.co.in
6.	Case Type	<input 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
	10 lakhs + OPE + GST			<input type="checkbox"/> Bank <input checked="" type="checkbox"/> Customer
8.	Billing Details	Billed To Party Name	GSTIN	



# CASE DETAILS

Name of the Industry/ Account		M/S. ACB INDIA LTD	
Type of Property		<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	
3.	Owner/ Applicant Details	Name	Contact Number
		ACB INDIA LTD	8130360009
			Email Id
			hitesh@acb.india.com
4.	Account Name	M/S. ACB INDIA LTD.	
5.	Plant Address	M/S. ACB (INDIA) LTD. GEVRA WASHIERA GEVRA, DIST- KORBIA, CHHATTISGARH	
6.	Who will coordinate on site for the site survey	Name	Contact Number
		MILIND KASALE	9425534140
7.	Preferred time of survey	Date	Time
		15/03/24	3:00
8.	Documents Received (Any one ownership document and approved site plan/ map is must)	1. Ownership Documents: <input checked="" 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  2. Map: <input checked="" type="checkbox"/> Cizra Map, <input type="checkbox"/> Sanctioned Map, <input type="checkbox"/> Site Plan  3. Project Approval Documents: <input type="checkbox"/> Factory Registration, <input type="checkbox"/> Memorandum of Understanding with the State Govt., <input type="checkbox"/> Industrial Entrepreneurs Memorandum, <input type="checkbox"/> Environment Clearance, <input type="checkbox"/> Fire NOC  4. Any Other document: <input 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 <input type="checkbox"/> Any other:  5. No documents provided: <input type="checkbox"/>	
9.	Special Instructions if any:		
10.	I agree to pay the amount mentioned above for the preparation of Valuation Report. I agree that I'll not put pressure on Valuer firm to distort any facts and would not try to influence any member or official of the firm in the ill spirit or vested interest and to benefit any individual or organization by any means illegitimately.  Customer Signature:		



**INDUSTRIAL PLANT SURVEY FORM****(FOR INDUSTRIAL PROPERTIES ONLY)**

(Version 2.0) | Date of implementation: 9.02.2011 | Date of Revision: 04.01.2018, 15.06.2019

File No. RKA/DNCR/...../.....	Date:	Time: 2:00
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**GENERAL DETAILS**

1.	Name of the Surveyor	DHAWAR, ANIT	
2.	Property shown by	<input type="checkbox"/> Owner/ Director, <input checked="" type="checkbox"/> Company Representative, <input type="checkbox"/> No one was available, <input type="checkbox"/> Property is locked, survey could not be done from inside	
		Name	Contact No.
		MILIND KASARE	9425534140
3.	Survey Type	<input checked="" type="checkbox"/> Full survey (inside-out with approximate measurements & photographs), <input type="checkbox"/> Full survey (inside-out with approximate sample random measurements & photographs), <input type="checkbox"/> Half Survey (Approximate sample random measurements from outside & photographs), <input type="checkbox"/> Only photographs taken (No measurements)	
4.	Reason for Half survey or only photographs taken	<input type="checkbox"/> Property was locked, <input type="checkbox"/> Possessee didn't allow to inspect the property, <input type="checkbox"/> NPA property so owner was hostile and survey couldn't be carried out, <input type="checkbox"/> Under construction property, <input type="checkbox"/> Very Large irregular Property, practically not possible to measure the entire area, <input type="checkbox"/> Any other reason:	
	N.P.		
5.	How Property is Identified	<input checked="" 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 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 type="checkbox"/> Very Large Property, practically not possible to measure the entire area <input type="checkbox"/> Any other Reason:	
	N.P.		
9.	Purpose of Valuation	<input type="checkbox"/> Value assessment of the asset for creating collateral mortgage <input checked="" type="checkbox"/> Periodic Re-Valuation for Bank, <input type="checkbox"/> Distress sale for NPA A/c.,	



	<input type="checkbox"/> For DRT Recovery purpose, <input type="checkbox"/> For Insolvency purpose, <input type="checkbox"/> Capital Gains Wealth Tax purpose, <input type="checkbox"/> Partition purpose, <input type="checkbox"/> General Value Assessment, <input type="checkbox"/> For company merger & amalgamation purpose, <input type="checkbox"/> For any other purpose:
10. Type of Loan	<input type="checkbox"/> Project Loan, <input type="checkbox"/> Term Loan, <input type="checkbox"/> CC Limit enhancement, <input type="checkbox"/> Cash Credit Limit, <input type="checkbox"/> Industrial Loan, <input type="checkbox"/> Business Loan, <input type="checkbox"/> NA
11. Loan Amount	

OWNERSHIP DETAILS	
1. Name of the Industry	M/S. ACB INDIA LTD
2. Legal Owner Name/s	
3. Property Purchaser Name	
4. Plant Address under Valuation	M/S. ACB (INDIA) LTD. GEVRA WASHERY,
5. Present Residence Address of the Owner/ Director	GEVRA, DIST- KORBA. C.G
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
	VIJAY MACAR	W OPEN CAMD	BASTI OF VIHAGER	GARUDMACAR PARIC
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	ITSELF IS AN CAMDMARIC			
4. Ward Name/ No.				
5. Zone Name				
6. Main Road Name & Width	Name	Width	Distance from property	
	BICASPUR KORBA ROAD	16M	0 KM	
7. Approach Road Name & Width	BICASPUR - KORBA ROAD			
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			

<p>Location characteristics</p>	<p><input 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</p>												
<p>11. Classification of the Locality</p>	<p><input 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</p>												
<p>12. Location consideration</p>	<p><input type="checkbox"/> Corner Plot, <input type="checkbox"/> 2 side open, <input type="checkbox"/> 3 side open, <input type="checkbox"/> On &gt;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</p>												
<p>13. Is Plant part of notified Industrial Area? If yes then name of Industrial area/ estate &amp; governing authority managing it.</p>	<p><input type="checkbox"/> Yes, <input checked="" type="checkbox"/> No</p>												
<p>14. Proximity to civic amenities</p>	<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>8 KM</td><td>10 KM</td><td>2 KM</td><td>-</td><td>50 KM</td><td>230 KM</td></tr> </tbody> </table>	School	Hospital	Market	Metro	Railway Station	Airport	8 KM	10 KM	2 KM	-	50 KM	230 KM
School	Hospital	Market	Metro	Railway Station	Airport								
8 KM	10 KM	2 KM	-	50 KM	230 KM								
<p>15. Any new development in surrounding area</p>	<p></p>												
<p>16. Jurisdiction limits</p>	<p><input 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</p>												
<p>17. Jurisdiction Development Authority Name</p>	<p>Name: TEHSIL - GERA DIST - KORBAR <input type="checkbox"/> Area not within any development authority limits</p>												
<p>18. Municipality/ Municipal Corporation Name</p>	<p>Name: _____</p>												



		<input type="checkbox"/> Area not within any municipal limits
	Surrounding land uses and adjoining/ nearby establishment details	
20.	Is the location proper for the subject industry?	
21.	Is it a standalone Industry in this area? is it a belt for the subject nature of Industry?	
22.	In case Industry gets closed then does the land can be used for any other purpose?	

### PHYSICAL DETAILS

1.	Land Area	As per Title deed	As per Map	As per site survey
		15.82 Acre	126.15.82 Acre	16. Acre
		Area as per mortgage deed: 15.82 Acre.		
2.	Any conversion to the land use	YES		
3.	Land Type	<input checked="" type="checkbox"/> Solid, <input type="checkbox"/> Rocky, <input type="checkbox"/> Marsh Land, <input type="checkbox"/> Reclaimed Land, <input type="checkbox"/> Water logged		
4.	Shape of the Land	<input type="checkbox"/> Square, <input type="checkbox"/> Rectangular, <input type="checkbox"/> Trapezium, <input type="checkbox"/> Triangular, <input type="checkbox"/> Trapezoid, <input type="checkbox"/> Irregular, <input type="checkbox"/> NA		
5.	Level of Land	<input type="checkbox"/> On road level, <input type="checkbox"/> Below road level, <input type="checkbox"/> Above road level, <input type="checkbox"/> NA		
6.	Frontage to depth ratio	<input type="checkbox"/> Normal frontage, <input type="checkbox"/> Less frontage, <input type="checkbox"/> Large frontage, <input type="checkbox"/> NA		
7.	Are Boundaries matched	<input type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> No relevant papers available to match the boundaries, <input type="checkbox"/> Boundaries not mentioned in available documents, <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	N.A		
11.	Is complete property mortgaged with the Bank under valuation or only portion of it?	COMPLETE		
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**

Construction Status		<input type="checkbox"/> Built-up property in use, <input type="checkbox"/> Under construction, <input type="checkbox"/> No construction										
Covered Built-up Area		As per Title deed	As per Map	As per site survey								
RCC		(EXCEL SHEET ATTACHED)										
Shed												
3.	Building Type	<input 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	<b>Internal</b> - <input type="checkbox"/> Excellent, <input checked="" 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 <b>External</b> - <input type="checkbox"/> Excellent, <input checked="" 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 checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Average, <input type="checkbox"/> Poor, <input type="checkbox"/> Under construction										
6.	Age of Building/ Recent Improvements done	16 YEARS										
7.	Maintenance of the Building	<input checked="" type="checkbox"/> Very Good, <input 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										
9.	Any violation done in the property	<input type="checkbox"/> Construction done without Map, <input type="checkbox"/> Construction not as per approved Map, <input type="checkbox"/> Extra covered without sanctioned Map, <input type="checkbox"/> Joined adjacent property, <input type="checkbox"/> Encroached adjacent area illegally										
10.	Boundary Wall (Only for individual property)	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Common boundary wall of a complex <table border="1"> <thead> <tr> <th>Running Mtr.</th> <th>Height</th> <th>Width</th> <th>Finish</th> </tr> </thead> <tbody> <tr> <td></td> <td>12'</td> <td>1'</td> <td>Brickwork + Plaster + Paint + Fences</td> </tr> </tbody> </table>			Running Mtr.	Height	Width	Finish		12'	1'	Brickwork + Plaster + Paint + Fences
Running Mtr.	Height	Width	Finish									
	12'	1'	Brickwork + Plaster + Paint + Fences									
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"/> On Ground, <input type="checkbox"/> In Basement, <input type="checkbox"/> On stilt <input type="checkbox"/> Not available within the property <input type="checkbox"/> On road, <input type="checkbox"/> Acute parking problem										
13.	Special Comments if any											

**NOTE:** Use table below to mention the individual building/ shed/ blocks details. Mentioned Type of construction (RCC/ Corrugated GI Shed Mounted on Brick Wall or Iron Pillars & Trusses/ Corrugated Colored GI Shed/ Simple GI Shed/ Simple Tin Shed), Height & Area of each block in the table below.



PARTICULARS		DESCRIPTION
1.	Brief History & Description of the Plant	ACB India is Running Coal Plant Using Metso dense Media Vessels as Main Beneficiation Equipment
2.	Nature of Industry	Coal Beneficiation
3.	Plant Inception Date	P1-2007 P2-2008
4.	Commercial Operational Date	P1-2007 P2-2008
5.	No. of Production Lines	2 Production lines.
6.	Date of Inception of each Production Line	
7.	Total Block Value of the Machines (As on Year ending 31 <sup>st</sup> March)	Attached on VTS.
8.	Industry benchmark cost for setting up these Plants (for eg. Per MW or Per MT)	
9.	Establishment Type	<input type="checkbox"/> Indigenous, <input type="checkbox"/> EPC Contractor, <input checked="" 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 type="checkbox"/> Excellent, <input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Poor, <input type="checkbox"/> Completely scrap
14.	Plant Status	<input checked="" type="checkbox"/> In Operation, <input type="checkbox"/> Not Running, <input type="checkbox"/> Partially running, <input type="checkbox"/> Stopped For Maintenance, <input type="checkbox"/> Completely shutdown
15.	If Plant is not operational then period since it is not operational & reason for not being in operation	



## Gevra Washery Technical ~~data~~ Observation

- ① Capacity of ~~flaw~~ Washery is 6.2 mtpd.
- ② 1,50,000 tonnes / of coal / Barrel Washers for Replacement.
- ③ Size of barrel Washer 10 ft diameter & 40 ft length.
- ④ Gevra Washery is doing Job work for  
Rattan India.  
Rajasthan Vidyut.  
GDSI - Gujarat.
- ⑤ 3,00,000 tonnes of coal / day.
- ⑥ Washing Cost Rs 60 / tonnes.



	is not operational does it require any money for refurbishing to restart the Plant?	
	Total money spent in last one year on maintenance of machines	
18.	Any major failure, fault, breakdown in last 3 years?	<del>Any</del> No Major failure.
19.	Any Technology collaboration of the Plant	No Collaboration
20.	Average Plant Capacity Utilization rate in last one month. <i>Attach Production chart of last one week.</i>	Attached on VTS.
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>	Attached on VTS.
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 yrs.
25.	Age of the Plant/ Remaining Life of Machines	15 yrs.
26.	Record of Last Maintenance Done ( <i>Attach Copy Of Maintenance Log Book If Possible</i> )	.
27.	Production Capacity In Quantity & Weight For Different Products/ Units	6.25 MPTA.
28.	Description Of Products Manufactured	Wash Coal
29.	Brand Name under which Products are sold in the Market	ACB India limited
30.	Raw Material Used & Sources Of Primary Raw Material Used	Raw Coal, Coal Mines



No. & Type of Furnace	—		
No./ Type/ Height of Chimney/ Exhaust	—		
33. Is Plant using obsolete technology or currently used technology in the market? Please comment.	latest technology		
34. Whether STP is installed (Mention Type & Capacity)	No STP		
35. Whether ETP is installed (Mention Type & Capacity)	No ETP.		
36. Fire Fighting System	Fire Extinguisher & water line.		
37. No. of Resources Working In the Plant (Managerial, Skilled, Unskilled)	managerial - 25 skilled - 100 Unskilled - 150.		
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)	30 MW, Chakabuzer plant		
40. Auxiliary power arrangements type in the plant (Type & Capacity)	<input checked="" type="checkbox"/> DG Sets, <input type="checkbox"/> Captive Power Plant 3 x 550 KVA		
41. HVAC System In the Plant	No		
42. Cooling System In the Plant	No		
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: 30 MW waste water source		
44. Major issues noticed in the Industry which can create issues in operations	No Major Issues.		



PARTICULARS	DESCRIPTION
Inventory Sheet of P&M from Fixed Asset Register (Machine Name/ Machine Type/ Capacity/ Model No./ Machine Make/ Capitalization Date/ Capitalization Value/ Current Book Value/ Machine Status (working/ not working)	FAR plant & Washery Utilization Plant & Machines list
2. Flow chart / Block diagram from raw material to finished product	
3. Plant Layout	✓
4. Factories registration	✓
5. Labor license	✓
6. Fire NOC	✓
7. Copy of last paid Electricity Bill	✓
8. NOC from Pollution Control Board	✓
9. Environment Clearance (if applicable)	
10. Petroleum Product Storage license (if applicable)	
11. Explosive Product Storage license (if applicable)	
12. Export/ Import Code (if applicable)	
13. Any other approval or NOC as per industry	
14. Daily Performance Report	
15. Production data of last one week	
16. Plant maintenance log	✓

- ① Organization Chart
- ② Noc maharagar palika
- ③ water. Intake permission.
- ④ CTO.
- ⑤ Plant layout
- ⑥ Approved drawing
- ⑦ man power chart



## LAND RATES INFORMATION DETAILS


Further 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		
4.	Maximum Rate in the locality		
5.	Local Information gathered during Site survey (Minimum 2 enquiries are must):		
	1. Name:	ANIT KUMAR DAS - BROKER	
	Contact No.	9630566966	
	Sale Purchase Rate	20-22 lacs / Acre	
	Rental Rate	-	
	Comments	NO LAND AVAILABLE FOR NOW IN AGRICULTURE. THIS RATE IS TOOK ON THE BASIS OF AN RECENT LAND SOLD IN GEORP.	
	2. Name:	RAMESH CHAND - LOCAL ENQUIRY	
	Contact No.	9630566966	
	Sale Purchase Rate	20-25 lacs / Acre	
	Rental Rate		
	Comments	12 ACRE LAND IS AVAILABLE AT AN DISTANCE OF 10KM FROM OUR CAMP. DIFF UTILITY.	
	3. Name:		
	Contact No.		
	Sale Purchase Rate		
	Rental Rate		
	Comments		

Surveyor Name:

Signature:

Date:

ANIT  
  
 15/3/24



**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.	VIS(2023-24)-P(730-630-972						
2.	Name of the Surveyor	AMIT						
3.	Borrower Name	ARIB INDIRA LTD						
4.	Name of the Owner							
5.	Property Address which has to be valued							
6.	Property shown & identified by at spot	<input type="checkbox"/> Owner, <input checked="" type="checkbox"/> Representative, <input type="checkbox"/> No one was available, <input type="checkbox"/> Property is locked, survey could not be done from inside <table border="1"> <tr> <th>Name</th> <th>Contact No.</th> </tr> <tr> <td>MITIND KAPRE</td> <td>9425534140</td> </tr> </table>			Name	Contact No.	MITIND KAPRE	9425534140
Name	Contact No.							
MITIND KAPRE	9425534140							
7.	How Property is Identified by the Surveyor	<input checked="" type="checkbox"/> From schedule of the properties mentioned in the deed, <input 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 checked="" type="checkbox"/> Full survey (inside-out with measurements & photographs) <input type="checkbox"/> Half Survey (Measurements from outside & photographs) <input type="checkbox"/> Only photographs taken (No measurements)						
10.	Reason for Half survey or only photographs taken	<input checked="" type="checkbox"/> Property was locked, <input type="checkbox"/> Possessee didn't allow to inspect the property, <input type="checkbox"/> NPA property so couldn't be surveyed completely						
11.	Type of Property	<input type="checkbox"/> Flat in Multistoried Apartment, <input type="checkbox"/> Residential House, <input type="checkbox"/> Low Rise Apartment, <input type="checkbox"/> Residential Builder Floor, <input type="checkbox"/> Commercial Land & Building, <input type="checkbox"/> Commercial Office, <input checked="" type="checkbox"/> Commercial Shop, <input type="checkbox"/> Commercial Floor, <input type="checkbox"/> Shopping Mall, <input type="checkbox"/> Hotel, <input type="checkbox"/> Industrial, <input type="checkbox"/> Institutional, <input type="checkbox"/> School Building, <input type="checkbox"/> Vacant Residential Plot, <input type="checkbox"/> Vacant Industrial Plot, <input type="checkbox"/> Agricultural Land						
12.	Property Measurement	<input checked="" type="checkbox"/> Self-measured, <input type="checkbox"/> Sample measurement, <input type="checkbox"/> No measurement						
13.	Reason for no measurement	<input type="checkbox"/> It's a flat in multi storey building so measurement not required <input type="checkbox"/> Property was locked, <input type="checkbox"/> Owner/ possessee didn't allow it, <input type="checkbox"/> NPA property so didn't enter the property, <input type="checkbox"/> Very Large Property, practically not possible to measure the area within limited time <input type="checkbox"/> Any other Reason:						
14.	Land Area of the Property	As per Title deed	As per Map	As per site survey				
		15.82 Acm		16.00 A-				
15.	Covered Built-up Area	As per Title deed	As per Map	As per site survey				
16.	Property possessed by at the time of survey	<input checked="" type="checkbox"/> Owner, <input type="checkbox"/> Vacant, <input type="checkbox"/> Lessee, <input type="checkbox"/> Under Construction, <input type="checkbox"/> Couldn't be Surveyed, <input type="checkbox"/> Property was locked, <input type="checkbox"/> Bank sealed, <input type="checkbox"/> Court sealed						
17.	Any negative observation of the							



**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: MITIND  
b. Relation: PLANT HEAD  
c. Signature: [Signature]  
d. Date: 15/3/24

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] AMIT  
b. Signature: [Signature]  
c. Date: 15/3/24