



आज दिनांक 15-3-04 को जेठे स्टेट प्रोत पुस्तक संग्रहा-
 ल खन्ड 756 के एण्ड 15 पर कल संग्रहा 1883 पर रोजमर्राकृत-
 मिला गया। जे लालता प्रसाद 1/2 उप निबन्धक चौहरा-खैरी

प्राप्त :-

राज्य प्रोतरीक्षण

पुस्तकालय :-

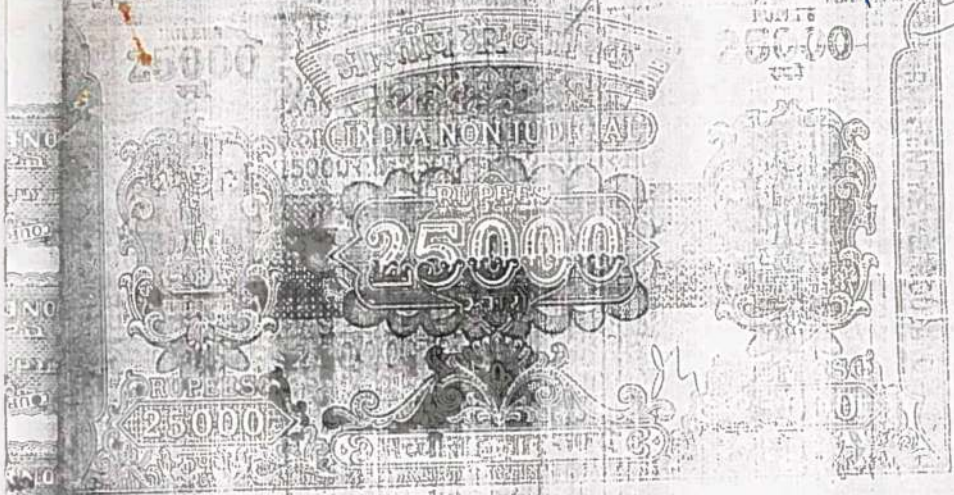
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खमनागा 697500/- मासिक 6,57000/- बरामत 52560/-

आराजी हिंगा ग्राम आहलीपुर परगना व तहसील
 खोहरहा जिला बरीगंज गाला सांघा 611 मि. रकबा
 1.607 हे या 1/2 भाग विक्रय किया है अबाकस्व 504000/-

विक्रय



देख



आराजी हिंगा

मैं कि खोहरहा नाथ त्रिपाठी पुत्र श्री चन्द्र भाव
 त्रिपाठी निवसती गांव व पोस्ट रांश स्टेट परगना व
 तहसील खोहरहा जिला बरीगंज का हूँ

18

(पत्राचार का पता उपरोक्त)

Handwritten signature and text: "मैं कि खोहरहा नाथ त्रिपाठी पुत्र श्री चन्द्र भाव त्रिपाठी निवसती गांव व पोस्ट रांश स्टेट परगना व तहसील खोहरहा जिला बरीगंज का हूँ"

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Handwritten signature and text: "मैं कि खोहरहा नाथ त्रिपाठी पुत्र श्री चन्द्र भाव त्रिपाठी निवसती गांव व पोस्ट रांश स्टेट परगना व तहसील खोहरहा जिला बरीगंज का हूँ"

~~Patricia~~

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जो कि आरानी स्थित ग्राम- अललीपुर परगना
व तहसील चौराहा जिला बली का अंकित
सामग्री धर्मि-धर काका का है। ये अपनी
मिशन वर्गि धर्मि वही स्थित दुर्गार का आग
मिशन करने का वैधानिक अधिकार प्राप्त है।

for Kamal pathi. 11/11
Kamal pathi
for

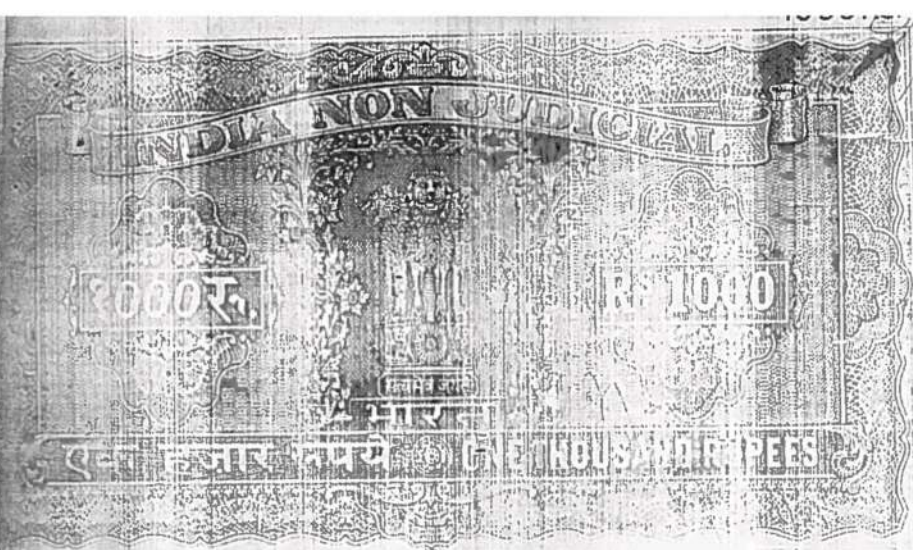
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पत्रिका
विभाग
१७/१२/०१
१७/१२/०१
१७/१२/०१





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मुझे मैं ~~अन्यथा~~ ^{कुछ} आपकी ^{अभि} मुद्रा 497500/-
(मुद्रा चार लाख पचास हजार पांच सौ रुपये)
कि आपकी जिसके मुद्रा 248,750/- आप (मुद्रा
दो लाख अठ्ठास हजार सात सौ पचास रुपये)
होते हैं। —

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Rancho Math, Delhi

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Rancho Math, Delhi

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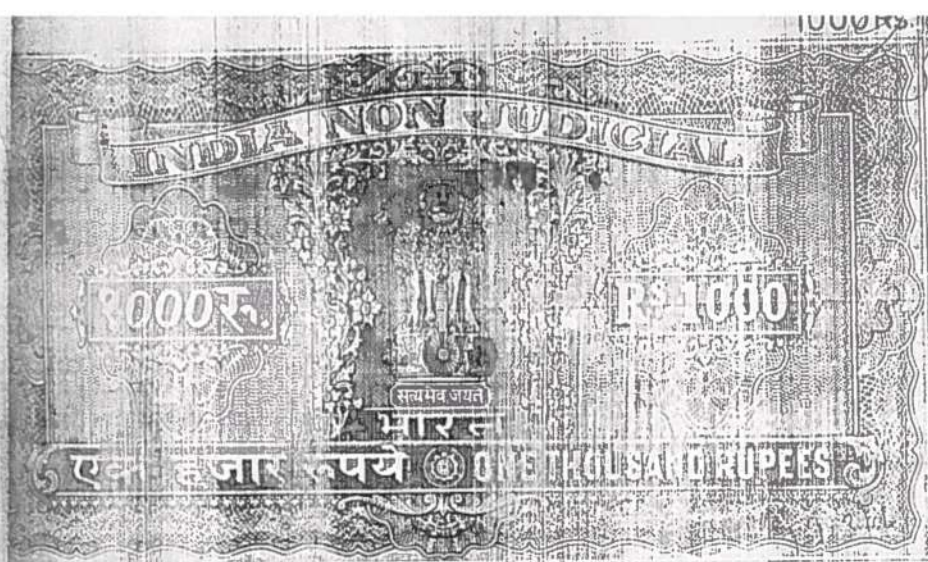
श्री. गोविन्द अणु लि. लि. लि.

महाराष्ट्र सरकार
विद्युत विभाग

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जि.
पं.



जिसका भुगतान श्री के. माधवम स्वी - नं. नम्बर

P.A. 993177 शाखा इलाहाबाद लोक श्रमरिण
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पंक्ति दिनांक 13.03.04 से प्राप्त किया है।

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K. M. Madhavam

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अब कुछ पत्र शेष नहीं बचा है वसुधा व
हरण केरा वो आज दिनांक रों है दिना है।

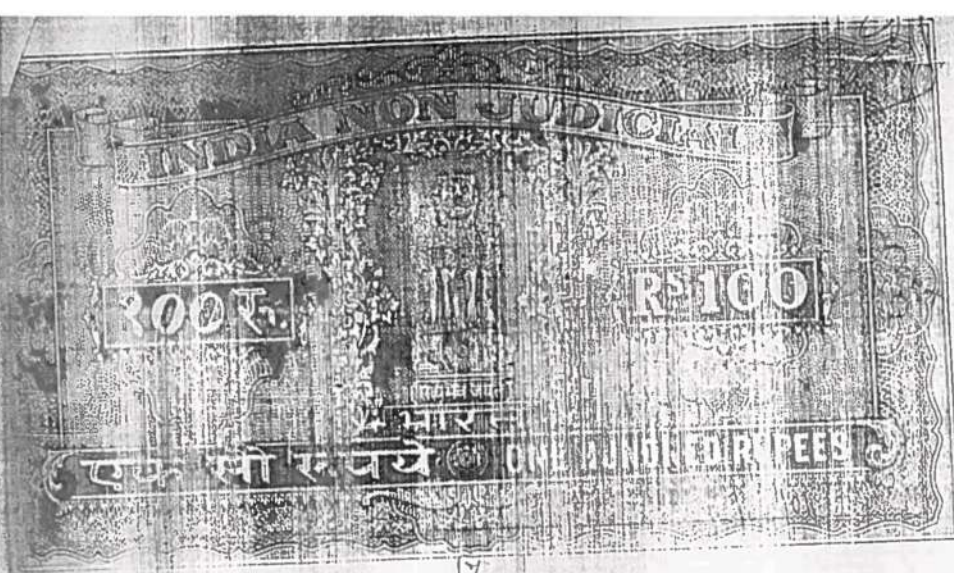
Rajendra Prasad
Karnal

Susana
Susana

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बहुत गौविन्द शुभारम्भितसि विगिन्टि रैरा
रैरा परमगा व तहसील - बीरपुर जिला सीरी
द्वारा श्री सुरवीर सिंह अन्विषाधी अलग
(मुख्तार - अरानी होल्डर) है। के हान्य विप्लव
सिपा है। कुछ विप्लव प्राप्ति उपरि चेष कर
प्रप्त का सिपा है। के कुछ चाने शेष नही है
मैं आपकी कृपिक शक्ति का

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Rs. 100/-

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विशेष विभाग

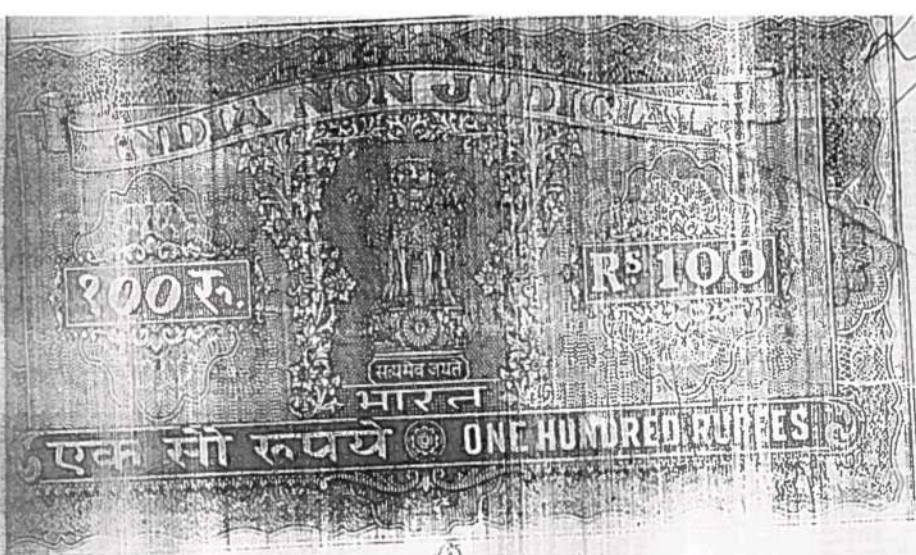
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१५/०८/२०२०

दिनांक

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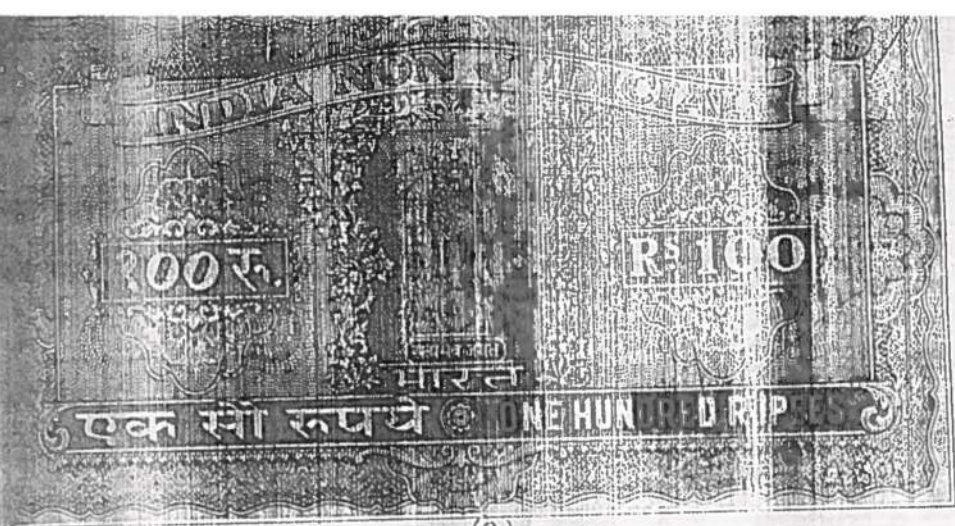


वसुधा कुरुक्षेत्र क्षेत्र को आज विना है
है किता है निरा क्षेत्र पर की गई कि
या प्रमाण गन्ना कीज प्रमाण के लिए किता
गया है जो आज की वृद्ध प्रमाण या
या हो रहा है किता में श्री मोहन लाल
प्रमाण नहीं होगा। मात्र वृद्धि का प्रमाण।

for the matter of
L. M. M. M.

for the
L. M. M. M.

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विश्री आजी सको भाँति सै सुके छै।
विश्री आजी पा- कौडनी देसी सुबार
का गानही छै।

R. Sundar.
R. Sundar.

L. Sundar.
L. Sundar.

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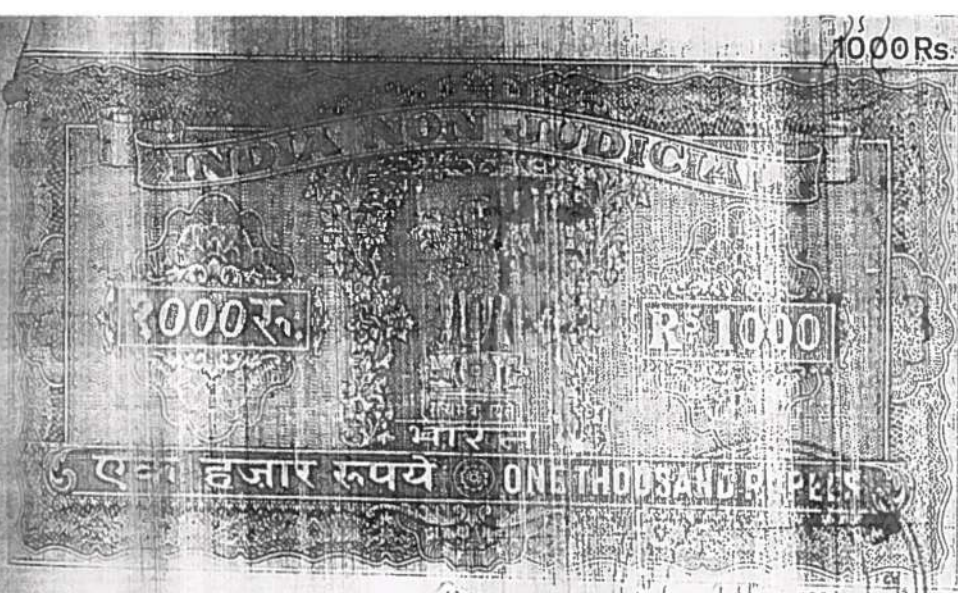
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1000 Rs.



विश्री आरजी का नामाकरण प्रैस
राजकीय अभिलेखों में आपका नाम था।
लेख इससे पुर्न व मेरे विरुद्ध
अराधिकाओं को किसी भी प्रकार की
बाधा कापति न होगी।
Laxmi Narayan
Laxmi Narayan

Laxmi Narayan
Laxmi Narayan

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15/3/2004

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3/11/2020





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गारा बसण्डा - रकबा. विस्तार जमीन - ६००००/२
५॥ मि० - १.६०७ हे० - इमरत क्षेत्र २०००००/२ ५०००००/२
॥ बिला १.६०७ हे० या ॥ २ गागा विक्रय किया .

है निम्नीर दुल्पाकन सूची के अनुसार वहाँ
तरफ चयनार्थ है के कारण १०% कटौत सहित
मालिफा ६५७०००/- पा स्याम व दुल्पा अदा
किया गया है अलसीपुर मीजा गारा बसण्डा रकबा
के १ बिली के अन्दर है इस कारण मालिफा
२०००००/- प्रति एकड़ की दर से स्याम व
दुल्पा अदा किया गया है

For sale only
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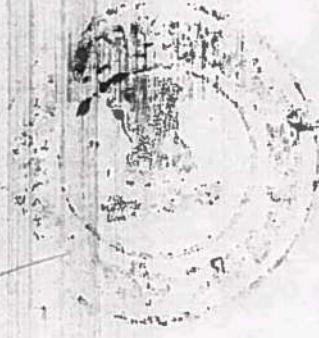


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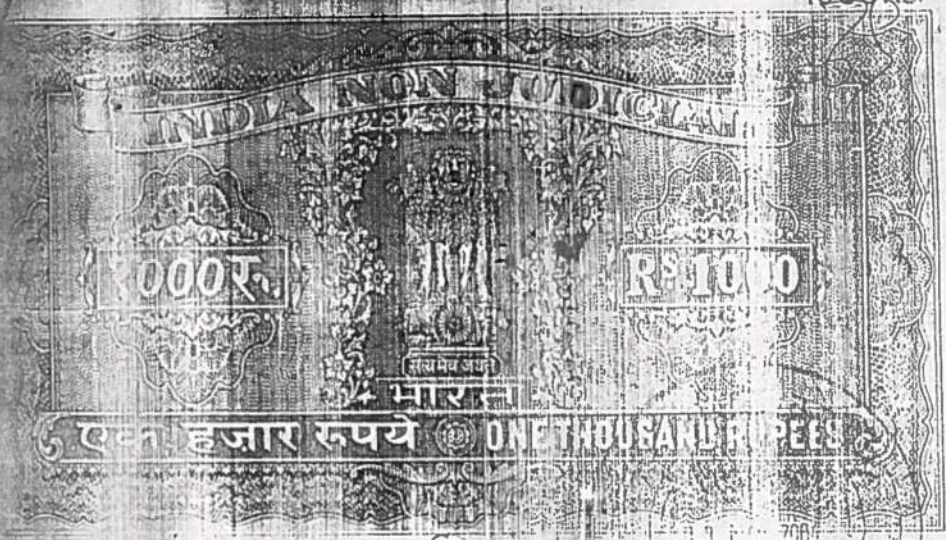
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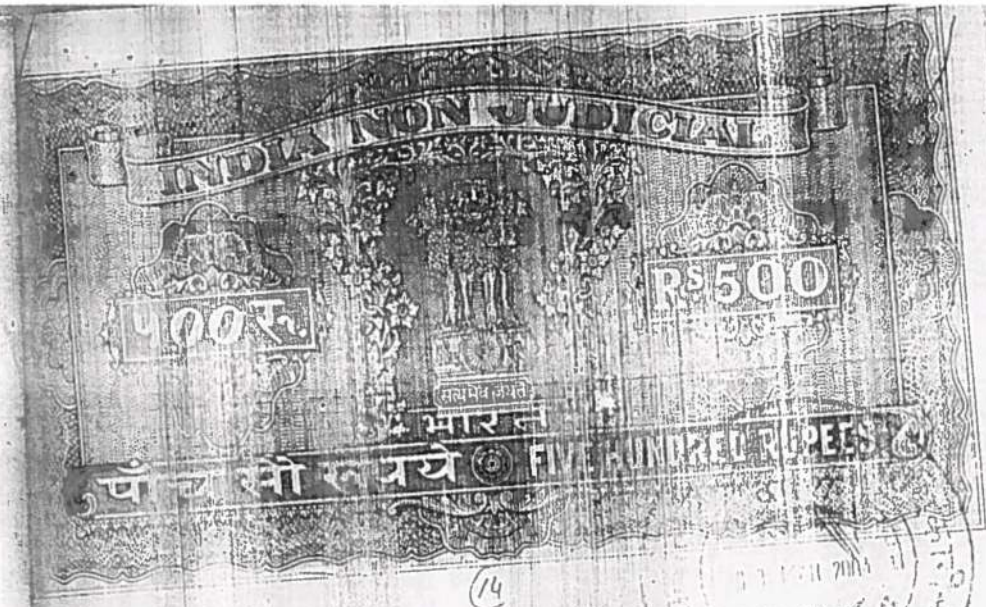
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 बहाल कुमर आदि पश्चिम-विंशत-विंशत-नान्य
 हस्त-स्वत वासल आदि विंशत-विंशत एवं एमलक

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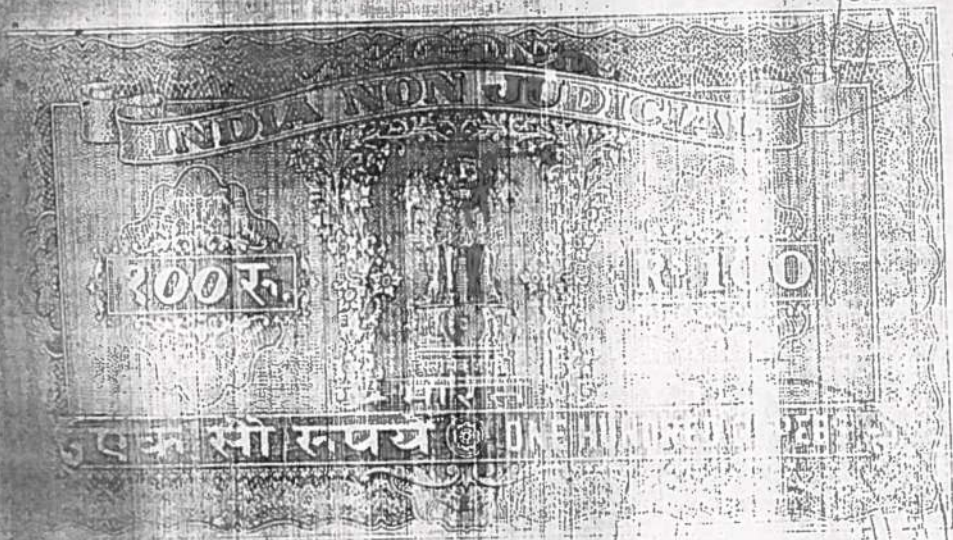
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लिग किसी औ हवत से खरना कहती है
निदेशि आवना में लिख दिपा के उगा है
उ सुपाय कागज की नोट - हक-का की प्रका
पेकि में मुझे करा है आवना का वश करा है और
अपनी वे ऊपर कृपिय लिख है
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(D.K. Sharma)
810 St. Ram Chandra Sharma
Gobind Sugar Mills Ltd
Hill Estate (Lahore Punjab)

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मेहोदय - Girdhar Chandra Sharma
श्री क. बी. मिश्रा
810 Gobind Sugar Mills Ltd
Hill Estate (Lahore Punjab)

Sundaram
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1947/1948

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धनमात्रा 3,00,000/- मालिकता 662,000/- स्ताय
53000/- आराजी हित गांव- अललीपुर परगना
व तहसील थोरहरा जिला खेरी गाल संख्या 336
खस्रा 0.425 हे० अराजस्व 10.50

विज्ञा



राम नि
18/7/84
तहसील थोरहरा जिला खेरी



राम नि
18/7/84
तहसील थोरहरा जिला खेरी



राम नि
18/7/84
तहसील थोरहरा जिला खेरी

हम कि नन्द किशोर राम नरामन व
पुरुषोत्तम लाल पुत्र गण सुजबली निवासी
गण तमोलिन पुरवा मजरा अललीपुर पोस्ट
खेरी परगना व तहसील थोरहरा जिला खेरी
के हैं। (पत्राचार का पत्र उपरोक्त)

9

नन्द किशोर राम नरामन व पुरुषोत्तम लाल

नन्द किशोर राम

पुरुषोत्तम लाल

धनमात्रा 3,00,000/-

राम नरामन व पुरुषोत्तम लाल



03DD 202701

जो कि आराजी स्थित ग्राम - अल्लोपुर परगना
व तहसील धोरेहरा जिला खीरी के अंतर्गत
स्वयंमणीप भूमि पर काश्तकार है हमें अपनी
मिशन वर्गित भूमि को विपणन करने का विधिक
अधिकार प्राप्त है हमें अपनी आवश्यकता वश
अपनी भूमि रु० 3,00,00,000/- रुपये (मु० तीन
लाख करोड़) कि आधे मिसके रु० 1,50,00,000/-
करोड़ (मु० एक लाख पचास हजार करोड़)
होते हैं।

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उपस्थित - 6/8
10/10/04

$25000 - 25000 = 0$
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जि.पा.वि.५ लुआर फिल्लिम खेर डार जौ डिप्टि कमिश्नर मा प्रचवामा
० चरपतः जि.पा.वि.५ लुआर फिल्लिम खेर डार जौ डिप्टि कमिश्नर मा प्रचवामा

19.09.2024, 10:00 AM

गुरुप्रसाद काला श्री रेड

हर वंश / जगदी

29th Nov

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। वरुण ने इस प्रकार साक्षियों के
विचारों को ध्यान में रखा ।

1874104



जौ सं. 6A 731099 द्वारा खलाहावाद केबं आरका
No. 51

खसरिया पं. (खीरी) व सं. 6A 731097 खलाहावाद
केबं आरका खसरिया पं. खीरी व सं. 6A 731095
खलाहावाद केबं आरका खसरिया पं. खीरी श्रीगुरु
उपनिबन्धक महोदय कोरहा खीरी के समक्ष प्राप्त
कबला पत्र गोबिन्द भुगर मिल्स लि.
कोरा काट श्री डी. के. शर्मा आदिनामिका
उपाध्यक्ष गुरुणा आन गिपाल गोबिन्द
भुगर मिल्स लि. कोरा पटना व पहली
कोरहा बिना खीरी के पक्ष में महपाद
कर दिया है भुल विषय परिषद उपरोक्त
भुगर श्रीगुरु जी के समक्ष जाई केबं भुग-
रना होगा।

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Rs - 500 - 00
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अब कुछ ध्यान जाना आवश्यक नहीं रहा है।
व्ययज व हखल ज़ेरा की आज दिवांदा से
दे हिम है। जिस ज़ेरा बिस्मि आरानी का
प्रदोजन ओओगिब उद्देश्य से करेगा। बिस्मि
आरानी स्वभा भाँ से कुछ है यदि बिस्मि
आरानी पर कोई भी अगर किसी प्रकार का
पाया जाता है तो इसकी अदायगी की
अग्रस्त सिम्मेदारी हम बिस्मि की होगी ओ
यदि हम भाषिकाज की किसी कमी के
व्यापक बिस्मि आरानी का कोई भी अगर
तथा सस्त्रय भाग ज़ेरा के अधिपार
व कठिन से निष्पन्न जाए है तो हम
बिस्मि उसी प्रकार से ज़ेरा की निष्पन्न
मूल्य व स्वाम्य शुल्क वापस करेंगे

(4) पाषण्ड रहेंगे।

न दफ्तर शीत
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18/x/06.





(5)

श्रेष्ठ विष्णु आराजी या गंगाधर राजकी
आमि लैके है मिमगा दुसार अपन नाम बाब
लेवे इसमें हमें व हमारे विधिअ असाधिकापि
या किसी भी प्रकार की जोड़े आपत्ति न होगी।

गल संपणा - रक्का - दिना जमी. ६८. गुराजस
336 - ०.425 है गोपद 300000/ 10.50.
1. बिला ०.425 है समुदाय रक्का

विष्णु बापा है। निष्पत्ति हलानाक सूची
के अनुसार प्रवीण अवकथ है वस संपणा
15 है अनुसार पक्के भाग पर 1.50 है
के कारण ६८ 300000/ प्रति एक है
हिसाब से भालिप सामान्य 315000/-

लया वस संपणा 19 के अनुसार औद्योगिक
उपोजन में वस है के कारण 50% लई

(5) न कलियार के न कलियार के न कलियार के
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MS-500-W
for which Bayanmati. P.S.
18/10/4





(6)

प्रथम सांख्य 10 के अनुसार विप्रीत आरणी के दोनों
तट पर शास्ता होने के कारण 10% हट्टि लाहते
तथा प्रथम सांख्य 22 के अनुसार आरणी के
सांख्यिक होने के कारण 10% हट्टि लाहते
विप्रीत गोली पर इस प्रकार से कुल
गोली पर 662,000/- पर शास्त्र के अनुसार
अर्ध विप्रीत गण है विप्रीत आरणी पर जोड़
भी प्राप्त, पेट कोरिंग तथा इगार आदि
गली है विप्रीत आरणी पेट, सीलिंग तथा
हल से पुनर्गठित नहीं है विप्रीत आरणी
का इससे पूर्व विप्रीत - पेट गली हुआ
है विप्रीत एवं पेट अगुचरित जाते एवं
अगुचरित जा जाते हैं गली है पेट को
सभी अवस्थाएं विप्रीत, पेट, सीलिंग एवं कोरिंग
प्रोजेक्ट पर रहेंगे।

(6) नद्विप्रीत के अनुसार पुनर्गठित
नद्विप्रीत के अनुसार पुनर्गठित
नद्विप्रीत के अनुसार पुनर्गठित

114

Rd - 500-0
को. जिला के जज साहब नि. प्र.

19/10/04





(7)

विप्रीत आजी जी-चौहू. खरब-चवथागि
पश्चिम-चौडा शस्ता उत्तर-खेत लालता
प्रसाद दक्षिण. खीगा-वीनी गिल ।

नरुकिराते अनुराधा उपनिषत्
नरुकिराते अनुराधा उपनिषत् - अनुराधा
अनुराधा

(7)

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116

Rs - 500/-
18/10/04
BMT (BMT) Ltd. Per



118

Handwritten text in Odia script, including a signature and the words "ପ୍ରମାଣିତ" (Proven/Authenticated).





आज दिनांक 18-10-04 को जीरो स्टेट जीत पुस्तक संख्या
 खंड 863 के पृष्ठ 103 पर कृष्ण संख्या 628 पर रजिस्ट्री कृत-
 किया गया। डा० श्री सिंह उप निबन्धक घोहरा-खैरी-

पाठक :- 18

तुलनाकर :-

सत्य जीतीलीप

सं० २० 8-9-05
 घोहरा-खैरी

वाद संख्या 52।

गोबिन्द शूगर मिल बनाम नन्दकिशोर आदि

=====

पत्रावली प्रस्तुत हुई। पत्रावली का अवलोकन किया। क्रेता द्वारा मूल विक्रयपत्र दिनांक 18-10-04, वाप्यापत्र दाखिल किया जा चुका है। आख्या लेखापाल भी संलग्न है, कोई आपत्ति प्राप्त नहीं है। वाद निर्विवाद है। विवादित भूमि गाटा संख्या 336/0-425 हे० विक्रेतागण नन्दकिशोर आदि के नाम सं० भू० के रूप में अंकित है। आतेदारान ने उक्त भूमि का बयनामा क्रेता के पक्ष में निष्पादित कर दिया है। लेखापाल ने अपनी आख्या में विवादित भूमि गांवसभा एवं सीलिंग व पट्टे की न होना विक्रेतागण को अनुसूचित जाति का न होना कहा है। अतएव नामांतरण स्वीकार किये जाने योग्य है।

आदेश

ग्राम अल्लीपुर परगना धौरहरा की छातौनी 1409 से 1414 फ० के छाता संख्या 103 की गाटा संख्या 336/0-425 हे० से नन्दकिशोर, रामनारायन, गुरुदासलाल पुत्रगण सुर्जबली नि० ग्राम का नाम निरस्त होकर उनके स्थान पर गोबिन्द शूगर मिल्स लि० ऐरा द्वारा श्री डब्लूके० शर्मा अधिष्ठात्री उप। ध्यक्ष मुख्तारअहम निवासी गोबिन्द शूगर मिल्स लि० ऐरा परगना व तहसील धौरहरा जिला हारी का नाम सं० भू० जरिये बयनामा दिनांक 18-10-04 के आधार पर दर्ज हो। बाद आवश्यक कार्यवाही पत्रावली दाखिल दफुतर की जावे।

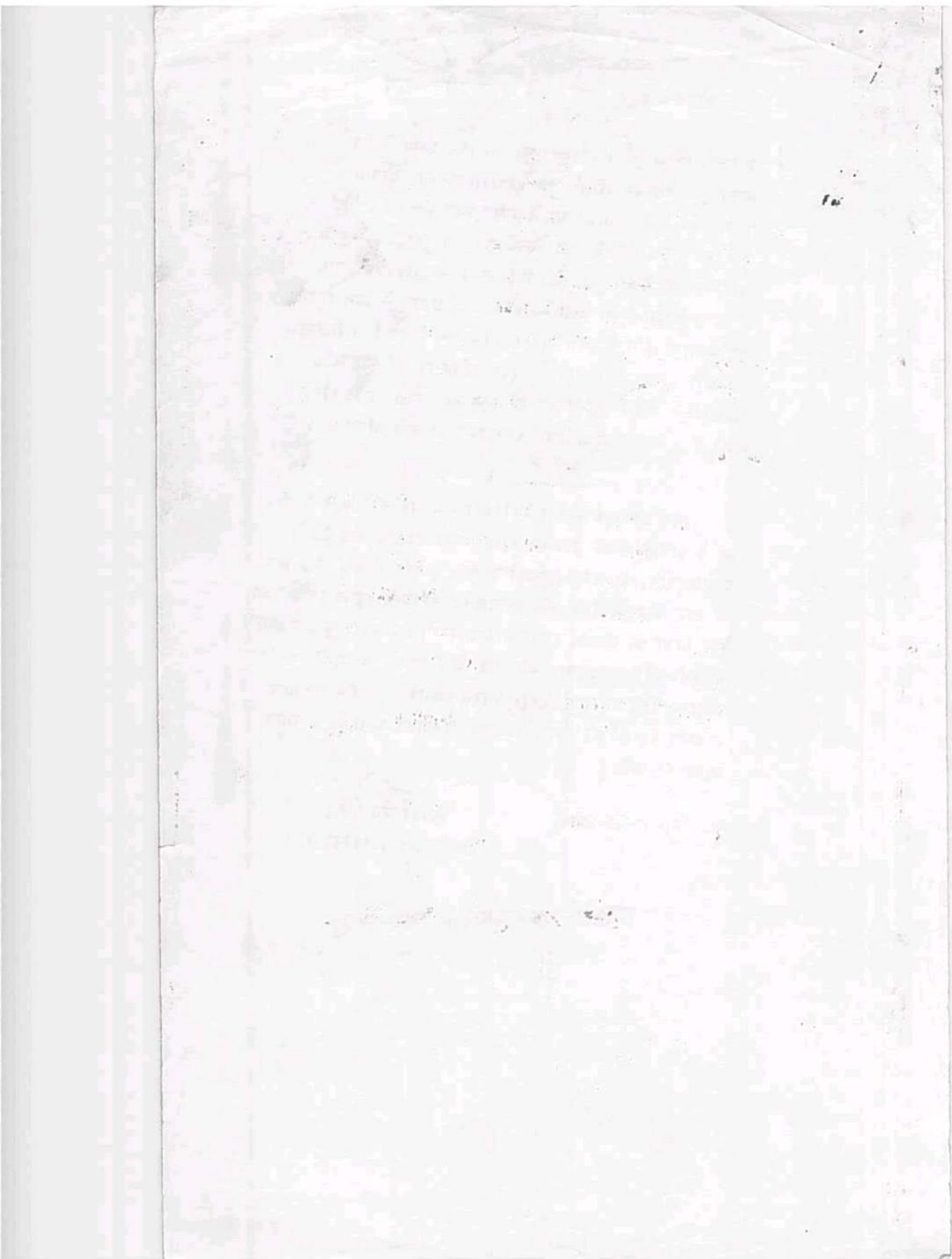
दिनांक:- 13-12-2004

श्री 13/12/04
श्रीमश्री आद हुसैन

तहसीलदार, धौरहरा।

फर्ज मिहिल

191





ভারতীয় স্টেট ব্যাঙ্ক
भारतीय स्टेट बैंक
STATE BANK OF INDIA

R.K Associates
D-39, 2nd Floor,
Sector 2,
Noida – 201301
Mobile: 9958632707
Ph no.: 0120-4110117
Email: valuers@rkassociates.com/rajat.choudhary@rkassociate.org

Letter No. CBK/AMT-III/2023-24/430

Date : 27.02.2024

Dear Sir,

LETTER OF ENGAGEMENT

ZUARI INDUSTRIES LIMITED(UNIT-GOBIND SUGAR MILLS LTD)

VALUATION OF PROPERTY

With reference to your empanelment with this organisation, as a valuer in asset class(es), Land & Building/Plant and Machineries, the undersigned on behalf of State Bank of India, Commercial Branch, Kolkata, do hereby, engage your service as valuer to assess the value of the property / plant & machinery / security, the particular of which are given below, for the purpose of valuation. All the relevant supportive documents, in relation to ownership and identification of the assets, will be / are being provided by the Bank on acceptance of / along with this letter. Other documents, if any, required to undertake the assignment, have to be procured by you.

2. The professional fees (as agreed / negotiated within the Bank's prescribed fee structure) shall be paid by the Bank / Borrower within 45 days of the submission of the valuation report and its acceptance by the Bank.

3. Please submit a copy of the empanelment letter issued to you by the Bank along with the Copy of Agreement with the Bank and accepted Terms and Conditions.

4. Particulars of the assets to be valued :

(Description of the immovable properties)

- Situated at 0.8035 Hectares of land at Vill.- Allipur, Pargana- Dhaurahra Dist.- Kheri, Khasra No. 411 M, Deed no. 1883
- Situated at 0.425 Hectares of land at Vill.- Allipur, Pargana- Dhaurahra Dist.- Kheri, Khasra No. 411 M, Deed no. 6128

5. You will indemnify and keep the Bank fully and effectively indemnified against all costs, claims,



bank.sbi
+91 33 2249 2886 (DGM)
+91 33 2265 3680 (AGM & COO)
+91 33 2229 3555 (DGM)
sbi.07502@sbi.co.in

বাণিজ্যিক শাখা, কোলকাতা (০৭৫০২)
বাণিজ্যিক গ্রাহক সমূহ
ম্যাগমা হাউস
২৪, পার্ক স্ট্রীট
কোলকাতা-৭০০০১৬

বাণিজ্যিক শাখা, কোলকাতা (০৭৫০২)
বাণিজ্যিক গ্রাহক সমূহ
ম্যাগমা হাউস
২৪, পার্ক স্ট্রীট
কোলকাতা ৭০০০১৬

Commercial Branch, Kolkata (07502)
Commercial Clients Group
Magma House
24, Park Street
Kolkata - 700016

damages, demands, expenses and liabilities of whatsoever nature which may be caused to or suffered by or made or taken against Bank (including, without limitation, any claims or proceedings by any customer against Bank) directly or indirectly arising out of any improper, incorrect or negligent performance, work, service, act or omission by you or any of your Personnel or fraud or other wrongful act by you or by any of your Personnel or for any act of the yours which results in Bank being provided with incorrect or incomplete information from you or any of your Personnel.

6. You will also indemnify and keep the Bank indemnified against any loss or damage to any of Bank's information, documents, property, records, or other items while in your use or possession.

7. In addition to the above the Bank reserves the right to adopt any or all of the following course/s of action unless the loss / claim, is not attributable to any act, omission or commission of the Valuer or Valuer's Personnel :

(a) depanel and/or remove the name of the Valuer from the list of Valuers on the panel of the Bank

(b) blacklist the Valuer and display the name of the Valuer in the list of blacklisted Valuers

(c) share the information of such depanelment or removal or blacklisting with Indian Banks Association or Insolvency and Bankruptcy Board of India (IBBI) or both

(d) bring such depanelment or removal or blacklisting to the notice of Institute of Chartered Engineers or any other similar professional body or association in which such valuer is a member.

(e) Any other measure for recovery of the amount of actual loss caused, which the Bank deems fit.

(f) Any actions others than the aforesaid, which the Bank deems fit.

8. Please ensure that valuation methodology used by you for the valuation of respective asset class, is in conformity to the "Standards" as enshrined for valuation in the International Valuation Standards (IVS) in "General Standards" and "Asset Standards" as applicable.

9. Please ensure that the format for valuation report is as per Bank's prescribed formats (Copy enclosed).

10. You are required to submit the report in the format prescribed by the Bank within 30 days from acceptance of this letter and ensure that the Valuation Report is submitted to branch only in a "Sealed Cover Envelope".

11. You are also requested to furnished Insurable value of assets and attached documentary evidence of Govt. Guideline value of respective assets along with cross-checking of property valuation from property sites viz. magicbricks.com, 99acres.com etc. If, variance with guideline value is more than 20%, proper justification should be furnish in the valuation report.

12. Please do not hesitate to demand any document/record/material required by you for the purpose of making proper investigation into the valuation to the properties of the mortgagor. In this connection we append below the name of the contact person and address of the Company and



would request you to obtain all necessary documents for your doing the needful.

13. Please ensure that Screen shots of GPS/Internet sites like Google earth etc., are incorporated in valuation reports.

14. Please ensure that photograph of owner of the properties/assets with properties in the backgrounds are enclosed to the valuation reports.

15. Property values reported in leading newspapers as well as property portals (magicbricks.com, 99acres.com, housing.com etc.), wherever available, are referred to an quoted in valuation report.

16. Please ensure that specific views of the valuers on the impending threat, if any ,on road widening, take-over of property for public service purposes, sub-merging, attracting provisions of Coastal Regulatory Zone(CRZ) etc., have been clearly mentioned in the valuation reports.

17. Please do not hesitate to demand any document/record/material required by you for the purpose of making proper investigation into the valuation to the properties of the mortgagor. In this connection we append below the name of the contact person and address of the Company and would request you to obtain all necessary documents for your doing the needful.

Contact Details of company's representative:

S.No	Name	Designation	Contact No.
1.	Shri Dharmendra Roy	VP Finance	7408422606

Yours faithfully,



For & on behalf of State Bank of India

Copy to: M/s Zuari Industries limited, PO- Aira Estate, Lakhimpur Khiri, UP -262 722 with request to co-operate with the valuer appointed by the Bank.



For & on behalf of State Bank of India



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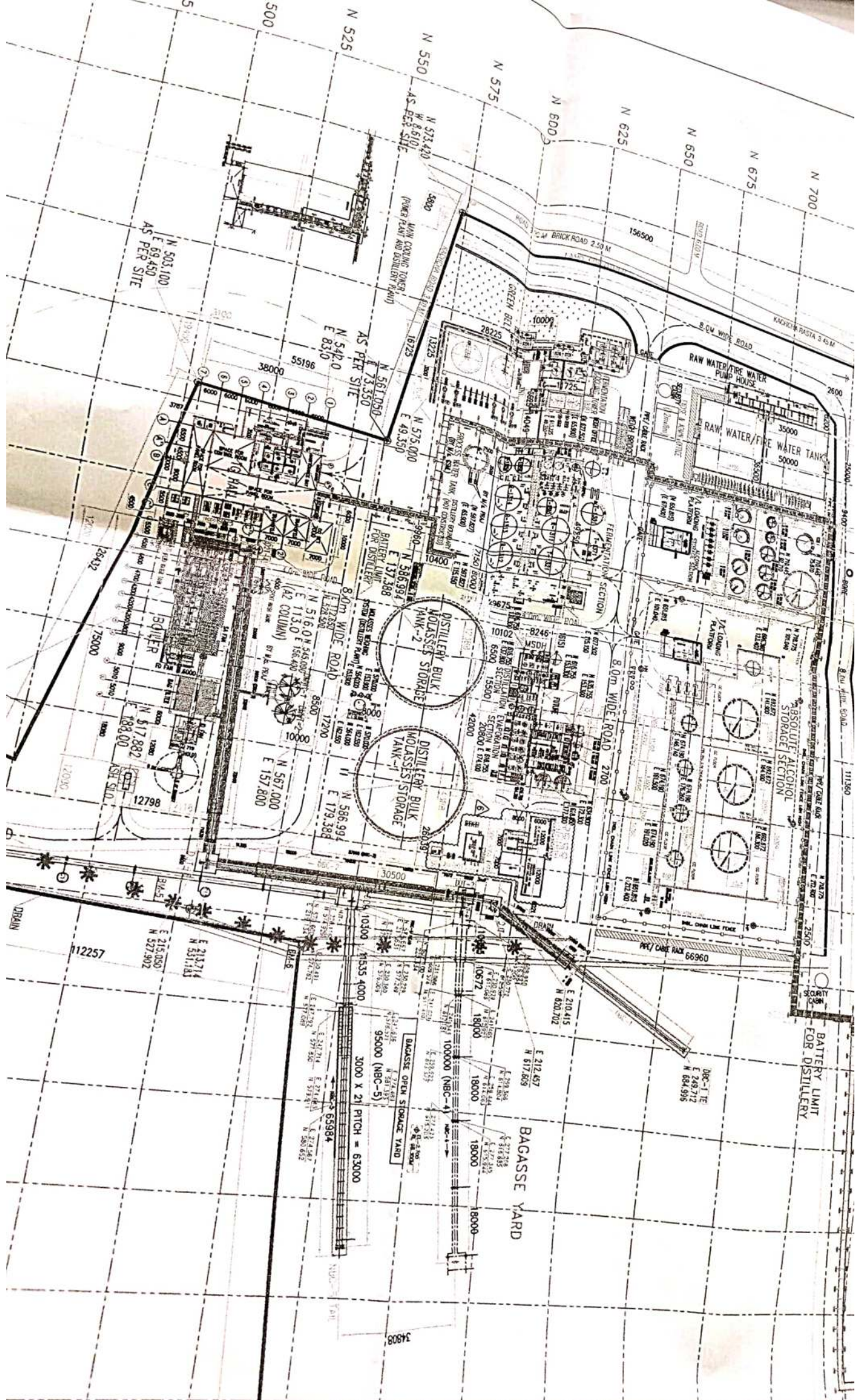
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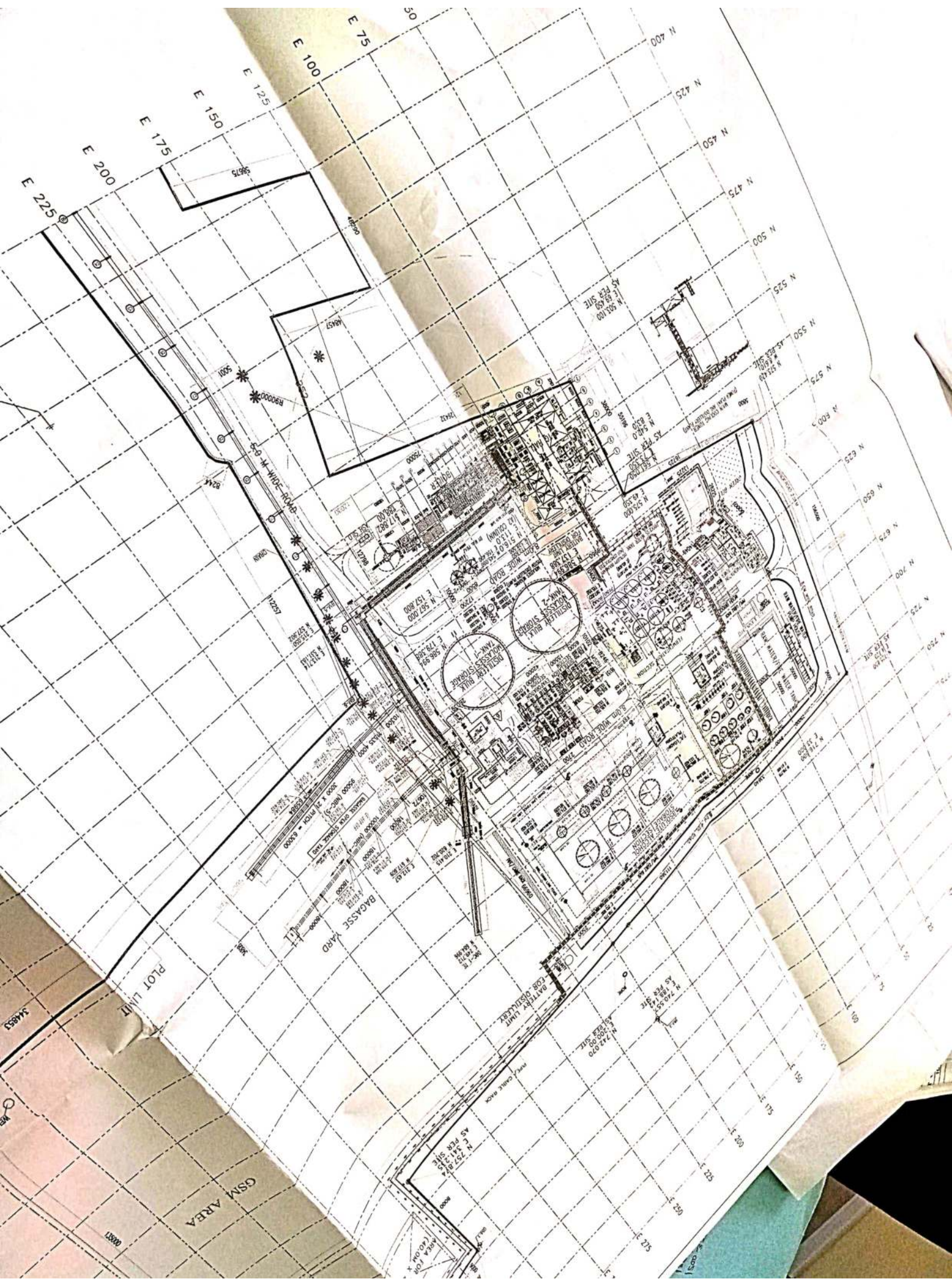
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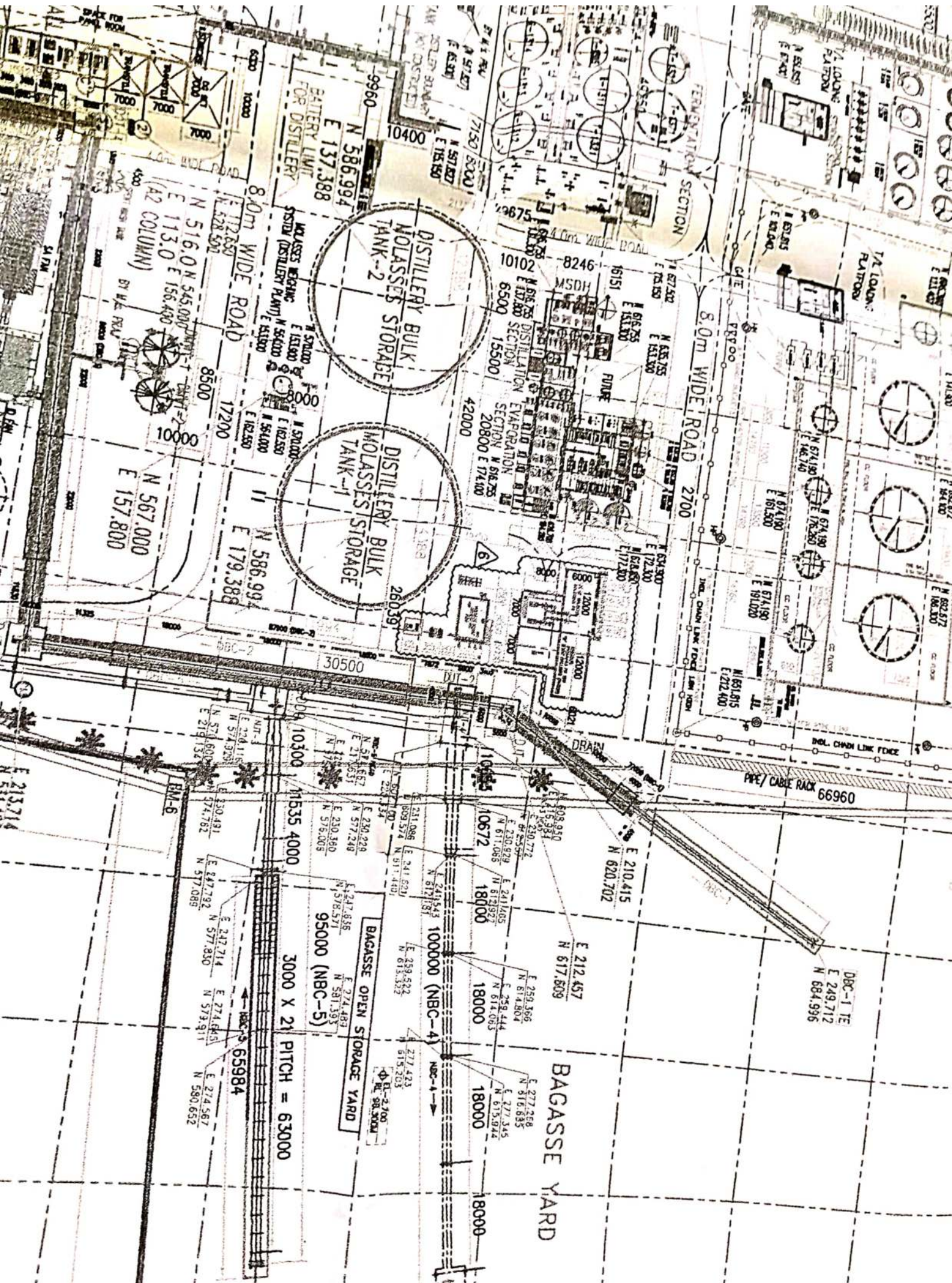


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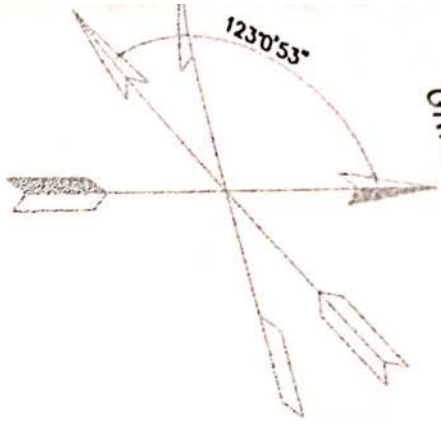
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GRID NORTH



GENERAL NOTES:-

1. WHEREVER CABLE TRENCHES/PIPE CROSSING THE ROAD, HUME PIPE/CULVERT TO BE PROVIDED.
2. ALL CO-ORDINATES SHOULD BE VERIFIED AT SITE AND MARKING TO BE DONE.
3. BEFORE STARTING THE CONSTRUCTION ACTIVITY, THE RELATIVE DIMENSIONS BETWEEN THE EQUIPMENT/BUILDINGS SHALL ALSO TO BE VERIFIED BEFORE CONSTRUCTION AND IF ANY DISCREPANCY ARE NOTED, THE SAME SHALL BE REFERRED TO THE CONSULTANT.
4. PIPE RACK HEAD ROOM CLEARANCE SHALL BE 8.0M (BOTTOM OF STEEL) IN ROAD CROSSING AREA/VEHICLE MOVEMENT AREA, AND IN OTHER AREAS MINIMUM 4.0M (BOTTOM OF STEEL) SHALL BE MAINTAINED.
5. PIPE RACK MOVEMENT AREA, AND IN OTHER AREAS MINIMUM 4.0M (BOTTOM OF STEEL) SHALL BE MAINTAINED.
6. UNLESS OTHER WISE SPECIFIED.
7. TOP OF ROAD LEVEL (TRL) SHALL BE SAME AS PAVED LEVEL (FPL) UNLESS OTHERWISE NOTED.

REFERENCE DRAWINGS:-

1. TOPOGRAPHICAL SURVEY PLAN OF LAND AT ARIA : April - 2014-R1 & Jan. 2015-R0
2. PLANT FINISHED / GROUND LEVELS : 3-16057-400-0708
3. OVERALL PLANT LAYOUT (SUGAR/CO-GENERATION PLANT) : 0-13059-500-0303
4. OVERALL PLOT PLAN (SUGAR/COGENERATION PLANT/DISTILLERY/SLOP FIRED COGENERATION PLANT) : 0-16057-500-0252
5. G.A. OF SPENTWASH FIRED BOILER : 1001-3401
6. PLOT PLAN (M/s. PRAJ) : D-17066-1-PL11001
7. MECHANICAL DATA SHEET FOR RAW/FIRE WATER STORAGE TANK : 1-16057-500-0269
8. EQUIPMENT GA LAYOUT FOR EFFLUENT RECYCLING (M/s. ROCHEM) : RSS-PT-RO-B-06

WIND DIRECTION:-

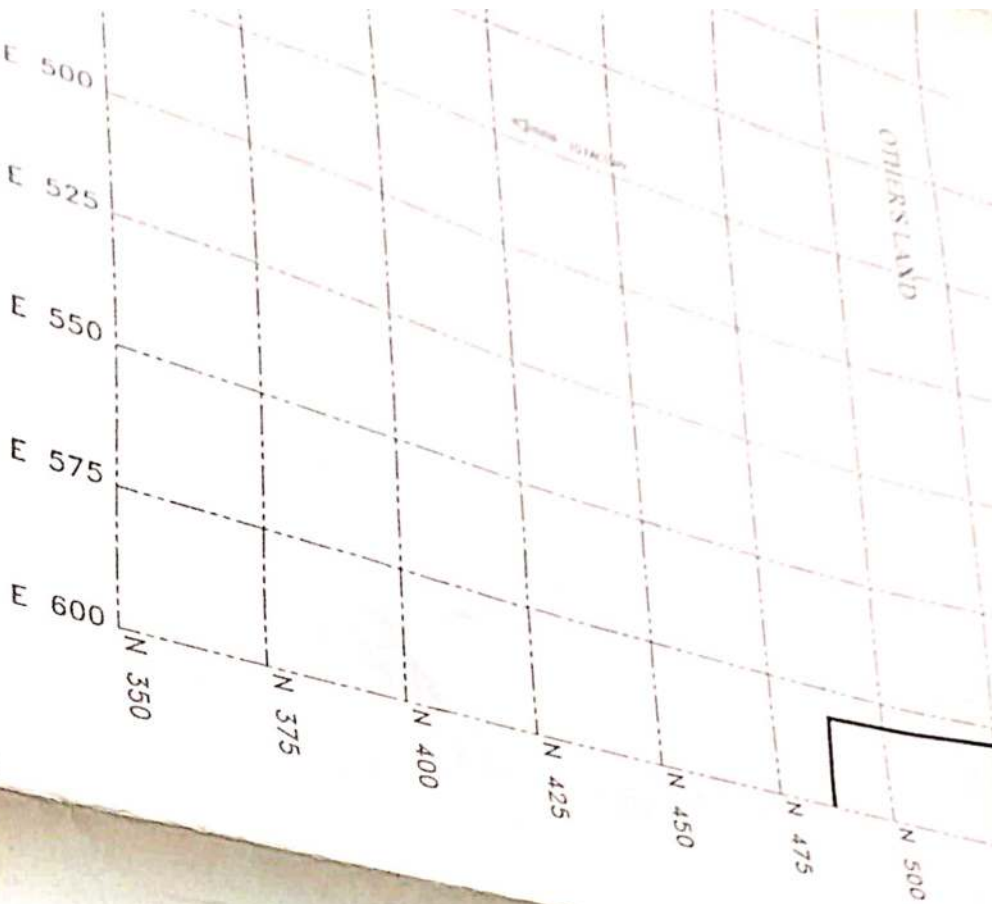
1. TO BE REFER FROM PROJECT INFORMATION DATA

PLANT FINISHED / GROUND LEVELS:-




1. FINISHED FLOOR LEVEL ARRIVED FROM SITE CONTOUR LAYOUT.

POWER PLANT, DISTILLATION, EVAPORATION
STORAGE SECTION, FERMENTATION SECTION,
DISTILLERY MOLASSES TANK, COOLING TOWER,
RWT & CPU, LAGOON & CO2 PLANT





REV.	DATE	DESCRIPTION	REV.	CHN.	APPROV.
5	27.11.2018	OPU AREA, FERTILIZATION SECTION, ASSURVE ALCOHOL STORAGE SECTION, DISTILLERY MCC BUILDING UPDATED, DISTILLATION, EVAPORATION SECTION, SHIFED 120N TOWARDS EAST SIDE AND REVISED AS MARKED <input checked="" type="checkbox"/>	M.B	AAV	PSX/NAK
4	17.11.2018	PLANT FINISHED / GROUND LEVELS REVISED, FUEL HANDLING SYSTEM UPDATED, COOLING TOWER AREA SST INCORPORATED, PIPE / CABLE RACK ROUTING INCORPORATED AND REVISED AS MARKED <input checked="" type="checkbox"/>	M.B	AAV	PSX/NAK
3	11.10.2018	REVISED BASED ON THE DISTILLERY PLANT LAYOUT AND CLIENT COMMENTS DT. 08.10.18	M.B	AAV	PSX/NAK
2	29.09.2018	TG, BOILER, COOLING TOWER C.A. UPDATED, OPU LAGOON LOCATION REVISED AND REVISED MARKED AS <input checked="" type="checkbox"/>	M.B	AAV	PSX/NAK
1	23.10.2018	BOILER, FUEL HANDLING SYSTEM & DISTILLERY AREA UPDATE, PLANT LEVELS UPDATED AND REVISED AS MARKED <input checked="" type="checkbox"/>	M.B	AAV	PSX/NAK

PROJECT 100 KLPD MULTIPRODUCT DISTILLERY WITH SLOP FIRED COGENERATION PROJECT										
 AVANT-GARDE ENGINEERS AND CONSULTANTS (P) LTD. CHEENNAI 600 116, INDIA.				NAME		SIGN		DATE		NO OF ITEMS
DEPT PE	FIRST ANGLE PROJECTION	SCALE	WEIGHT (Kgs)	REF. ASSY. DRG. NO.	DRAWN S.RAMESH	-Sd-		21.12.2017		
CODE 500		1:800	-		CHKD. P.SRINIKAR	-Sd-		26.12.2017		
					APPRO. PSK/MMK	-Sd-		27.12.2017		
UNIT PLOT PLAN FOR DISTILLERY/SLOP FIRED					DRAWING NO.					REV
0-16057-500-0253										

THIS DRAWING SUPERSEDE THE DRAWING No.
0-16057-600-0018 & 1-16057-600-0019

CONTROLLED COPY

~~UNCONTROLLED COPY~~

GOBIND SUGAR MILLS LIMITED

Product 100 KLPD MULTIPRODUCT DISTILLERY WITH SLOP FIRED COGENERATION PROJECT

AVANT-GARDE
ENGINEERS AND CONSULTANTS (P) LTD
CHENNAI 600 116, INDIA.

	NAME	SIGN	DATE	NO OF ITEMS
DRAWN	S.RAMESH	-Sd-	21.12.2017	
CHKO.	P.SRIKUMAR	-Sd-	26.12.2017	
APPD.	PSK/NNK	-Sd-	27.12.2017	-

1:800

WEIGHT (kg)
-

REF. ASSY. DRG. NO. -

0-16057-500-0253

CAD DRAWING NO. 160570253

REV
6

Q
ISSUE
07.02.2019



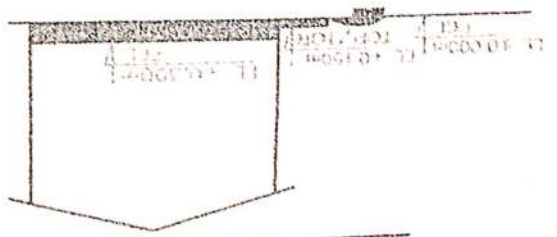
LEGENDS:-

- CABLE TRAY
- CABLE TRENCH
- 250MM DIA HUMME PIPE

ABBREVIATION:-

- MSL - MEAN SEA LEVEL
- RL - REDUCED LEVEL (ARRIVED FROM MSL)
- HFL - HIGH FLOOD LEVEL
- FFL - FINISHED FLOOR LEVEL
- FGL - FINISHED GROUND LEVEL
- FPL - FINISHED PAVING LEVEL
- TRL - TOP OF ROAD LEVEL
- TOP - TOP OF PAVED LEVEL
- DMWT - DM WATER TANK
- MWT - MAKE-UP WATER TANK
- RWT - RAW WATER TANK
- WTP - WATER TREATMENT PLANT

NAME OF LEVEL	FFL	TOP/TRL	FGL
POWER PLANT, DISTILLATION, EVAPORATION STORAGE SECTION, FERMENTATION SECTION, DISTILLERY MOLASSES TANK, COOLING TOWER, RWT & CPU, LAGOON & CO2 PLANT	EL+0.300m RL 98.600	EL+0.150m RL 98.450	EL+0.000m RL 98.300



POWER PLANT, DISTILLATION, EVAPORATION
STORAGE SECTION, FERMENTATION SECTION,
DISTILLERY MOLASSES TANK, COOLING TOWER,
RWT & CPU, LAGOON & CO2 PLANT

PLANT FINISHED / GROUND LEVELS:-

1. FINISHED FLOOR LEVEL ARRIVED FROM SITE CONTOUR LAYOUT.

WIND DIRECTION:-

1. TO BE REFER FROM PROJECT INFORMATION DATA

REFERENCE DRAWINGS:-

- 1. TOPOGRAPHICAL SURVEY PLAN OF LAND AT AREA
 - 2. PLANT FINISHED / GROUND LEVELS
 - 3. OVERALL PLANT LAYOUT (SUGAR/CO-GENERATION PLANT/DISTILLERY/
 - 4. OVERALL PLOT PLAN (SUGAR/CO-GENERATION PLANT)
 - 5. G.A OF SPENTWASH FIRED BOILER
 - 6. PLOT PLAN (M/s. PRAJ)
 - 7. MECHANICAL DATA SHEET FOR RAW/FIRE WATER STORAGE TANK
 - 8. EQUIPMENT GA LAYOUT FOR EFFLUENT RECYCLING (M/s. ROCHEM)
 - 9. TO BE REFER FROM PROJECT INFORMATION DATA
- April - 2014-R1 & Jan. 2015-R0 :
3-16057-400-0708 :
0-13059-500-0303 :
0-16057-500-0252 :
1001-3401 :
D-17066-1-PLT1001 :
1-16057-500-0269 :
RSS-PT-R0-B-06 :

GENERAL NOTES:-

- 1. WHEREVER CABLE TRENCHES/PIPE CROSSING THE ROAD, HUMME PIPE/CABLE SHALL BE MAINTAINED
- 2. ALL CO-ORDINATES SHOULD BE VERIFIED AT SITE AND MARKING TO BE DONE BEFORE STARTING THE CONSTRUCTION ACTIVITY. THE RELATIVE DIMENSIONS BETWEEN THE EQUIPMENT/BUILDINGS SHALL ALSO BE REFERRED TO THE CONSULTANT.
- 3. PIPE RACK HEAD ROOM CLEARANCE SHALL BE 8.0M (BOTTOM OF STEEL) IN ROAD CROSSING AREA/ UNLESS OTHER WISE SPECIFIED.
- 4. TOP OF ROAD LEVEL (TRL) SHALL BE SAME AS PAVED LEVEL (FPL) UNLESS OTHERWISE NOTED.

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	Rajat	06/5/24	07/5/24			
Preparation						

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

File Returned to HOD Engg. unprepared due to reason	<input type="checkbox"/> Proper documents not received, <input type="checkbox"/> Survey not done properly, <input type="checkbox"/> Survey Form not properly filled, <input type="checkbox"/> Market survey for rates is not properly done, <input type="checkbox"/> Identification is not clearly done, <input type="checkbox"/> Measurement is not properly done, <input type="checkbox"/> Photographs not clearly taken, <input type="checkbox"/> Selfie/ Owner or owner representative photo not taken, <input type="checkbox"/> Owner/ owner representative signature not taken, <input type="checkbox"/> Google Map not taken, <input type="checkbox"/> Survey summary sheet not filled

In case File is returned by the preparer - HOD Engg. comment & Signature	<input type="checkbox"/> Minor defects in the survey hence approved for preparation with warning to Surveyor. Report preparer to collect the missing information on his own.
	<input type="checkbox"/> Major defects in the survey. Survey has to be done again.

GENERAL DETAILS

1.	Proposal or Ref. No.			
2.	Type of Service	<input checked="" type="checkbox"/> Valuation Report		
3.	Type of customer	<input type="checkbox"/> Bank	<input type="checkbox"/> PSU	<input type="checkbox"/> NBFC <input type="checkbox"/> Corporate
		<input checked="" type="checkbox"/> Company	<input type="checkbox"/> Private client	<input type="checkbox"/> Direct client through Bank
4.	Bank/ FI/ Organization Name & Address			
5.	Case Allotment Officer/ Fees paying party Details	Name	Contact Number	Email Id
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
				<input type="checkbox"/> Bank <input type="checkbox"/> Customer
8.	Billing Details	Billed To Party Name	GSTIN	

CASE DETAILS

1	Name of the Industry/ Account	Zuari Industries LTD		
2	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	Email Id
4	Account Name	Govind Sugar mill		
5	Plant Address	Vill- Allipuri, Pergana- Dhawachara, Distt- Khari		
6	Who will coordinate on site for the site survey	Name	Contact Number	
		Dharmendra Roy	94084 22606	
7	Preferred time of survey	Date	Time	
		07/5/2024	10/00 Am	
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 type="checkbox"/> Cizra Map, <input checked="" 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 checked="" 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:			

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/ Areal 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 type="checkbox"/>
3.	FOR PRIVATE CASE OR FOR FRESH CASE 50% ADVANCE IS RECEIVED	<input type="checkbox"/>
4.	IS DOCUMENT CHECKLIST PROVIDED TO THE CUSTOMER	<input type="checkbox"/>

S.NO.	CHECKLIST	STATUS
1.	Check nearby prominent landmark	<input checked="" type="checkbox"/>
2.	DO CLEAR IDENTIFICATION OF THE PROPERTY	<input type="checkbox"/>
3.	Match the boundaries of the property and its directions with the help of compass or sun direction	<input type="checkbox"/>
4.	Do sample measurement	<input type="checkbox"/>
5.	CHECK IF ANY BUILDING VIOLATIONS DONE	<input type="checkbox"/>
6.	Click multiple proper photographs of the property from inside-out	<input 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 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 type="checkbox"/>
12.	Check any defects or negativity in the property	<input type="checkbox"/>
13.	CONFIRM PROPERTY RATES LOCALLY	<input checked="" type="checkbox"/>
14.	CHECK NEARBY DEVELOPMENT	<input type="checkbox"/>

SPECIAL INSTRUCTIONS:

1. During Survey please follow the blocks mentioned in the plant layout and clearly mention the details of each block. Use separate sheet wherever space is not adequate in the form.
2. During survey please keep P&M inventory sheet in hand and cross check the machines from the list.
3. Mention type, height & area of shed of each block clearly.
4. Take photographs of the machines including its machine plate.
5. In case machine is not in running condition then test the condition of the machine by moving its lever, pulley and check oil condition.

SURVEY GRADING MATRIX	
GRADE	PARAMETERS/ CRITERIA
A	In case all the points below are done properly, timely with full care and diligence: <ol style="list-style-type: none"> 1. Survey started with proper work order and knowing the source of payment. 2. Survey done with proper documents. 3. Done complete homework and studied the documents properly with highlighting the main points before moving for the survey. 4. Chosen correct survey form as per the property type. 5. All fields of Survey form are properly filled. 6. All site special observations and negative and positive factors are clearly mentioned. 7. Self & client signatures taken on survey form. 8. Property rates information properly taken, mentioned and verified. 9. Site rough sketch plan made. 10. Proper photographs taken. 11. Selfie with property taken. 12. Selfie and owner photograph with property taken.
B	In case of 3 minor mistakes in any of the above points except Point 1, 2, 3, 4, 6, 8, 10, 11, 12 but all the points are covered.
C	In case of more than 3 minor mistakes and any 1 major mistake in any of the above points and if any points are completely missing except Point 1, 2, 3, 4, 6, 8, 10, 11, 12.
D	In case of 1 major mistake or missing of any 1 point out of 1, 2, 3, 4, 6, 8, 10, 11, 12.
E	In case of more than 1 major mistakes or missing of more than 1 point out of 1, 2, 3, 4, 6, 8, 10, 11, 12.

Note (Survey Grading Matrix):

1. For special assignments like LIE, Stock Valuation, etc. where till date survey format is not specified or released, in such cases point wise site observation report has to be submitted by the Surveyor duly signing it properly. Without signed Site Observation report, Point 4 will be considered as not done and will fall under Category E.
2. Similar Grading Matrix is issued for Case Collection & Report Preparation as well.

Note (Overall Grading Matrix):

1. In case client reports any careless mistake in the report for which revision has to be done in the report then in that case Grading Matrix may be revised and Grade E will be awarded.

INDUSTRIAL PLANT SURVEY FORM

(FOR INDUSTRIAL PROPERTIES ONLY)

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

File No. RKA/DNCR/...../.....	Date:	Time:
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GENERAL DETAILS

1.	Name of the Surveyor	Rajat Shukla	
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.
		Lal Ji Tiwari	9918021321
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 type="checkbox"/> Half Survey (Approximate sample random measurements from outside & photographs), <input checked="" 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 type="checkbox"/> From name plate displayed on the property, <input checked="" type="checkbox"/> Identified by the owner/ owner representative, <input type="checkbox"/> Enquired from nearby people, <input type="checkbox"/> Identification of the property could not be done, <input type="checkbox"/> Survey was not done	
6.	Type of Industry	<input type="checkbox"/> Small Manufacturing Unit, <input 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 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 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 checked="" type="checkbox"/> Value assessment of the asset for creating collateral mortgage <input 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"/> EC 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
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

2. Zuari Industries Limited (Unit - Govind Sugar mill Ltd)
 4. Vill - Allipuri, Pergana Dhawrahara, Distt. Khari
 5. Govind Sugar Mill LTD, AIRA. Pergana; Tehsil Dhawrahara, Distt - Khari
 6. ☒ 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	Govind Sugar Mills LTD		
4.	Ward Name/ No.			
5.	Zone Name			
6.	Main Road Name & Width	Name	Width	Distance from property
		Lakhimpur-Bahar Road	9mtr wide	3 Km
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		

10

Location characteristics

☒ Within well-developed notified Industrial area, ☐ Within averagely maintained Industrial area, ☐ Within un-notified Industrial area, ☐ Within Main city, ☐ Within city suburbs, ☐ Within urban developed Area, ☐ Within urban developing zone, ☐ Within urban undeveloped area, ☐ Within urban remote area, ☐ Within commercial area, ☐ Within Institutional area, ☐ Out of municipal limits, no civic infrastructure available, ☐ Within rural village area, ☐ In interiors, ☐ Within Backward area, ☐ Within Remote area

11. Classification of the Locality

☐ Urban developed, ☐ Urban developing, ☐ Semi Urban, ☒ Rural, ☐ Backward, ☐ Industrial, ☐ Institutional

12. Location consideration

☐ Corner Plot, ☐ 2 side open, ☐ 3 side open, ☐ On >30' wide road, ☐ Near to Metro station, ☐ Near to Market, ☐ Near to Highway, ☐ Entrance North-East Facing, ☐ Ordinary location within locality, ☐ Good Location within the locality, ☐ Normal Location within the locality, ☐ Average Location within locality, ☐ Poor location within the locality, ☐ Property towards end of the locality, ☒ Any other

13. Is Plant part of notified Industrial Area? If yes then name of Industrial area/ estate & governing authority managing it.

☒ Yes, ☐ No

14. Proximity to civic amenities

School	Hospital	Market	Metro	Railway Station	Airport

15. Any new development in surrounding area

16. Jurisdiction limits

☐ Nagar Nigam, ☐ Nagar Panchayat, ☒ Gram Panchayat, ☐ Nagar Palika Parishad, ☐ Area not within any municipal limits

17. Jurisdiction Development Authority Name

Name:

☐ Area not within any development authority limits

18. Municipality/ Municipal Corporation Name

Name:

		<input type="checkbox"/> Area not within any municipal limits
19.	Surrounding land uses and adjoining/ nearby establishment details	
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
	There Are 2 deed 12035 sqmtr + 4250 sqmtr	12285 sqmtr		
		Area as per mortgage deed:		
2.	Any conversion to the land use			
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 checked="" 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 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 checked="" 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 checked="" 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 type="checkbox"/> Yes, <input checked="" 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			
11.	Is complete property mortgaged with the Bank under valuation or only portion of it?			
12.	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		
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												
2	Construction Status	<input type="checkbox"/> Built-up property in use, <input type="checkbox"/> Under construction, <input checked="" type="checkbox"/> No construction										
	Covered Built-up Area	As per Title deed	As per Map	As per site survey								
	RCC											
	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	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										
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											
7	Maintenance of the Building	<input 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 checked="" 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></td> <td></td> <td></td> </tr> </tbody> </table>			Running Mtr.	Height	Width	Finish				
Running Mtr.	Height	Width	Finish									
11	Garden/ Landscaping	<input type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Beautiful, <input type="checkbox"/> Ordinary										
12	Parking facilities	<input checked="" type="checkbox"/> Available within the property <input type="checkbox"/> Not available within the property	<input checked="" type="checkbox"/> On Ground, <input type="checkbox"/> In Basement, <input type="checkbox"/> On stilt <input type="checkbox"/> On road, <input type="checkbox"/> Acute parking problem									
13	Special Comments if any	2 Sale deed Available and both property Joined Adjacent, So, A measurement not possible										

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.

LAND RATES INFORMATION DETAILS

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

1.	Demand & Supply condition in the Market for such properties	<input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low	
2.	At what True rate Owner bought this Property	Year of purchase	
		Purchase Price	
3.	Minimum Rate in the locality	1500 - 2000 sq/mt	
4.	Maximum Rate in the locality	2000 - 2500 sq/mt	
5.	Local Information gathered during Site survey (Minimum 2 enquiries are must):		
	1. Name:		
	Contact No.		
	Sale Purchase Rate		
	Rental Rate		
	Comments		
	2. Name:		
	Contact No.		
	Sale Purchase Rate		
	Rental Rate		
	Comments		
	3. Name:		
	Contact No.		
	Sale Purchase Rate		
	Rental Rate		
	Comments		

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 +91-8999697537. 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 arbitrarily effect the Valuation figures unfairly or as per your requirement & need then he is making a false claim to you and we request you to complaint such act immediately on the number provided above.

Name:

Signature:

Mobile No.:

Date:

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.

Rajesh Kumar

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.

VT8 (2022-24) PL732-683-1056 2

1.	File No.	VI8 (2022-24) PL732-683-1055		
2.	Name of the Surveyor	Rajad Shukla		
3.	Borrower Name	Grovind Sugars Mills Ltd		
4.	Name of the Owner	Zuari Industries Ltd		
5.	Property Address which has to be valued	Vill- Allipur, Pergana Hyderabad, Dist- Kren		
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		
		Name	Contact No.	
		hal sitiwani	9910021321	
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 type="checkbox"/> Yes, <input checked="" 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 type="checkbox"/> Half Survey (Measurements from outside & photographs) <input checked="" type="checkbox"/> Only photographs taken (No measurements)		
10.	Reason for Half survey or only photographs taken	<input type="checkbox"/> Property was locked, <input type="checkbox"/> Possessee didn't allow to inspect the property, <input type="checkbox"/> NPA property so couldn't be surveyed completely		
11.	Type of Property	<input type="checkbox"/> Flat in Multistoried Apartment, <input type="checkbox"/> Residential House, <input type="checkbox"/> Low Rise Apartment, <input type="checkbox"/> Residential Builder Floor, <input type="checkbox"/> Commercial Land & Building, <input type="checkbox"/> Commercial Office, <input type="checkbox"/> Commercial Shop, <input type="checkbox"/> Commercial Floor, <input type="checkbox"/> Shopping Mall, <input type="checkbox"/> Hotel, <input checked="" type="checkbox"/> Industrial, <input type="checkbox"/> Institutional, <input type="checkbox"/> School Building, <input type="checkbox"/> Vacant Residential Plot, <input type="checkbox"/> Vacant Industrial Plot, <input type="checkbox"/> Agricultural Land		
12.	Property Measurement	<input type="checkbox"/> Self-measured, <input type="checkbox"/> Sample measurement, <input checked="" 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
		12205 Sq/ndr		12205 Sq/ndr
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,		
17.	Any negative observation of the	<input type="checkbox"/> Property was locked, <input type="checkbox"/> Bank sealed, <input type="checkbox"/> Court sealed		

19	Is independent access available to the property	<input type="checkbox"/> Clear independent access is available, <input checked="" 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
20	Is property clearly demarcated with permanent boundaries?	<input type="checkbox"/> Yes, <input checked="" type="checkbox"/> No, <input type="checkbox"/> Only with Temporary boundaries
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.

- Name of the Person:
- Relation:
- Signature:
- Date:

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.

- Name of the Surveyor: Rajat Shukla
- Signature: Rajat
- Date: 07/05/2024

दो Saledeed थी, जिस Govt No. की Saledeed थी।
वह Govt No. काफ़ी बड़ा था।

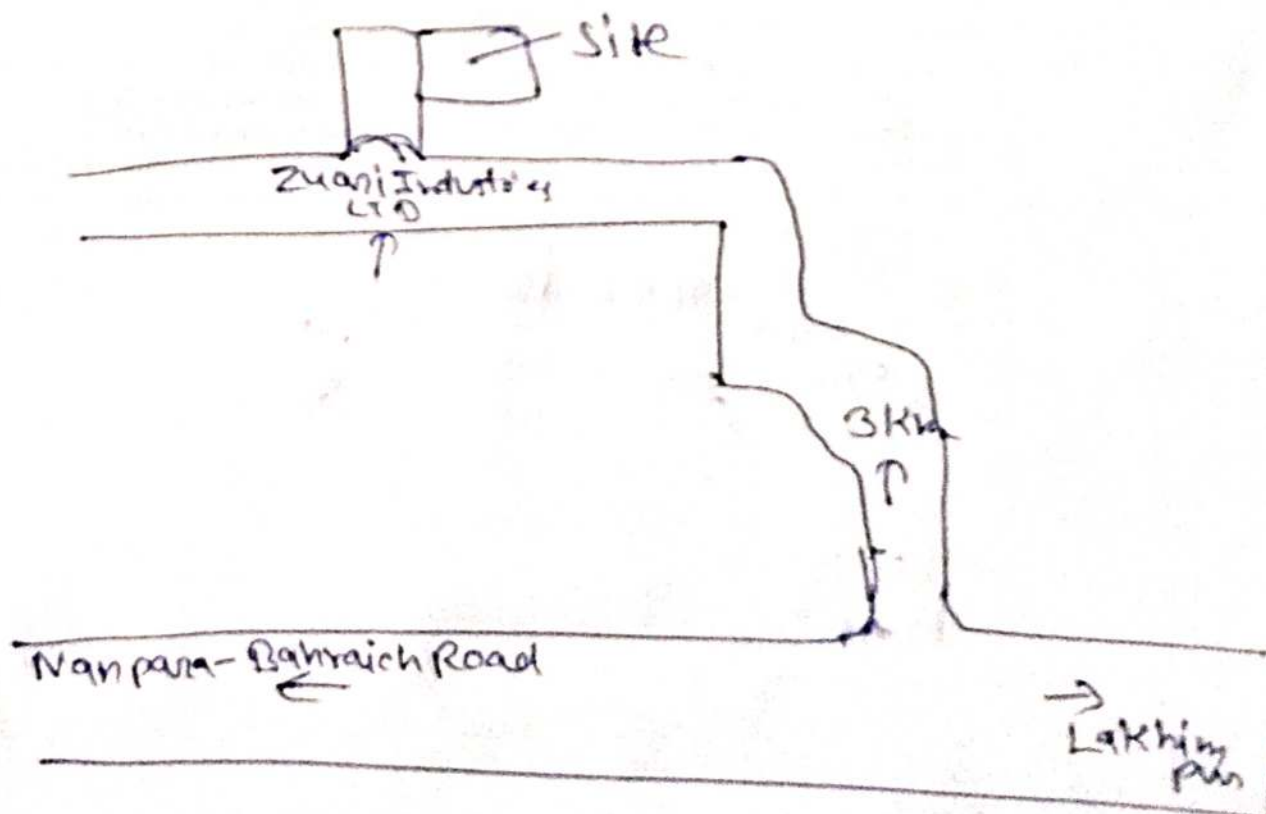
Property में उस Govt में बहुत सारी Saledeed थीं
जिसकी वजह से Site पर measurement
कर पाना possible नहीं।

Company के Representative ने जितना Area को
बताया, उस Area को देखा।

जिसमें कोई भी Building नहीं थी।

Only Storage बनाया है। जिनकी Details
आपका Page पर लिखी हुई है।

Key Plan



M/S ZUARI INDUSTRIES LTD, AIRA DISTILLERY- TANKS WITH CAPACITY

ABSOLUTE ALCOHOL

Tank	DIA (CM)	Height (CM)	Capacity (BL)
ART-1	476	625	105034.8
ART-2	476	625	105014.3
ART-3	476	625	105008.8

Tank	DIA (CM)	Height (CM)	Capacity(B L)
AST-1	1220	1437.5	1600125.49
AST-2	1220	1437.5	1600157.52
AST-3	1220	1437.5	1600129.42

Tank	DIA (CM)	Height (CM)	Capacity (BL)
AIT-1	476	625	105029.26
AIT-2	476	625	105030.30