



आज दिनांक 15-3-04 को जेठे स्टेट प्रीत पुस्तक संग्रहा-
 लय नं० 756 के एण्ड 15 पर कल संग्रहा 1883 पर रोजमर्रा के
 मित्र गंगा । जे लालता प्रसाद ।/९ उप निबन्धक चौहान-सैरी

प्राप्त :-

राज्य प्रतीक

पुस्तकालय :-

~~सं० १०~~ 8-9-05
 चौहान-सैरी

तथा एडिड कॉम ^{गठन} को ^{कानून} १९७६ एडिड

[illegible]

(3)

नकल नं० ५०१/०५

(B)



0300 202691

वसनागा ८९७५००/- मासिक ६,५७०००/- राशिय ५२५६०/-

आराजी हिंगा नाम आहलीपुर परगना व तहसील
 एनोरहर जिला रबीरी गाला सांण १११ मि. रकमा
 १.६०७ हे या १/२ भाग विक्रय किया है अबाकस्व ५०४०००/-

विक्रय



विक्रय



अन
 अन

मैं कि रवीन्द्र नाथ त्रिपाठी पुत्र श्री चन्द्र आन
 त्रिपाठी निवसती गांव व पोस्ट रौरा स्टेट परगना व
 तहसील एनोरहर जिला रबीरी का हूँ

(पत्राचार का पता उपरोक्त)

मैंने मिला
 मिला

★

Singh

91

आवेदन (वि. नं. १०००/१५)
 दिनांक १५/३/०४
 १५/३/०४

मि. वि. १०
 १५,०००/-
 १०,०००/-
 २,०००/-
 ५००/-
 ३००/-

कुल - ४७,८००/-

कुल नकद राशि रु. ४७,८००/-

वि. नं.



बिंदो प्रसाद
 श्री वि. नं. १०००/१५
 एन. नं. १०००/१५
 एन. नं. १०००/१५



बिंदो प्रसाद
 श्री वि. नं. १०००/१५
 एन. नं. १०००/१५
 एन. नं. १०००/१५

१५/३/०४

कुल नकद राशि रु. ४७,८००/-

१५/३/०४

कुल नकद राशि रु. ४७,८००/-

कुल नकद राशि रु. ४७,८००/-



श्री बिंदो प्रसाद पुत्र श्री चन्द्र मंगल बिंदो
 वे. नं. १०००/१५
 १५/३/०४
 १५/३/०४
 १५/३/०४

कुल नकद राशि रु. ४७,८००/-

१५/३/०४

नमस्त
विशेष
दिनांक

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Farman

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15.4.04
Vibh...



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15.4.04



HIAA 274247

जो कि आरानी स्थित ग्राम- अललीपुर परगना
 व तहसील चौराहा जिला बली का अंकित
 सा प्रगणी धर्मि चर कात का है। यहाँ अपनी
 निष्क वर्गि धर्मि वही स्थित दुधार का आस
 निष्क करे का बेवसागिक अविचार प्राप्त है।

for Karama patti. ill
 Karama patti
 for
 for

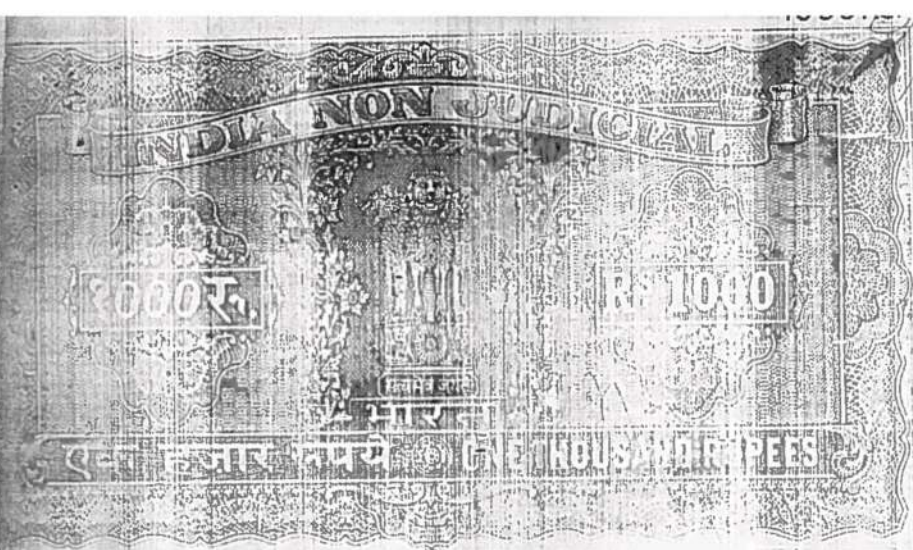
(3)

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28

पुणे जिल्हा न्यायालय
पुणे दि. १५/०५/२०१८
१५/०५/२०१८
१५/०५/२०१८





(6)
मुझे मैं ~~अन्वेषण~~ ^{कुछ} आपकी ^{अभि} मुद्रा 497500/-
(मुद्रा चार लाख पचास हजार पांच सौ रुपये)
कि आपने जिसके मुद्रा 248,750/- आप (मुद्रा
दो लाख अठ्ठास हजार सात सौ पचास रुपये)
होते हैं। —

Handwritten signature
Rancho Math...
Rancho Math...

Handwritten signature
Rancho Math...

(4)

120

Ka-1000-40

19/02/34

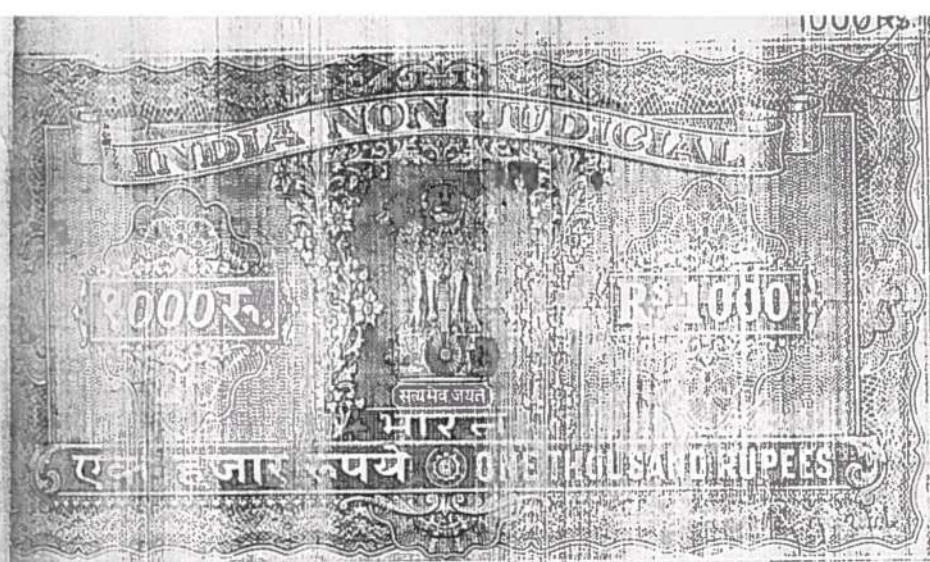
मि. गोविंद अणु मिस लि. ऐ

म. 10/10/34

15



जि.
पं.



जिसका भुगतान श्री के. माधवम स्वी - नं. नम्बर
P/A 993177 शाखा इलाहाबाद में शरीफा
पंडित दिनांक 13.03.04 से प्राप्त किया है।

Handwritten signature
K. M. Madhavam

Handwritten signature

Handwritten signature

5

Handwritten mark



50

15) The number of days





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

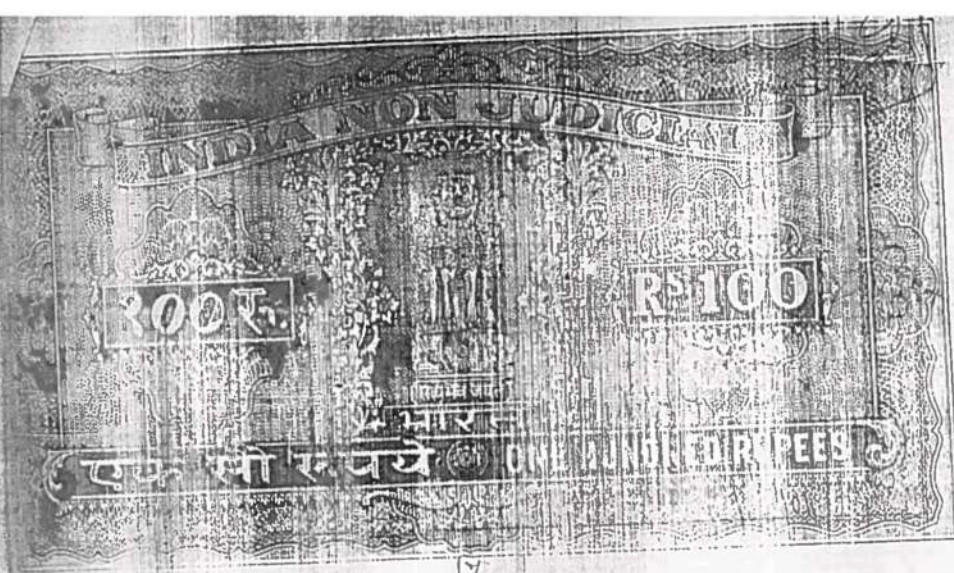
Rajendra Prasad
Karnataka

Susana
Susana

6

+

(Handwritten signature)



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

Handwritten signature/initials

Handwritten signature/initials

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Handwritten mark or signature

३०

Rs. 100/-

महाराष्ट्र सरकार
विशेष विभाग

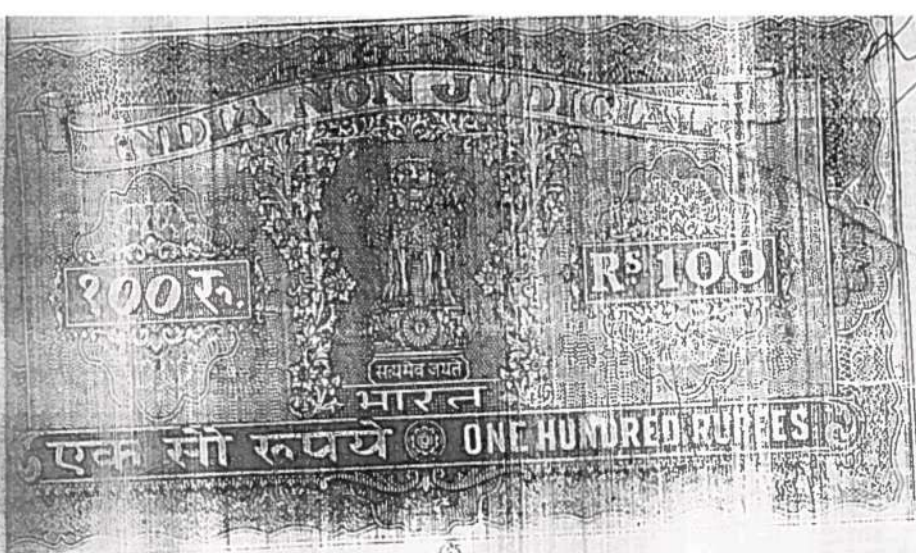
१०/८ कोविड-१९ नियंत्रण ति. रेखा

१५/८/१०६ (१५)

दिनांक

१५/८/१०६





वसुधा कुरुक्षेत्र क्षेत्र को आता है
है किता है निहा क्षेत्र पर की गई कि
या प्रमाण गन्ना कीज प्रमाण के लिए किता
गया है को आता की वही प्रमाण या
माफ हो रहा है किता में प्रमाण के
प्रमाण नहीं होगा। मात्र वही माफ होगा।

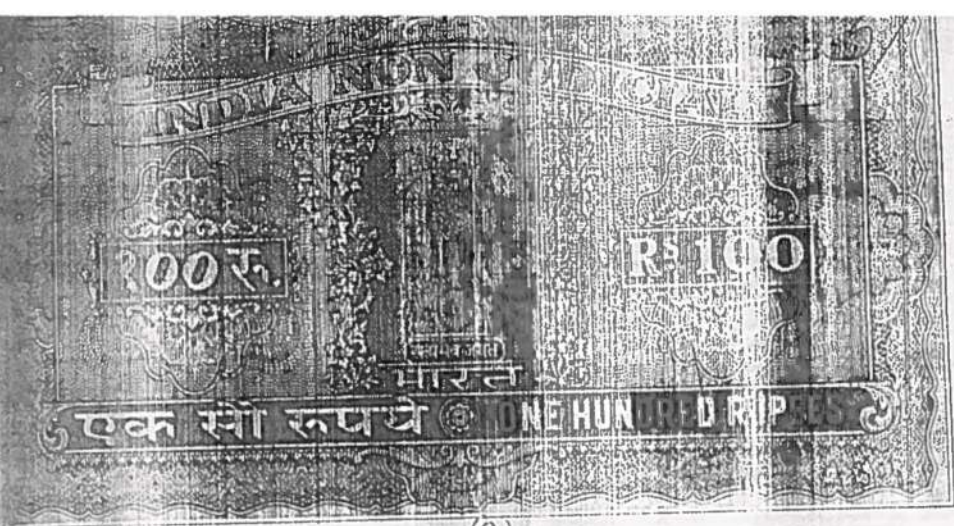
*for the matter of
land matter*

*for
Lance*

8

$\frac{1}{2} \int_0^1 \frac{1}{x} dx = \frac{1}{2} \ln 2$





(9)

विश्री आजी सती भाँति सै सुके छै।
विश्री आजी पा- कौडिनी । देसी सुबार
छा गानही छै।

R. Sundar.
R. Sundar.

L. Sundar.
L. Sundar.

(9)

12

Handwritten text in Devanagari script, possibly a title or address.

Handwritten text in Devanagari script, possibly a date or location.



A detailed image of a 1000 Rupee Indian banknote, showing the front side. The note features the Ashoka Lion Capital emblem in the center, surrounded by intricate floral patterns. The text 'INDIA NON JUDICIAT' is visible at the top, and '1000 Rs.' is printed in the top right corner. The denomination '1000' is also printed in large digits on the left and right sides. The bottom of the note displays the text 'एक हजार रुपये' and 'ONE THOUSAND RUPEES'. The note is framed by a decorative border.

पिप्री आराजी का नामान्तरण प्रैसः
राजकीय अभिषेक है अपने नाम का
लेख इसने पुके व मेरे विरुद्ध
आराधिकाओं को किसी भी प्रकार की
बाँझ कोपति न होगी
Lodi mahal
Lodi mahal

— Autumn —
— Summer —

④

NS

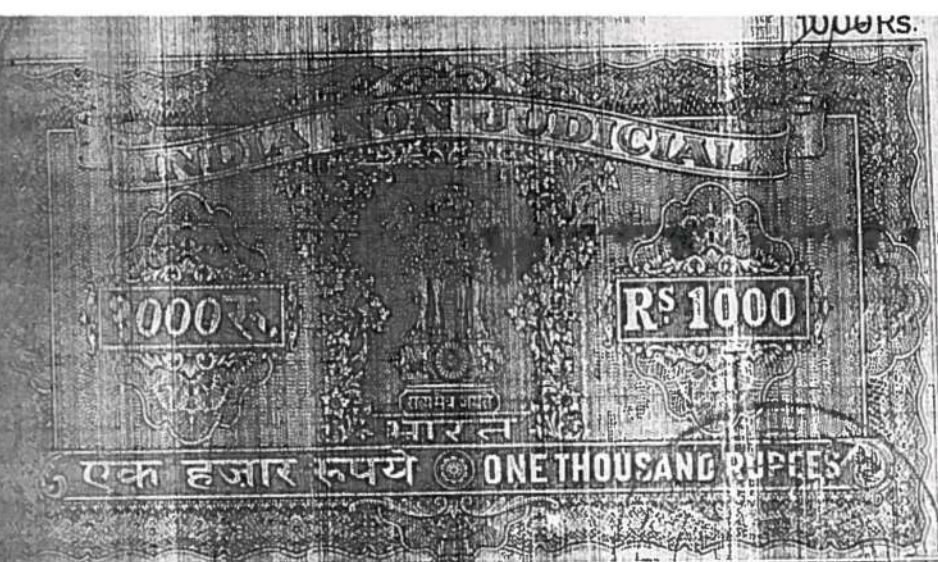
[illegible]

1000/-

30/11/2019

4





(11)

गारा बसणें - रकबा. विसा जमीन - ६००००/२
५॥ मि० - १.६०७ हे० - इमर विसा २०००००/२
॥ बिला १.६०७ हे० या ॥२ गारा विक्रय विसा .

है निम्नीर दुलांफन सूची के अनुसार वीर
तरप चयमाग है के कारण १०% कट्टि सहित
मालिफा ६५७०००/- पा स्याम व दुला अरा
विसा गपा है अलसीपुर मीजा गारा बसणें
के १॥ मि० के अन्तर है इस कारण मालिफा
२०००००/- इति एवम् की दर से स्याम व
मुला अरा विसा गपा है

For and to the use of
the court

For
the court

(11)



52

... 50.00

गौमिन्दर नर निवस्येतर २०८३

प्र. ४७०

100 01

पुनर्विचार

1000X 3

500X

७७

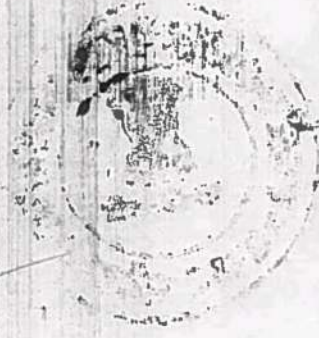




(12)

विशेष आदजी शाह की गारंटी
हैं उच्च न्यायाधीश की निम्नानुसार है (12)
Kamlesh Mittal 2018
Kamlesh Mittal

Signature
Signature



⑦

15/3/04

1808

ਮਾਮੂਲੀ
ਪੰਨਾ 1808 ਭਾਗ 1

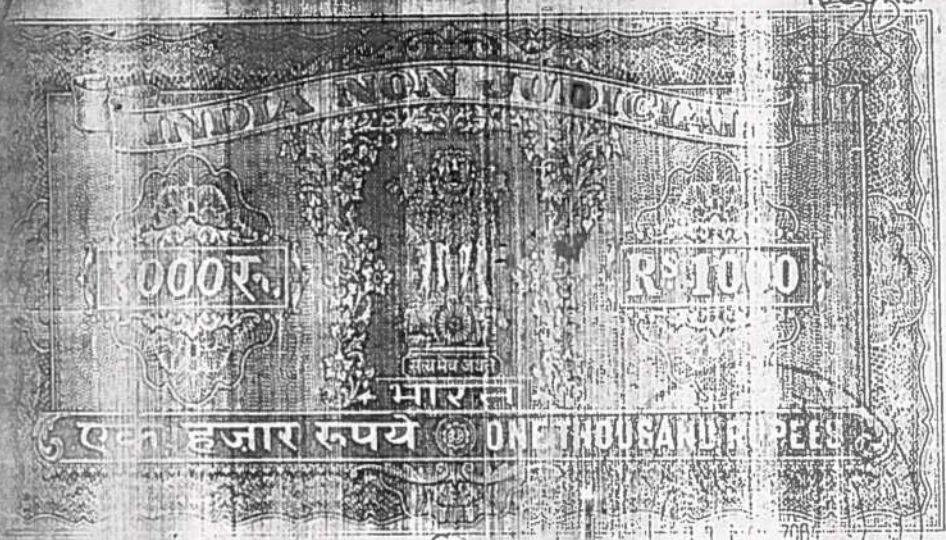
1000

ਮਾਮੂਲੀ

04



1000 Rs



(13)

विप्रीत जाएनी या बसने रवी विप्रीत-वरा
गदी (हुआ है)

Landmark get,
Landmark

Landmark
Landmark

(13)

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10

151304 S 1309

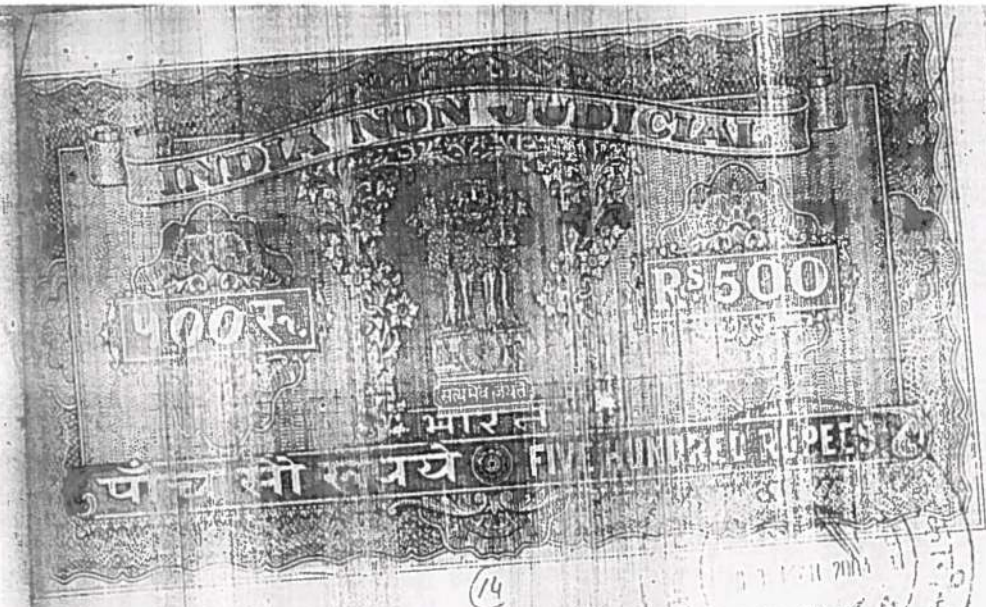
म. न. १५००
गोपिकान्त श्रुत मितरा

1000

लमलमल

04





विंशत आजी की-चौदही-रुख-विंशत-मपल
आज कुम्हार आदि पश्चिम-विंशत-नान्य
आदि-खेत वासल आदि विंशत-विंशत एवं एमलक
Lawrence Mathall
Lawrence

(14)

[Signature]

W

15/3/04

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ਅਨਕਾਪੁਰ

ਗੋਪਾਲ ਸਿੰਘ ਚੜ੍ਹ ਦਿਤ ਸਰ

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ਪ੍ਰਸਤਾਵ

04





(15)

त्रिलोक अगुश्चि जाति एव अगुश्चि
जाति कागरी है
Kandhalla
Kandhalla

Signature
Signature

(15)

15/3/04 1811

वर्तमान
गोपिनाथपुर 2 मिनट

1004

1004

1004





16

शतः पर विष्णु पर अक्ष सीतेश्वर (महाराष्ट्र)

kanak nath
harvard

Lucas
Lucas

16

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15/3/04

1812

पुस्तक

संख्या

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1007

पुस्तक

गोविन्दगुरु गिर

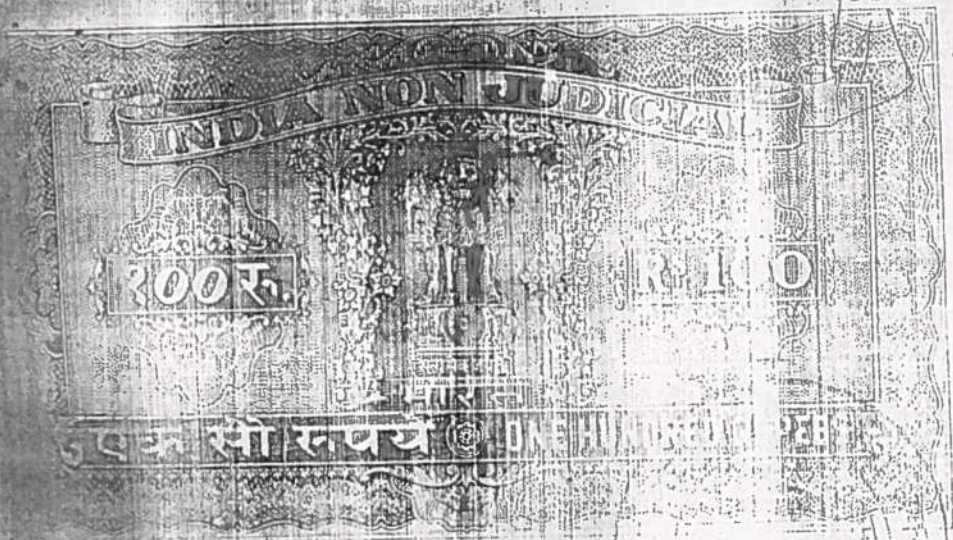
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मित्र किसी और दृष्टि से स्वस्थ नहीं है
निर्देश आवश्यक हैं लिख दिया कि उक्त है
उ सुझाव बाद कर्षी नोट:- सुझाव-चार की प्रका
पेकि में मुझे करा है आवश्यकता वश करा है और
अपनी वे ऊपर कृपया लिख है
hand redhi m.

Suman
Suman

मित्र + Shuman

(D.K. Sharma)
810 St. Ram Chandra Sharma
Gobind Sugar Mills Ltd
Hill Estate (Lahore Punjab)

①

मेरी - Gishan Chandra Sharma
श्री K. B. MISRA
810 Gobind Sugar Mills Ltd
Hill Estate (Lahore Punjab)

Suman
Active

1947/2001

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जिहरे
अनुपा

15/3/04

13/3

सं
सं
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महाराष्ट्र
गोमन्दापुत्र (महाराष्ट्र)

करी

10/1

महाराष्ट्र

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वर्ष



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अनुपा
पुणे



03DD 202700

धनमात्रा 3,00,000/- मालिकता 662,000/- स्ताय
 53000/- आराजी हित गा. अल्लोपुर परगना
 व तहसील थोरहरा जिला खेरी गाल संख्या 336
 खसका 0.425 हे. 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 अल्लोपुर पोस्ट
 खेरी परगना व तहसील थोरहरा जिला खेरी
 के हैं। (पत्राचार का पत्र उपरोक्त)

9

नन्द किशोर

पुसो नरामन

पुसो नरामन

नन्द किशोर

पुसो नरामन

पुसो नरामन

पुसो नरामन

101

रि. 25000/-
श्री. गोविन्द सुगमिन्स लि. रेश. - 101

18/10/04

श्री. गोविन्द सुगमिन्स लि.



18/10/04

तहसील : ... जिला :

हम लगे 310
वाले है कि म
ये सही जगह

नक्षत्रि शास्त्र

श्री. गोविन्द सुगमिन्स लि.

उत्तरांचल

18/10/04

बैंक खाता 3000000/- ... मा 6 62880/- ...
कीस रजि 50000/- कीस कपड 20/मा 50000/- ...

श्री. ... पुत्र श्री. ...
पेशा ... लमा लि. न जल कं. कलमी ...

मा. 18/10/04
को तय्य सगय 3/4 ...

नक्षत्रि शास्त्र

18/10/04





03DD 202701

जो कि आराजी स्थित ग्राम - अल्लोपुर परगना
व तहसील धोरहरा जिला खीरी के अंतर्गत
स्वतंत्रगणित भूमि पर काबजता 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।

नयकिशोर *नयकिशोर* *नयकिशोर*
नयकिशोर *नयकिशोर* *नयकिशोर*

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52000 = 10
 30 रिपन हजल (5-अत्र)
 श्री. गोविन्द गुजल मि. लि. पैरा तारावी
 वाजम - 6/3
 1-1/2/04

52000 = 10
 श्री. गोविन्द गुजल मि. लि. पैरा
 $500 = 10 \times 6 = 3000 = 10$
 $25000 = 10 \times 2 = 50000 = 10$
 तजल - 53000 = 10

30 रिपन हजल (5-अत्र)

1-1/2/04

अनुमत लेखांक का विवरण 5 वा वलकबाली परलेखनवाच
 300000/अरु मेक मेरे लमक वन्द दिखीर रात मरापन प्रमि का चम
 तिक भारक के
 विविध पुनर मिलन के रेरा डारा श्री विविध मरापन का
 विविध विविध मरापन विविध विविध मरापन विविध मरापन विविध मरापन

विमव चन्द विमव चन्द
 पुनर मिलन का ला नी रेका
 चवंधा जगली
 स्वमारेय पाडन

न दफिवाक

विमव चन्द

पुनर मिलन

(Vishwa) Chandra

हरिचन्द्र

10/1/150 मरापन विविध के
 विविध मरापन विविध मरापन

1-1/2/04



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

खसरिया पं. (खीरी) व सं. 6A 731097 खलाहावाद
केबं आरता खसरिया पं. खीरी व सं. 6B 731095
खलाहावाद केबं आरता खसरिया पं. खीरी श्रीगढ़
उपनिबंधक महोदय कोरहा खीरी के समक्ष प्राप्त
कबंगा। पछा गोबिन्द भुगर मिल्स लि०
कैरा काट श्री डी. के. शर्मा आदिनामिनी
उपाध्यक्ष गुरणार आन मिपाखी गोबिन्द
भुगर मिल्स लि. कैरा पलगना व पहलीय
कोरहा बिना खीरी के पक्ष में महपाद
कर दिपा ही भुल विद्वत परिषद उपरौता-
ठुसा श्रीगढ़ जी के समक्ष जाई केबं भुग-
रान होगा।

नकुमिनाक ~~नकुमिनाक~~ ~~नकुमिनाक~~ ~~नकुमिनाक~~ ~~नकुमिनाक~~
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Dunup
Dunup

180

Rs - 500 - 00
14/10/41



110

1.8/x/04. (Signature) 50/1000 B. per





(5)

श्रेष्ठ विष्णु आराजी या गंगाधर राजकी
आमि लैवें नै निमगा दुसार अपनै नाम बाब
लैवें इसमें हमें व हमारे विधिअ असाधिकापि
या किसी भी प्रकार की जोड़े आपनै न होगी।

गल संपणा - रक्खा - दिना जमी. ६८. गुराजस
336 - ०.425 है गैपट 300000/ 10.50.
1. गिरा ०.425 है सम्पण रक्खा

विष्णु विष्णु है। निष्पति हलाना वरुची
वै अनुष्ठा प्रवीण अवक्य है वस संपणा
15 है अनुसार पक्के भाग पर 10.50 है
वै व्याप ६८ 300000/ प्रति वक्क है
हिसाब सै भालिप सामान्य 315000/-

लया वस संपणा 19 वै अनुसार औद्योगिक
उपाज नै वस सै वै व्याप 50% लई

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





6

(6) नदकिरावे केनने पुराणा
नदकिरावे केनने पुराणा

111

Rs. 500-00
को. जॉर्जिस डेविलिड रि. प्र
19/10/04





(7)

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

नरुकि राठे अनसुखी उपकारल
नरुकि राठे अनसुखी उपकारल - अनसुखी
अनसुखी

(7)

1

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 प्रदीप

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 छवि० के० शर्मा अधिष्ठात्री उप। ध्यक्ष मुख्तारअहम निवासी गोबिन्द शूगर मिल्स लि० ऐरा परगना व तहसील धौरहरा जिला छपरी का नाम सं० भू० जरिये बयनामा दिनांक 18-10-04 के आधार पर दर्ज हो। बाद आवश्यक कार्यवाही पत्रावली दाखिल दफुतर की जावे।

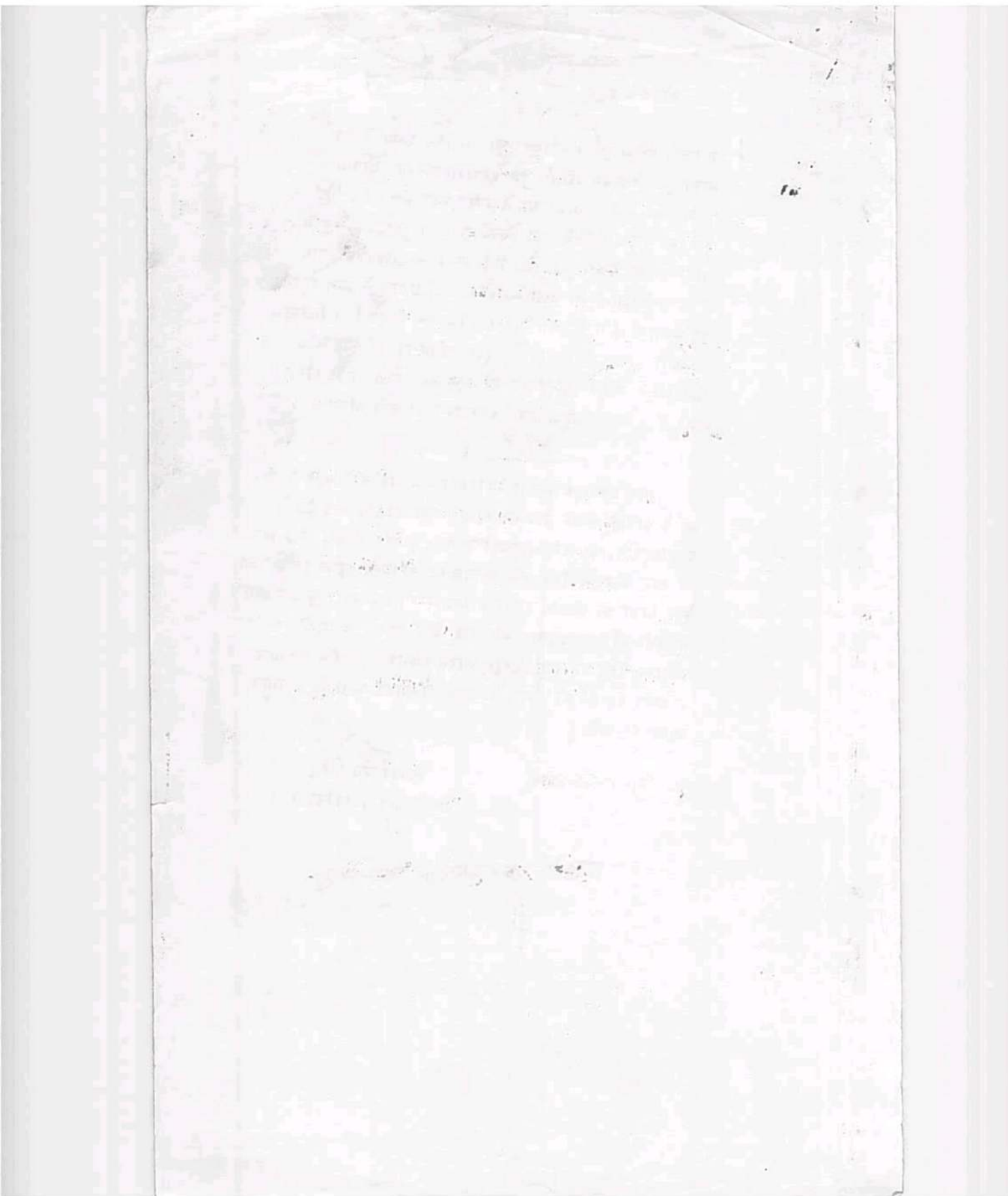
दिनांक:- 13-12-2004

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

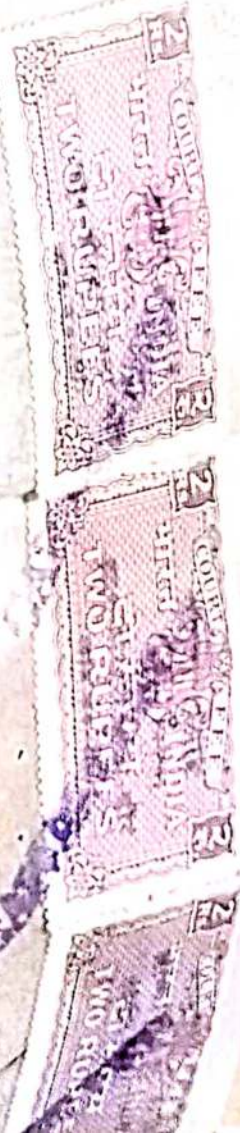
Copy to: M/s Zuari Industries limited, PO- Aira Estate, Lakhimpur Khiri, UP -262 722 with request to co-operate with the valuer appointed by the Bank.



For & on behalf of State Bank of India



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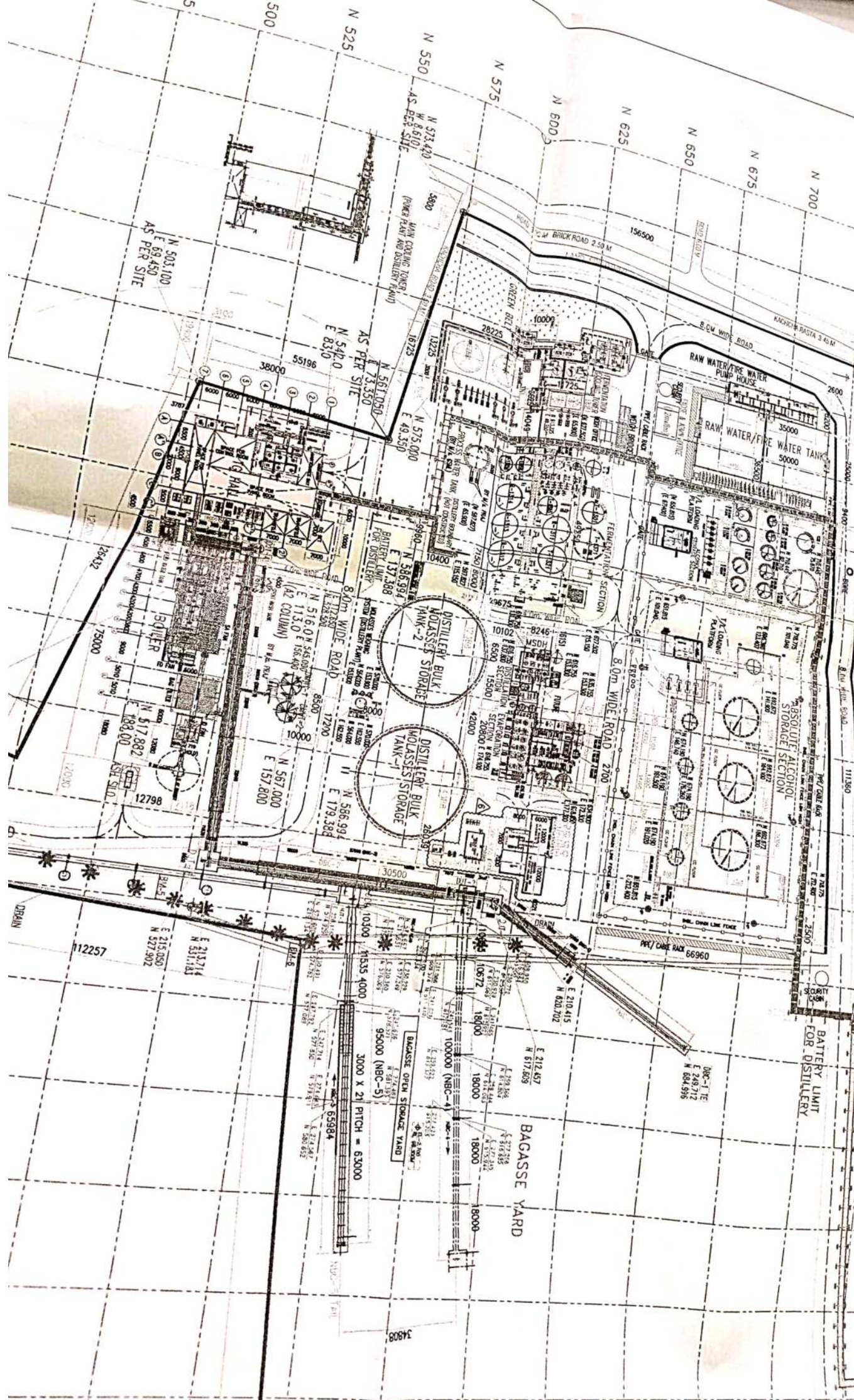
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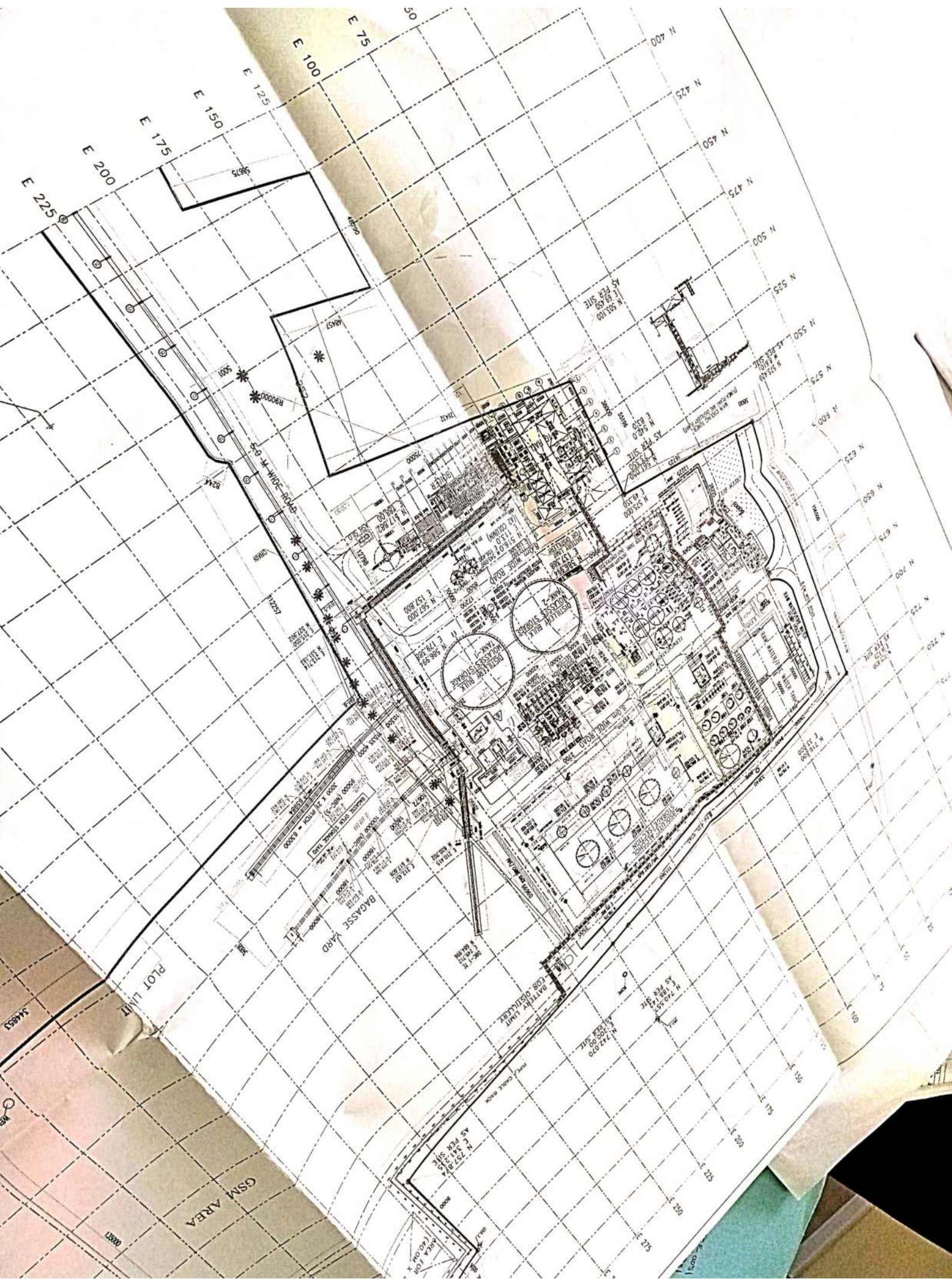
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317	318	319	320	321	322
323	324	325	326	327	328
329	330	331	332	333	334

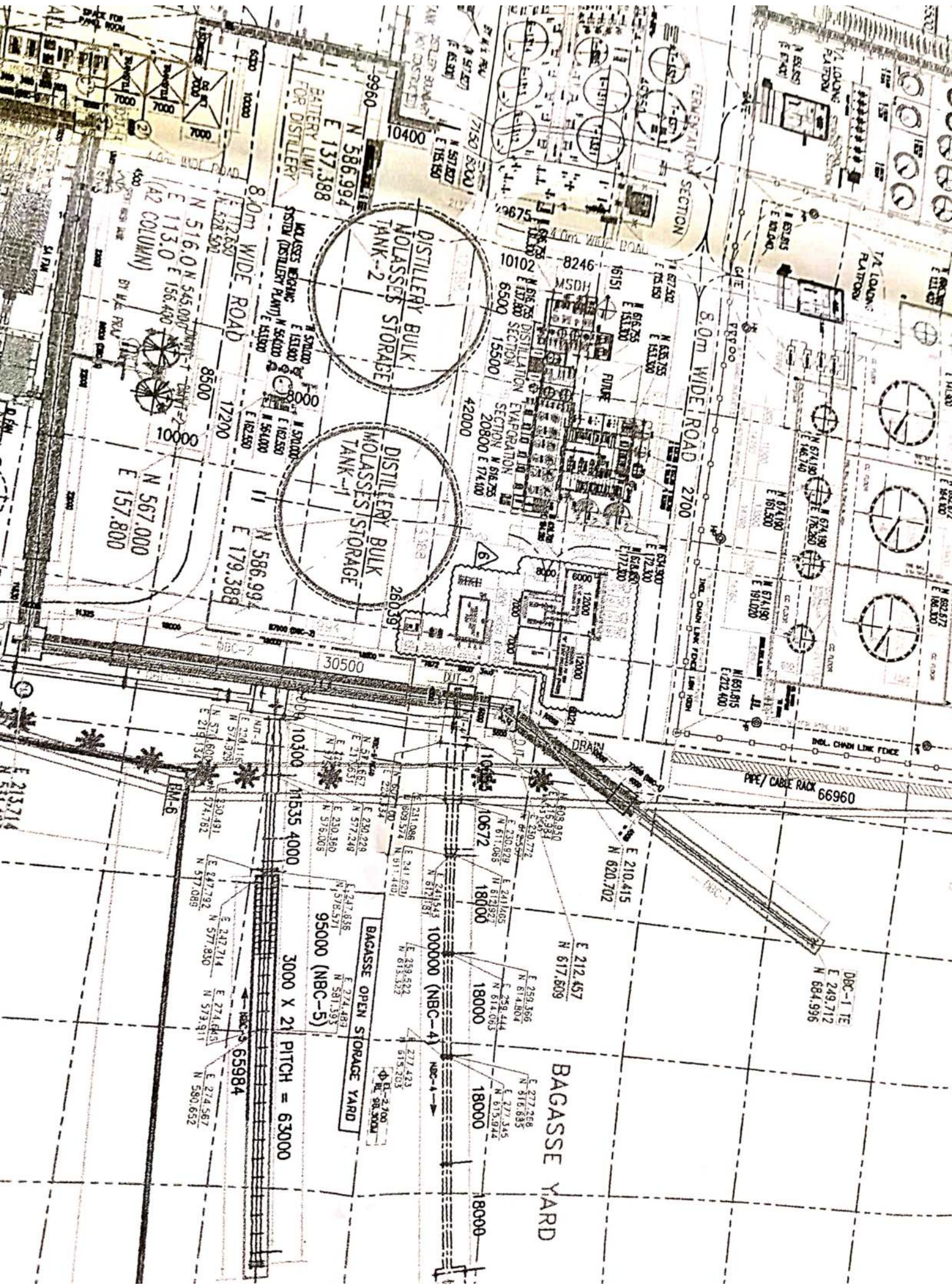


335	336	337	338
339	340	341	342

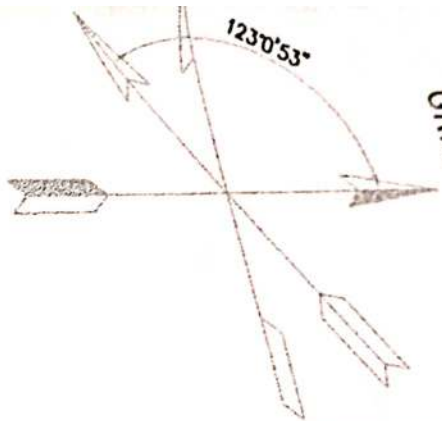
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GRID NORTH



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





NO	DATE	DESCRIPTION	REV.	CHD	APPR.
5	27.12.2018	GPU AREA, FERTILIZATION SECTION, ABSOLUTE AGRICULTURE STORAGE SECTION, DISTILLERY MCC BUILDING UPDATED, DISTILLATION, EVAPORATION SECTION, SHEET 120M TOWARDS EAST SIDE AND REVISED AS MARKED. ☒	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. ☒	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	NO. BOILER, COOLING TOWER C.A. UPDATED, CPU, LAGOON LOCATION REVISED AND REVISED MARKED AS ☒	M.B	AAV	PSX/NAK
1	23.01.2018	BOILER, FUEL HANDLING SYSTEM & DISTILLERY AREA UPDATE, PLANT LEVELS UPDATED AND REVISED AS MARKED. ☒	M.B	AAV	PSX/NAK

NO	DATE	DESCRIPTION	REV.	CHD	APPR.
5	27.12.2018	GPU AREA, FERTILIZATION SECTION, ABSOLUTE AGRICULTURE STORAGE SECTION, DISTILLERY MCC BUILDING UPDATED, DISTILLATION, EVAPORATION SECTION, SHEET 120M TOWARDS EAST SIDE AND REVISED AS MARKED. ☒	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. ☒	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	NO. BOILER, COOLING TOWER C.A. UPDATED, CPU, LAGOON LOCATION REVISED AND REVISED MARKED AS ☒	M.B	AAV	PSX/NAK
1	23.01.2018	BOILER, FUEL HANDLING SYSTEM & DISTILLERY AREA UPDATE, PLANT LEVELS UPDATED AND REVISED AS MARKED. ☒	M.B	AAV	PSX/NAK

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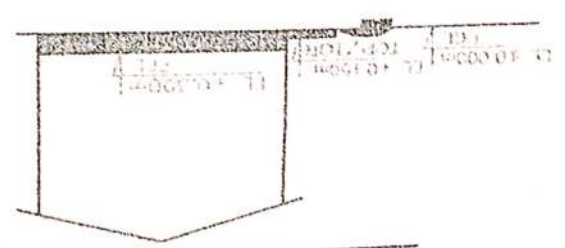
LEGENDS:-

- 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)

- : 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/CORROSION PROTECTIVE COATING SHALL BE DONE.
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	☐ 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.			
2.	Type of Service	☒ Valuation Report		
3.	Type of customer	☐ Bank	☐ PSU	☐ NBFC ☐ Corporate
		☒ Company	☐ Private client	☐ 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	☒ Case for Fresh Account		☐ Case for existing account/ customer
7.	Fees Details	Amount of Fees	Advance Amount if any	Payment will be paid by
				☐ Bank ☐ Customer
8.	Billing Details	Billed To Party Name	GSTIN	

CASE DETAILS

1	Name of the Industry/ Account	Zuari Industries LTD		
2	Type of Property	☐ Small Manufacturing Unit, ☐ Medium Scale Industrial Unit, ☒ Large Scale Industrial Plant, ☐ 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, Pargana- 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: ☒ Sale Deed, ☐ Power of Attorney, ☐ Will Relinquishment Deed, ☐ Transfer Deed, ☐ Conveyance Deed, ☐ Allotment Letter, ☐ Possession Letter, ☐ Agreement to Sell, ☐ Mortgage Deed, ☐ Indenture of Mortgage 2. Map: ☒ Cizra Map, ☒ Sanctioned Map, ☐ Site Plan 3. Project Approval Documents: ☐ Factory Registration, ☐ Memorandum of Understanding with the State Govt., ☐ Industrial Entrepreneurs Memorandum, ☐ Environment Clearance, ☐ Fire NOC 4. Any Other document: ☐ TIR Report, ☐ Old Valuation Report, ☐ Plant & Machinery Inventory Sheet, ☐ Fixed Asset Register, ☐ Building Area Statement, ☐ CLU Document, ☐ Detailed Project Report, ☒ Invoices of the Major Equipment's, ☐ Daily Performance Report, ☐ TEV Report, ☐ LIE Report, ☐ Production data of last one week, ☐ Plant maintenance log, ☐ Copy of last paid Electricity Bill, ☐ Copy of municipal tax receipt ☐ Any other: 5. No documents provided: ☐		
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	☒
2.	IS WORK ORDER/ EMAIL/ CESA FORM FORMALITY COMPLETED	☐
3.	FOR PRIVATE CASE OR FOR FRESH CASE 50% ADVANCE IS RECEIVED	☐
4.	IS DOCUMENT CHECKLIST PROVIDED TO THE CUSTOMER	☐

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

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

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: 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	☐ Owner/ Director, ☒ Company Representative, ☐ No one was available, ☐ Property is locked, survey could not be done from inside	
		Name	Contact No.
		Lal Ji Tiwari	9918021321
3.	Survey Type	☐ Full survey (inside-out with approximate measurements & photographs), ☐ Full survey (inside-out with approximate sample random measurements & photographs), ☐ Half Survey (Approximate sample random measurements from outside & photographs), ☒ Only photographs taken (No measurements)	
4.	Reason for Half survey or only photographs taken	☐ Property was locked, ☐ Possessee didn't allow to inspect the property, ☐ NPA property so owner was hostile and survey couldn't be carried out, ☐ Under construction property, ☒ Very Large irregular Property, practically not possible to measure the entire area, ☐ Any other reason:	
5.	How Property is Identified	☐ From schedule of the properties mentioned in the deed, ☐ From name plate displayed on the property, ☒ Identified by the owner/ owner representative, ☐ Enquired from nearby people, ☐ Identification of the property could not be done, ☐ Survey was not done	
6.	Type of Industry	☐ Small Manufacturing Unit, ☐ Medium Scale Industrial Unit, ☒ Large Scale Industrial Plant, ☐ Very Large Scale Industrial Plant	
7.	Property Measurement	☐ Self-measured, ☐ Sample measurement only, ☒ No measurement	
8.	Reason for no measurement	☐ Property was locked/ sealed, ☐ Owner/ possessee didn't allow it, ☐ NPA property so didn't enter the property, ☒ Very Large Property, practically not possible to measure the entire area ☐ Any other Reason:	
9.	Purpose of Valuation	☒ Value assessment of the asset for creating collateral mortgage ☐ Periodic Re-Valuation for Bank, ☐ Distress sale for NPA A/c.,	

		☐ For DRT Recovery purpose, ☐ For Insolvency purpose, ☐ Capital Gains Wealth Tax purpose, ☐ Partition purpose, ☐ General Value Assessment, ☐ For company merger & amalgamation purpose, ☐ For any other purpose:
10.	Type of Loan	☐ Project Loan, ☐ Term Loan, ☐ EC Limit enhancement, ☐ Cash Credit Limit, ☐ Industrial Loan, ☐ Business Loan, ☐ 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	☐ East Facing, ☐ North Facing, ☐ West Facing, ☐ South Facing, ☐ North-East Facing, ☐ South-West Facing, ☐ South-East Facing, ☐ 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?	☒ Yes, ☐ No		
9.	Type of Approach Road	☒ Bituminous, ☐ Metalled, ☐ Cement concrete, ☐ Concrete paver block, ☐ Brick khadanja, ☐ Mud surfacing, ☐ Broken potholed metalled road, ☐ No proper approach road available, ☐ 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:

		☐ 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	☒ Solid, ☐ Rocky, ☐ Marsh Land, ☐ Reclaimed Land, ☐ Water logged		
4.	Shape of the Land	☐ Square, ☐ Rectangular, ☐ Trapezium, ☐ Triangular, ☐ Trapezoid, ☐ Irregular, ☒ NA		
5.	Level of Land	☒ On road level, ☐ Below road level, ☐ Above road level, ☐ NA		
6.	Frontage to depth ratio	☒ Normal frontage, ☐ Less frontage, ☐ Large frontage, ☐ NA		
7.	Are Boundaries matched	☐ Yes, ☐ No, ☐ No relevant papers available to match the boundaries, ☐ Boundaries not mentioned in available documents, ☒ Very large land parcel forming multiple lands so not possible to match it with papers		
8.	Is Independent access available to the property	☐ Clear independent access is available, ☒ Access is available in sharing of other adjoining property, ☐ No clear access is available, ☐ Access is closed due to dispute, ☐ Land locked		
9.	Is property clearly demarcated with permanent boundaries?	☐ Yes, ☒ No, ☐ Only partially, ☐ 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	☐ Owner, ☒ Vacant, ☐ Lessee, ☐ Under Construction, ☐ Couldn't be Surveyed, ☐ Property was locked, ☐ Bank sealed, ☐ Court sealed		
13.	Current activity carried out in the property	☒ Industrial, ☐ Vacant, ☐ Locked, ☐ Sealed ☐ Any other use:		

BUILDING/ CONSTRUCTION/ UTILITY DETAILS												
2	Construction Status	☐ Built-up property in use, ☐ Under construction, ☒ No construction										
	Covered Built-up Area	As per Title deed	As per Map	As per site survey								
	RCC											
	Shed											
3	Building Type	☐ RCC Framed Structure, ☐ Load bearing Pillar Beam column, ☐ Ordinary brick wall structure, ☐ Shed mounted on Iron trusses & Pillars, ☐ Scrap abandoned structure										
4	Appearance/ Condition of the Building	Internal - ☐ Excellent, ☐ Very Good, ☐ Good, ☐ Ordinary, ☐ Average, ☐ Poor ☐ Under construction, ☐ No Survey External - ☐ Excellent, ☐ Very Good, ☐ Good, ☐ Ordinary, ☐ Average, ☐ Poor ☐ Under construction										
5	Maintenance of the Building	☐ Very Good, ☒ Average, ☐ Poor, ☐ Under construction										
6	Age of Building/ Recent Improvements done											
7	Maintenance of the Building	☐ Very Good, ☐ Average, ☐ Poor										
8	Any defects in the building	☐ Maintenance issues, ☐ Finishing issues, ☐ Seepage issues, ☐ Water supply issues, ☐ Electricity issues, ☐ Structural issues, ☐ Visible cracks in the building										
9	Any violation done in the property	☐ Construction done without Map, ☐ Construction not as per approved Map, ☐ Extra covered without sanctioned Map, ☒ Joined adjacent property, ☐ Encroached adjacent area illegally										
10	Boundary Wall (Only for individual property)	☒ Yes, ☐ No, ☐ 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	☐ Yes, ☐ No, ☐ Beautiful, ☐ Ordinary										
12	Parking facilities	☒ Available within the property ☐ Not available within the property	☒ On Ground, ☐ In Basement, ☐ On stilt ☐ On road, ☐ Acute parking problem									
13	Special Comments if any	2 Sale deed Available and both property Joined Adjacent, So, * 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	☐ Very Good, ☒ Good, ☐ Average, ☐ 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	Rajat 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	☐ Owner, ☒ Representative, ☐ No one was available, ☐ Property is locked, survey could not be done from inside		
		Name	Contact No.	
		hal sitwani	9910021321	
7.	How Property is Identified by the Surveyor	☐ From schedule of the properties mentioned in the deed, ☐ From name plate displayed on the property, ☒ Identified by the owner/ owner representative, ☐ Enquired from nearby people, ☐ Identification of the property could not be done, ☐ Survey was not done		
8.	Are Boundaries matched	☐ Yes, ☒ No, ☐ No relevant papers available to match the boundaries, ☐ Boundaries not mentioned in available documents		
9.	Survey Type	☐ Full survey (inside-out with measurements & photographs) ☐ Half Survey (Measurements from outside & photographs) ☒ Only photographs taken (No measurements)		
10.	Reason for Half survey or only photographs taken	☐ Property was locked, ☐ Possessee didn't allow to inspect the property, ☐ NPA property so couldn't be surveyed completely		
11.	Type of Property	☐ Flat in Multistoried Apartment, ☐ Residential House, ☐ Low Rise Apartment, ☐ Residential Builder Floor, ☐ Commercial Land & Building, ☐ Commercial Office, ☐ Commercial Shop, ☐ Commercial Floor, ☐ Shopping Mall, ☐ Hotel, ☒ Industrial, ☐ Institutional, ☐ School Building, ☐ Vacant Residential Plot, ☐ Vacant Industrial Plot, ☐ Agricultural Land		
12.	Property Measurement	☐ Self-measured, ☐ Sample measurement, ☒ No measurement		
13.	Reason for no measurement	☐ It's a flat in multi storey building so measurement not required ☐ Property was locked, ☐ Owner/ possessee didn't allow it, ☐ NPA property so didn't enter the property, ☒ Very Large Property, practically not possible to measure the area within limited time ☐ 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	☐ Owner, ☒ Vacant, ☐ Lessee, ☐ Under Construction, ☐ Couldn't be Surveyed,		
17.	Any negative observation of the	☐ Property was locked, ☐ Bank sealed, ☐ Court sealed		

19	Is independent access available to the property	☐ Clear independent access is available, ☒ Access available in sharing of other adjoining property, ☐ No clear access is available, ☐ Access is closed due to dispute
20	Is property clearly demarcated with permanent boundaries?	☐ Yes, ☒ No, ☐ 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।

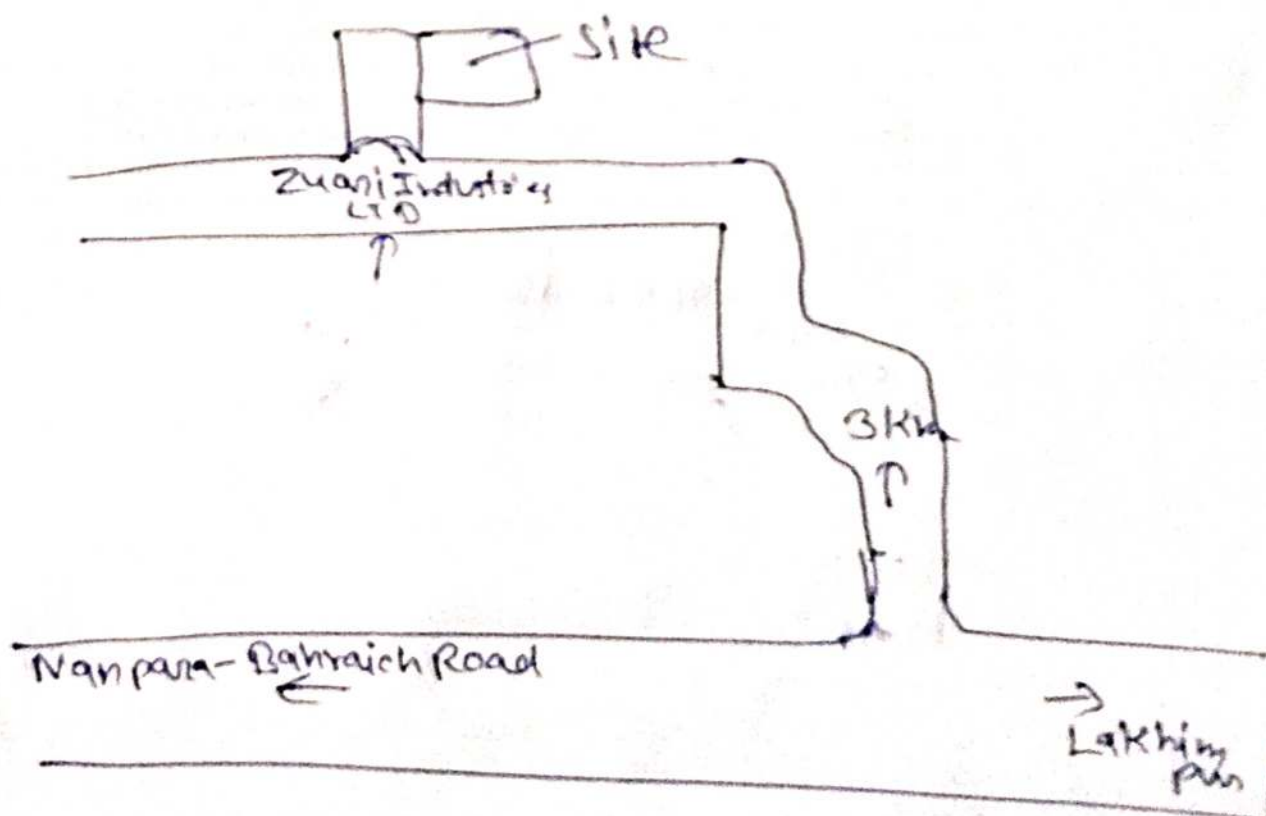
Property में उस Govt में बहुत सारी Saledeed थीं
जिसकी वजह से Site पर measurement
कर पाना possible नहीं।

Company के Representative ने जितन 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