

VIS (2024-25) - PL 293-253-336

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



M/s Globus Spirits Limited
Village - olda, ~~Dist. Gurgaon~~
Jherkhanda, 832101.

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	Subhash Chauhan	NA	NA			NA
Survey	Rajat					
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	SBI DFB, Delhi			
5.	Case Allotment Officer/ Fees paying party Details	Name	Contact Number	Email Id	
		Saurabh Agarwal	818 9841800	Saurabh.agarwal1@sbi.co.in	
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	
		Rs 30,000 + GST	—	☒ Bank ☐ Customer	
8.	Billing Details	Billed To Party Name	GSTIN		

* As per entered in VIS.

CASE DETAILS

1.	Name of the Industry/ Account	M/s Globus Spirits 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	<table border="1"> <tr> <th>Name</th> <th>Contact Number</th> <th>Email Id</th> </tr> <tr> <td>Globus Spirits Ltd.</td> <td></td> <td></td> </tr> </table>			Name	Contact Number	Email Id	Globus Spirits Ltd.		
Name	Contact Number	Email Id								
Globus Spirits Ltd.										
4.	Account Name	11								
5.	Plant Address	Globus spirit Ltd, village - olda, Block - Baharagora, Tehsil - Ghotehila, Dist - East Singhbhum								
6.	Who will coordinate on site for the site survey	<table border="1"> <tr> <th>Name</th> <th>Contact Number</th> </tr> <tr> <td>Alok kumar</td> <td>9717844388</td> </tr> </table>			Name	Contact Number	Alok kumar	9717844388		
Name	Contact Number									
Alok kumar	9717844388									
7.	Preferred time of survey	Date	30/08/24	Time	—					
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 <i># Lease deed.</i> 2. Map: ☐ Cizra Map, ☐ Sanctioned Map, ☒ Site Plan (<i>Amended</i>), 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: <i># Insurance # FSSAI # Grate noc # perolicense # Excise L # Boiler license</i> 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: <i>[Signature]</i>									

30/08/24

IMPORTANT INSTRUCTIONS

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

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

S.No.	CHECKLIST	STATUS
1.	IS PURPOSE OF THE ASSIGNMENT UNDERSTOOD CLEARLY	☒
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: 30/08/24

Time: —

GENERAL DETAILS

1.	Name of the Surveyor	Rajat kumar	
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.
		Alok kumar	9717844 388
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 <i>Didn't tell</i>	☐ Project Loan, ☐ Term Loan, ☐ CC Limit enhancement, ☐ Cash Credit Limit, ☐ Industrial Loan, ☐ Business Loan, ☐ NA
11.	Loan Amount	<u> </u>

OWNERSHIP DETAILS

1.	Name of the Industry	<i>Same as pg no. 2</i>
2.	Legal Owner Name/s	<i>''</i>
3.	Property Purchaser Name	<i>U</i>
4.	Plant Address under Valuation	<i>''</i>
5.	Present Residence Address of the Owner/ Director	<u> </u>
6.	Property constitution	☒ Free Hold, ☒ Lease Hold <i>(18.82 Acre Free Sale Deed) as per excel sheet by client</i> <i>(8.31 Acre Lease Deed (also mentioned in org))</i>

LOCATION DETAILS

	East	West	North	South						
1.	Adjoining Properties <i>(Match it with papers with the help of compass or Sun direction and also confirm it with nearby people)</i> <i>Other Agri Land</i> <i>Olda village Road (By PWD)</i> <i>Forest Land & Agri Land</i> <i>Other Agri Land</i>									
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 <i>Itself is a landmark.</i>									
4.	Ward Name/ No. <i>Bratmankundi Gram Panchayat</i>									
5.	Zone Name <i>U (As per client)</i>									
6.	Main Road Name & Width <table border="1" style="width: 100%;"> <tr> <th>Name</th> <th>Width</th> <th>Distance from property</th> </tr> <tr> <td><i>Mumbair - Kotheta Highway</i></td> <td><i>45 ft (Approx)</i></td> <td><i>1.5 km (Approx)</i></td> </tr> </table>				Name	Width	Distance from property	<i>Mumbair - Kotheta Highway</i>	<i>45 ft (Approx)</i>	<i>1.5 km (Approx)</i>
Name	Width	Distance from property								
<i>Mumbair - Kotheta Highway</i>	<i>45 ft (Approx)</i>	<i>1.5 km (Approx)</i>								
7.	Approach Road Name & Width <i>(20 ft Approx) - Olda Village Road</i>									
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									

	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 (1.5 km), 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 (All in approx).	School	Hospital	Market	Metro	Railway Station	Airport
		5 km	20 km	5 km	←	35-40 km	195 km
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: Brahmarkunde Gram Panchayat (As per representation) ☐ Area not within any development authority limits					
18.	Municipality/ Municipal Corporation Name	Name: 11					

☐ Area not within any municipal limits

19.	Surrounding land uses and adjoining/ nearby establishment details	(Agri + Forest)
20.	Is the location proper for the subject industry?	Yes (As per client).
21.	Is it a standalone Industry in this area? is it a belt for the subject nature of Industry?	Yes.
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
	(As per Sale Deed + Lease Deeds)	27.13 Acre	—	26.22 Acre (Google Earth)
		Area as per mortgage deed: —		
2.	Any conversion to the land use	Yes. (As per client).		
3.	Land Type	☒ Solid, ☐ Rocky, ☐ Marsh Land, ☐ Reclaimed Land, ☐ Water logged (Pond)		
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 (90% demarcated)		
10.	Is the property merged or colluded with any other property	Cannot Comment		
11.	Is complete property mortgaged with the Bank under valuation or only portion of it?	" (please confirm the same by file receiver Mr. Subhas Chaudhary).		
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:		

* Please confirm the land area by receiver as on Vis it is (0 acre) I commented as per documents.

Notes →

- Total land area as per sale deed (excel sheet) is 18.82 Acre and Docx of Lease deed is total of 8.31 Acre (also mentioned in old valuation report).
 - ✓ Total land Area - $18.82 + 8.31 = 27.13$ Acre.
 - (Please Confirm the scope of work as ~~per~~ land area ~~is~~ in VFS ~~is~~ is entered as 0 Acre also confirm how much land is mortgage in bank by file receiver).
 - As per google demarcation with the help of representative Mr. Atok Kumar land area comes around → 26.22 Acre (Google Earth).
 - Property is partially demarcated as ^{near} truck parking area it is not demarcated properly only few fencing wire demarcation has been done which is also not proper, apart from that near pond and back side of factory (vacant land) due to dense vegetation couldn't able to verify the demarcation properly though it can be seen that the whole property is demarcated ^{appears} by 90-95%. (as per google view).
 - Also note No approved map or building sheet is provided few layout plan and autocad drawing is provided from which details are hard to find and it's a time taking thing I had also requested client to show building sheet in excel as soon as possible and during site visit I had done sample measurements for buildings in my view I have covered & measured (75-80%) of total building blocks).
 - Property got less ~~area~~ frontage only the portion to enter in plant apart from that whole plant is ^{interior} also factory is around 1 to 1.5 km ^{away} from main Road (NH).
- Preparer is requested to keep above point in mind and make file accordingly.

BUILDING/ CONSTRUCTION/ UTILITY DETAILS				
1.	Construction Status	☒ Built-up property in use, ☐ Under construction, ☐ No construction		
2.	Covered Built-up Area	As per Title deed	As per Map	As per site survey
	RCC	Separate sheet provided.		
	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	2020 (Started) - (2021)		
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 ☒ Minor maintenance issue at few places		
9.	Any violation done in the property Cannot comment as approved Map not provided	☐ 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		
		Running Mtr.	Height	Width
		170 mtr approx	8 ft - 9 ft (Avg)	300 mm
11.	Garden/ Landscaping	☒ Yes, ☐ No, ☐ Beautiful, ☐ Ordinary		
12.	Parking facilities	☒ Available within the property		☒ On Ground, ☐ In Basement, ☐ On stilt
		☐ Not available within the property		☐ On road, ☐ Acute parking problem
13.	Special Comments if any			

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

→ (As per representative)

SL No.	Block/ Building Name	Total Slabs/ Floors	Floor wise height	Year of construct ion	Type of construction	Structure condition	Area in Sq.ft
01.	Gate Complex/ Occupation Health Centre	G F	12.6 ft	2021	RCC	Average	863 Sq. ft (Google Earth)
02.	Weigh Bridge	G F	9.6 ft	2020	RCC, tile flooring	"	11 ft - L 9.9 ft - B
03.	Security post	G F	8 ft (Arg)	2021	G.I shed, Iron Rod PCC floor	"	L - 10 ft B - 8.8 ft
04.	(Admin office with toilets at back)	G F	8 ft (false ceiling)	2020	Asbestos shed, Brick wall, Tile flooring	"	Area - 1431 ft (Google Earth)
05.	Store shed	G F	9 ft arg	2020	Tin shed, Brick wall, PCC floor	"	L - 38 ft B - 31 ft
06.	Bottling Hall	G F	Main H - 30 ft	2021	G.I shed, Iron truss, tile floor	"	Area - 19,111 Sq. ft
	(Inside)	Mezzanine - Part 1 Part 2	15 ft "	2021	Deck plate "	" "	Part-1 98 ft Part-2 70 ft 60 ft 60 ft
07.	Distillation & fermentation m/c Room	G + 1	G F - 15 ft 1st - 10 ft	2021	Deck plate + RCC	"	L - 120 ft B - 19 ft
08.	ENA Storage shed	G F	37 ft (middle)	2021	G.I shed, Brick wall, PCC floor	"	L - 83 ft B - 26 ft
09.	Milling PLC Room	G + 1	H - 10 ft (Arg) floor	2021	Deck plate + RCC tile flooring	"	G F - L - 36 ft B - 8 ft 1st - L - 22 ft B - 8 ft
10.	ENA Loading point Room	G F	H - 14 ft Approx	2021	RCC + PCC flooring	"	L - 66 ft B - 13.8 ft
11.	ENA loading point shed	G F	H - 27 ft	2022	G.I shed, Iron truss, Brick wall, PCC floor	"	L - 66 ft B - 22 ft
12.	Toilet - 1 (near ENA storage)	G F	H - 10 ft	2022	RCC	"	L - 16 ft B - 10 ft
13.	Grain Unloading Point PLC Room	G F	H - 9 ft (Arg)	2021	Asbestos shed RCC, Brick wall, PCC floor	"	L - 17 ft B - 8 ft
14.	Grain unloading shed	G F	H - 24 ft (Arg)	2021	G.I shed, Iron truss, Brick wall, PCC floor	"	L - 53 ft B - 34 ft
15.	CO2 shed	G F	H - 38 ft (middle)	2022	"	"	L - 93 ft B - 65 ft

Sl. No.	Block/ Building Name	Total Slabs/ Floors	Floor wise height	Year of construction	Type of construction	Structure condition	Area in Sq.ft
16.	Ethanol Trading Point	Gf	H-25 ft (m) (24ft)	2022 (2018)	Gf shed, Iron pillar, Rcc Column, Pcc floor	Average	L- 30ft B- 28ft
17.	Instrumentation Lab	Gf	H-18 ft Approx	2022	RCC	"	L- 24ft B- 12ft
18.	Environmental Lab	Gf	H-10ft Approx	2022	RCC	"	L- 21ft B- 16ft
19.	Coal shed	Gf	Big H-35ft Small H-45ft	2021	Gf shed, Iron truss, Brick wall, Pcc floor	"	17,991 Sq. ft (Gross Area)
20.	Boiler Building	G+1	Gf-15ft 1st-10ft Approx	2021	RCC	"	L- 47ft B- 36ft Approx
21.	Turbine shed	Gf + mezzanine	Gf-30ft 1st-45ft	2021	Gf shed, Iron truss, Pcc floor	"	3502. sq. ft (Gross Area)
22.	Turbine Building	G+1	Gf-15ft 1st-8ft (Avg)	2021	RCC	"	L-55ft B-21ft
23.	WTP Lab	H-10ft Approx	Gf	2021	RCC	"	L-14.5ft B-7.5ft
24.	WTP Storage	"	Gf	2021	RCC	"	L-16ft B-8ft
25.	DDGS shed	H-30ft (Avg)	Gf	2021	Gf shed, Iron truss, Brick wall	"	3848 sq. ft (Gross Area)
26.	(DDGS shed Extension + Loading port)	H-25ft (Avg)	Gf port	2022	"	"	4546 sq. ft (Gross Area)
27.	60 KLPD Dryer Control Room	Gf-20ft 1st-10ft	G+1	2022	RCC	" 1st- Gf-	L-17.7ft B-15.8ft L-29.7ft B-15.8ft
28.	120 KLPD Dryer Control Room	H-10ft floor	G+1	2021	RCC	"	L-60x16ft 1st-30x16ft

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		
4.	Maximum Rate in the locality		
5.	Local Information gathered during Site survey (Minimum 2 enquiries are must):		
	1. Name:	Tarun ji (Local People).	
	Contact No.	7504866139 Broker.	
	Sale Purchase Rate	Rs 15 to 20 lacs / Acre. (Range).	
	Rental Rate	—	
	Comments	As discussed he got 15-20 acres of land little interior from Globus, it is also on same approach road as Globus, asking price is around Rs 14 to 15 lacs / Acre	
	2. Name:	Chandrasekhar Singh (Land owner)	
	Contact No.	9110970257	
	Sale Purchase Rate	Rs 40-45 lacs / acre (near to NH main Road) - Rs 15-25 / acs / Acre (interior).	
	Rental Rate	—	
	Comments	As per him he is self owner of land area - 10 Bighas at just 50ft interior from NH main Road, at 36 ft govt. road, frontage - 1000 ft (approx 1.5-2 km from Globus) (note this property is far better as compare to globus in terms of location)	
	3. Name:		
	Contact No.		
	Sale Purchase Rate	So pricing is high, when asked land rates	
	Rental Rate	for interior properties like globus he said	
	Comments	it will be around Rs 15 to Rs 25 lacs / acres.	

Surveyor Name:

Rajat Kumar

Signature:



Date:

20/08/24.

✓

CASE NO.

UNDERTAKING BY THE CUSTOMER

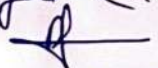
I confirm that the property is inspected in front of me and I have provided all the information true related to the property to the best of my knowledge. I understand that any false or manipulative information provided by me will be considered as cheating with the professional organization since it will lead to incorrect valuation report and I'd be solely responsible for this unlawful act and will bear the charges for the changes/ modifications which have to undergo due to the false information. I also undertake that I haven't given any cash or in kind to any member of R.K Associates to influence the Value of the Property or favor any individual or organization and the same is not accepted or asked by the member of R.K Associates. Any such act will lead to cancellation of the material prepared by R.K Associates with forfeiting of the fees and i'll be completely responsible for its repercussions and legal actions taken for it.

IMPORTANT: We have not authorized any of our Surveyor to take Cash or kind from the customers in any situation. In case Surveyor or any member of R.K Associates asks for any money or kind from you then kindly please inform on number +91-9999597597. Our Valuation process is very stringent and have multiple check points to ensure correct & error free reports to keep the lending agency risk free. In case Surveyor claims that he would be able to arbitrary effect the Valuation figures unfairly or as per your requirement & need then he is making a false claim to you and we request you to complaint such act immediately on the number provided above.

Name: Alok kumar
Signature: 
Mobile No.: 9717844388
Date: 30/08/24

UNDERTAKING BY THE SURVEYOR

I confirm that I have carried out the Survey of the property properly as per the fair professional best practices and Valuation & Survey policy guidelines issued by the organization. I have not taken any cash or kind from the customer or given the customer any wrong or false information or have made any false claims for arbitrary providing the Property Valuation as per one's need or requirement by distorting the facts. In case at any point of time it is found that I have done any kind of fraudulent activity in this case and misled the company then I understand its legal consequences and appropriate penal action which company can take against me. Also in regard to it any monetary or reputation loss will be recovered from me by the company.

Surveyor Name: Rajat kumar
Signature: 
Date: 30/08/24.

UNDERTAKING BY THE PREPARER

I confirm that this Valuation Report is prepared as per the fair professional best practices and Valuation & Survey Policy Guidelines issued by the organization. I also confirm that without any personal interest, partiality or prejudice I have worked on the Valuation work of this case. Rates adopted for the asset is based on various facts, information collected from the site came to my knowledge during the course of the assignment and I have taken all sincere efforts to review & confirm this data/ information from all different angles using my prudent approach without any biasedness or pressure. I have prepared the report based on true facts & information as per best of my knowledge & case facts. I understand that any false information provided by me will lead to the incorrect valuation report and I'd be solely responsible for it and will bear the losses which will be put on the Company in form of monetary or reputation loss by its client or statutory bodies.

I also undertake that I did not come into any influence by the customer, Bank representative (officer or agent), colleagues, coworkers or any other person to arbitrary change the Valuation figures or facts unethically or illegitimately which may put the public money at risk which is in the form of Bank deposits.

In case at any point of time in future I am found guilty of illegitimately distorting the facts in the Valuation or any other professional services which company offers in the market on being influenced by the customer or Bank representative (officer or agent) or for whatsoever may be the reason then I'd solely responsible of any such act and I understand that the Company shall take appropriate legal action against me which may include suspension from the current roles & responsibilities or termination from the employment with immediate effect.

I also undertake that I have not taken any cash, favor or in kind from the customer for favoring any individual or organization by unfair means.

I also undertake that I'll not prepare any report on incomplete Survey form which is not properly filled as per the Company guidelines and in case I am preparing it which is creating an incorrect report then I'd be responsible for its consequences.

Preparer Name:

Signature:

Date:

SURVEY SUMMARY SHEET
(TO BE ENCLOSED WITH VALUATION REPORT)

(Version 1.0) | Date of implementation: 10.04.2017

Every Valuation report at R.K Associates is prepared based on the thorough survey of the property carried out by our Engineering Surveyor. This Survey Summary Sheet is for the information of Banker/ concerned interested organization. Detailed Survey Form can also be made available to the interested organization in case it is required to cross check what information our surveyor has given in site inspection report based on which Valuation report is prepared.

1.	File No.	VIS(2024-25)-PL 293-253-336						
2.	Name of the Surveyor	Rajat Kumar						
3.	Borrower Name	Same as pg no. 2						
4.	Name of the Owner	11						
5.	Property Address which has to be valued	11						
6.	Property shown & identified by at spot	☐ Owner, ☒ Representative, ☐ No one was available, ☐ Property is locked, survey could not be done from inside <table border="1"> <tr> <th>Name</th> <th>Contact No.</th> </tr> <tr> <td>Alok Kumar</td> <td>9717844388</td> </tr> </table>			Name	Contact No.	Alok Kumar	9717844388
Name	Contact No.							
Alok Kumar	9717844388							
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 (L&B).						
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 (27.13 Acre)	As per Map —	As per site survey (26.22 Acre) Google Earth				
15.	Covered Built-up Area	As per Title deed Separate sheet provided.	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, ☐ Property was locked, ☐ Bank sealed, ☐ Court sealed						
17.	Any negative observation of the	—						

property during survey	
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
9. Is property clearly demarcated with permanent boundaries?	☒ Yes, ☐ No, ☐ Only with Temporary boundaries <i>Demarcated (80-78'1.1) • Not demarcated</i>
20. Is the property merged or colluded with any other property	<i>Cannot Comment as no approved map provided.</i>
21. Local Information References on property rates	Please refer attached sheet named 'Property rate Information Details.'

Endorsement:

1. Signature of the Person who was present from the owner side to identify the property:

Undertaking: I have shown the correct property and provided the correct information about the property to the surveyor of R.K Associates to the best of my knowledge for which Valuation has to be prepared. In case I have shown wrong property or misled the valuer company in any way then I'll be solely responsible for this unlawful act.

- a. Name of the Person: *Alok Kumar*
 b. Relation: *(Mr. Ramesh Ch.) Employee*
 c. Signature: *[Signature]*
 d. Date: *30/08/24*

In case not signed then mention the reason for it: ☐ No one was available, ☐ Property is locked, ☐ Owner/representative refused to sign it, ☐ Any other reason:

2. Surveyor Signature who did site inspection:

Undertaking: I have inspected the property and cross verified the property details at site to the extent of a. Matching boundaries of the property, b. Sample measurement of its area, c. Physical condition, d. Property rates as per local information with what is mentioned in the property documents provided to me by the Bank/interested organization. I have not come under influence of anyone during site inspection and have only recorded the true and factual details in the survey form which I come across during the site survey. I understand that giving any manipulative information in the survey form will lead to incorrect Valuation report which is an unlawful act and i'll be solely responsible for doing it.

- a. Name of the Surveyor: *Rajat Kumar*
 b. Signature: *[Signature]*
 c. Date: *30/08/24*