

VIS(2024-25)-PL330-Q034-311-416 ✓

File No.	RKA/DNCRT/...../.....
Date of Receiving	✓


**REINFORCING YOUR BUSINESS**  
**ASSOCIATES**

M/s Magpet Polymer Pvt. Ltd

Mouza - Ayana &amp; Samara,

P.S. - Dadpur,

Dist. Hooghly

Pin - 712149

**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	Rajat	NA	NA			NA
Survey	Rajat/ Leishanu					
Preparation						

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

File Returned to HOD Engg. unprepared due to reason	<input type="checkbox"/> Proper documents not received, <input type="checkbox"/> Survey not done properly, <input type="checkbox"/> Survey Form not properly filled, <input type="checkbox"/> Market survey for rates is not properly done, <input type="checkbox"/> Identification is not clearly done, <input type="checkbox"/> Measurement is not properly done, <input type="checkbox"/> Photographs not clearly taken, <input type="checkbox"/> Selfie/ Owner or owner representative photo not taken, <input type="checkbox"/> Owner/ owner representative signature not taken, <input type="checkbox"/> Google Map not taken, <input type="checkbox"/> Survey summary sheet not filled
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In case File is returned by the preparer - HOD Engg. comment & Signature	<input type="checkbox"/> Minor defects in the survey hence approved for preparation with warning to Surveyor. Report preparer to collect the missing information on his own.
	<input type="checkbox"/> Major defects in the survey. Survey has to be done again.

**GENERAL DETAILS**

1.	Proposal or Ref. No.	✓			
2.	Type of Service	<input checked="" type="checkbox"/> Valuation Report			
3.	Type of customer	<input checked="" type="checkbox"/> Bank	<input type="checkbox"/> PSU	<input type="checkbox"/> NBFC	<input type="checkbox"/> Corporate
		<input type="checkbox"/> Company	<input type="checkbox"/> Private client	<input type="checkbox"/> Direct client through Bank	
4.	Bank/ FI/ Organization Name & Address	SBI IFB, Kolkata.			
5.	Case Allotment Officer/ Fees paying party Details	Name	Contact Number	Email Id	
		Mehant Roy	9073159082	amt1.ifbkol@sbil.co.in	
6.	Case Type	<input checked="" type="checkbox"/> Case for Fresh Account		<input type="checkbox"/> Case for existing account/ customer	
7.	Fees Details	Amount of Fees	Advance Amount if any	Payment will be paid by	
		Rs 90,000 + GST + OPE	(50 % Done)	<input type="checkbox"/> Bank	<input checked="" type="checkbox"/> Customer
8.	Billing Details	Billed To Party Name		GSTIN	

\* Including all the 3 assets of this account.

# CASE DETAILS

2. Name of the Industry/ Account  
M/s Magpet Polymers Pvt. Ltd.

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
Magpet Polymers Pvt. Ltd.		

4. Account Name

5. Plant Address  
Mouza - Ayma & Samara, P.S - Daldpur, Ondol Daldpur Gram Panchayat, Dist - Hooghly, Pin - 712149.

6. Who will coordinate on site for the site survey

Name	Contact Number
Subrata Paul	9830245588

7. Preferred time of survey

Date	Time
19/09/2024	—


8. Documents Received (Any one ownership document and approved site plan/ map is must)

- 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 ☒ Land details consolidated sheet.
- Map: ☐ Cizra Map, ☒ Sanctioned Map, ☐ Site Plan (phase - 1 only).
- Project Approval Documents: ☒ Factory Registration, ☐ Memorandum of Understanding with the State Govt., ☐ Industrial Entrepreneurs Memorandum, ☒ Environment Clearance, ☐ Fire NOC ☒ Trade License.
- 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 (khajana), ☐ Any other: ☒ Insurance Details.
- 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:

 19/09/2024



## 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 <b>Owner/ Area/ Boundaries</b> mentioned in the ownership documents with bold florescent marker pen before moving for the survey. During site survey if any difference is found in the above fields from the ownership documents then please contact the owner immediately to know the reason for the difference.
6.	Identify the Property clearly by matching the boundaries and area mentioned in the property papers.
7.	Check whether Building Measurement Area is given in the Map or if they have any Building Area sheet or if self-measurement has to be carried out before moving for survey.
8.	Take Google Map location.
9.	Take one photograph of the property along with abutting road.
10.	Take nearby photographs of the Property.
11.	Check Jurisdiction Municipal Limits & Ward Name.
12.	Fill the details in the Survey form and tick the appropriate option clearly.
13.	In case customer is found providing misleading information to you or trying to influence you by money or cash then immediately report to the Management & Bank.

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

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

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

### **SPECIAL INSTRUCTIONS:**

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

### **SURVEY GRADING MATRIX**

<b>GRADE</b>	<b>PARAMETERS/ CRITERIA</b>
A	In case all the points below are done properly, timely with full care and diligence: <ol style="list-style-type: none"> <li>1. Survey started with proper work order and knowing the source of payment.</li> <li>2. Survey done with proper documents.</li> <li>3. Done complete homework and studied the documents properly with highlighting the main points before moving for the survey.</li> <li>4. Chosen correct survey form as per the property type.</li> <li>5. All fields of Survey form are properly filled.</li> <li>6. All site special observations and negative and positive factors are clearly mentioned.</li> <li>7. Self &amp; client signatures taken on survey form.</li> <li>8. Property rates information properly taken, mentioned and verified.</li> <li>9. Site rough sketch plan made.</li> <li>10. Proper photographs taken.</li> <li>11. Selfie with property taken.</li> <li>12. Selfie and owner photograph with property taken.</li> </ol>
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

VIS (2024-25) - PL 330 - Q 034 - 311 - 416

File No. RKADNCR/...../.....

Date: 19/09/2024

Time: —

## GENERAL DETAILS

1.	Name of the Surveyor	Rajat / Kishanu	
2.	Property shown by	<input type="checkbox"/> Owner/ Director, <input checked="" type="checkbox"/> Company Representative, <input type="checkbox"/> No one was available, <input type="checkbox"/> Property is locked, survey could not be done from inside	
		Name	Contact No.
		Subrata Paul	9830245588
3.	Survey Type	<input checked="" type="checkbox"/> Full survey (inside-out with approximate measurements & photographs), <input type="checkbox"/> Full survey (inside-out with approximate sample random measurements & photographs), <input type="checkbox"/> Half Survey (Approximate sample random measurements from outside & photographs), <input type="checkbox"/> Only photographs taken (No measurements)	
4.	Reason for Half survey or only photographs taken	<input type="checkbox"/> Property was locked, <input type="checkbox"/> Possessee didn't allow to inspect the property, <input type="checkbox"/> NPA property so owner was hostile and survey couldn't be carried out, <input type="checkbox"/> Under construction property, <input type="checkbox"/> Very Large irregular Property, practically not possible to measure the entire area, <input type="checkbox"/> Any other reason:	
5.	How Property is Identified	<input type="checkbox"/> From schedule of the properties mentioned in the deed, <input checked="" type="checkbox"/> From name plate displayed on the property, <input checked="" type="checkbox"/> Identified by the owner/ owner representative, <input type="checkbox"/> Enquired from nearby people, <input type="checkbox"/> Identification of the property could not be done, <input type="checkbox"/> Survey was not done	
6.	Type of Industry	<input type="checkbox"/> Small Manufacturing Unit, <input checked="" type="checkbox"/> Medium Scale Industrial Unit, <input type="checkbox"/> Large Scale Industrial Plant, <input type="checkbox"/> Very Large Scale Industrial Plant	
7.	Property Measurement	<input type="checkbox"/> Self-measured, <input checked="" type="checkbox"/> Sample measurement only, <input type="checkbox"/> No measurement	
8.	Reason for no measurement	<input type="checkbox"/> Property was locked/ sealed, <input type="checkbox"/> Owner/ possessee didn't allow it, <input type="checkbox"/> NPA property so didn't enter the property, <input type="checkbox"/> Very Large Property, practically not possible to measure the entire area <input type="checkbox"/> Any other Reason:	
9.	Purpose of Valuation	<input checked="" type="checkbox"/> Value assessment of the asset for creating collateral mortgage <input type="checkbox"/> Periodic Re-Valuation for Bank, <input type="checkbox"/> Distress sale for NPA A/c.,	

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

OWNERSHIP DETAILS	
1. Name of the Industry	Same as pg no. 2
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	<input checked="" type="checkbox"/> Free Hold, <input type="checkbox"/> Lease Hold

LOCATION DETAILS				
1. Adjoining Properties (Match it with papers with the help of compass or Sun direction and also confirm it with nearby people)	East vacant other land	West Somasa village/ Agricultural Land.	North NH-2 New Delhi Road	South Agricultural vacant Land
2. Property Facing	<input checked="" type="checkbox"/> East Facing, <input checked="" type="checkbox"/> North Facing, <input type="checkbox"/> West Facing, <input type="checkbox"/> South Facing, <input type="checkbox"/> North-East Facing, <input type="checkbox"/> South-West Facing, <input type="checkbox"/> South-East Facing, <input type="checkbox"/> North-West Facing			
3. Landmark	Highway Minchi Hotel.			
4. Ward Name/ No.	Under Dadpur Gram Panchayat.			
5. Zone Name	"			
6. Main Road Name & Width	Name	Width	Distance from property	
NH 19 Durgapur Expressway or NH-2 (New Delhi Road)		(60ft Approx)	Adjacent.	
7. Approach Road Name & Width	(Service Road) —			
8. Are proper road facilities available?	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No			
9. Type of Approach Road	<input checked="" type="checkbox"/> Bituminous, <input type="checkbox"/> Metalled, <input type="checkbox"/> Cement concrete, <input type="checkbox"/> Concrete paver block, <input type="checkbox"/> Brick khadanja, <input type="checkbox"/> Mud surfacing, <input type="checkbox"/> Broken potholed metalled road, <input type="checkbox"/> No proper approach road available, <input type="checkbox"/> Very narrow approach road towards the property			



Location characteristics	<input type="checkbox"/> Within well-developed notified Industrial area, <input type="checkbox"/> Within averagely maintained Industrial area, <input type="checkbox"/> Within un-notified Industrial area, <input type="checkbox"/> Within Main city, <input type="checkbox"/> Within city suburbs, <input type="checkbox"/> Within urban developed Area, <input type="checkbox"/> Within urban developing zone, <input type="checkbox"/> Within urban undeveloped area, <input type="checkbox"/> Within urban remote area, <input type="checkbox"/> Within commercial area, <input type="checkbox"/> Within Institutional area, <input type="checkbox"/> Out of municipal limits, no civic infrastructure available, <input checked="" type="checkbox"/> Within rural village area, <input type="checkbox"/> In interiors, <input type="checkbox"/> Within Backward area, <input type="checkbox"/> Within Remote area												
11. Classification of the Locality	<input type="checkbox"/> Urban developed, <input type="checkbox"/> Urban developing, <input type="checkbox"/> Semi Urban, <input checked="" type="checkbox"/> Rural, <input type="checkbox"/> Backward, <input type="checkbox"/> Industrial, <input type="checkbox"/> Institutional												
12. Location consideration	<input type="checkbox"/> Corner Plot, <input type="checkbox"/> 2 side open, <input type="checkbox"/> 3 side open, <input type="checkbox"/> On >30' wide road, <input type="checkbox"/> Near to Metro station, <input type="checkbox"/> Near to Market, <input checked="" type="checkbox"/> Near to Highway, <input type="checkbox"/> Entrance North-East Facing, <input type="checkbox"/> Ordinary location within locality, <input type="checkbox"/> Good Location within the locality, <input type="checkbox"/> Normal Location within the locality, <input type="checkbox"/> Average Location within locality, <input type="checkbox"/> Poor location within the locality, <input type="checkbox"/> Property towards end of the locality, <input type="checkbox"/> Any other												
13. Is Plant part of notified Industrial Area? If yes then name of Industrial area/ estate & governing authority managing it.	<input type="checkbox"/> Yes, <input checked="" type="checkbox"/> No												
14. Proximity to civic amenities <i>As per representative (All in approx)</i>	<table border="1"> <thead> <tr> <th>School</th><th>Hospital</th><th>Market</th><th>Metro</th><th>Railway Station</th><th>Airport</th></tr> </thead> <tbody> <tr> <td>2km</td><td>15km</td><td>2km</td><td>—</td><td>6 km</td><td>55 km.</td></tr> </tbody> </table> <p><i>(one nursing home @ 5 km radius)</i></p>	School	Hospital	Market	Metro	Railway Station	Airport	2km	15km	2km	—	6 km	55 km.
School	Hospital	Market	Metro	Railway Station	Airport								
2km	15km	2km	—	6 km	55 km.								
15. Any new development in surrounding area	<p><i>Flyover work going on (Highway Nimi Babaheta).</i></p>												
16. Jurisdiction limits	<input type="checkbox"/> Nagar Nigam, <input type="checkbox"/> Nagar Panchayat, <input checked="" type="checkbox"/> Gram Panchayat, <input type="checkbox"/> Nagar Palika Parishad, <input type="checkbox"/> Area not within any municipal limits												
17. Jurisdiction Development Authority Name	Name: <i>Dadpur Gram Panchayat</i> <input type="checkbox"/> Area not within any development authority limits												
18. Municipality/ Municipal Corporation Name	Name: <i>??</i>												

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

PHYSICAL DETAILS				
		As per Title deed	As per Map	As per site survey
1.	Land Area	As per Title deed	As per Map	As per site survey
	As per Consolidated Land sheet Provided by client.	590.93 Decimal or 5.9 Acre.	—	5.71 Acre (By Google Earth).
		Area as per mortgage deed: Fresh mortgage Case.		
2.	Any conversion to the land use	Yes Provided Conversion for the land.		
3.	Land Type	<input checked="" type="checkbox"/> Solid, <input type="checkbox"/> Rocky, <input type="checkbox"/> Marsh Land, <input type="checkbox"/> Reclaimed Land, <input type="checkbox"/> Water logged		
4.	Shape of the Land	<input type="checkbox"/> Square, <input type="checkbox"/> Rectangular, <input type="checkbox"/> Trapezium, <input type="checkbox"/> Triangular, <input type="checkbox"/> Trapezoid, <input checked="" type="checkbox"/> Irregular, <input type="checkbox"/> NA		
5.	Level of Land	<input type="checkbox"/> On road level, <input checked="" type="checkbox"/> Below road level, <input type="checkbox"/> Above road level, <input type="checkbox"/> NA		
6.	Frontage to depth ratio	<input checked="" type="checkbox"/> Normal frontage, <input type="checkbox"/> Less frontage, <input type="checkbox"/> Large frontage, <input type="checkbox"/> NA		
7.	Are Boundaries matched	<input type="checkbox"/> Yes, <input type="checkbox"/> No, <input checked="" type="checkbox"/> No relevant papers available to match the boundaries, <input type="checkbox"/> Boundaries not mentioned in available documents, <input type="checkbox"/> Very large land parcel forming multiple lands so not possible to match it with papers		
8.	Is Independent access available to the property	<input checked="" type="checkbox"/> Clear independent access is available, <input type="checkbox"/> Access is available in sharing of other adjoining property, <input type="checkbox"/> No clear access is available, <input type="checkbox"/> Access is closed due to dispute, <input type="checkbox"/> Land locked		
9.	Is property clearly demarcated with permanent boundaries?	<input type="checkbox"/> Yes, <input type="checkbox"/> No, <input checked="" type="checkbox"/> Only partially, <input type="checkbox"/> Only with Temporary boundaries,		
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?	(It's a fresh Case)		
12.	Property possessed by at the time of survey	<input checked="" type="checkbox"/> Owner, <input type="checkbox"/> Vacant, <input type="checkbox"/> Lessee, <input type="checkbox"/> Under Construction, <input type="checkbox"/> Couldn't be Surveyed, <input type="checkbox"/> Property was locked, <input type="checkbox"/> Bank sealed, <input type="checkbox"/> Court sealed		
13.	Current activity carried out in the property	<input checked="" type="checkbox"/> Industrial, <input type="checkbox"/> Vacant, <input type="checkbox"/> Locked, <input type="checkbox"/> Sealed <input type="checkbox"/> Any other use:		

\* (As per work Order - 5.75 Acre only) Page 8 of 17



# **BUILDING/ CONSTRUCTION/ UTILITY DETAILS**

1.	Construction Status	<input checked="" type="checkbox"/> Built-up property in use, <input type="checkbox"/> Under construction, <input type="checkbox"/> No construction										
2.	Covered Built-up Area	As per Title deed	As per Map	As per site survey								
	RCC	Seperate building sheet is provided to you with this survey form.										
	Shed											
3.	Building Type	<input checked="" type="checkbox"/> RCC Framed Structure, <input checked="" type="checkbox"/> Load bearing Pillar Beam column, <input type="checkbox"/> Ordinary brick wall structure, <input checked="" type="checkbox"/> Shed mounted on Iron trusses & Pillars, <input checked="" type="checkbox"/> Scrap abandoned structure										
4.	Appearance/ Condition of the Building	Internal - <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Poor <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey External - <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Poor <input type="checkbox"/> Under construction										
5.	Maintenance of the Building	<input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Average, <input type="checkbox"/> Poor, <input type="checkbox"/> Under construction										
6.	Age of Building/ Recent Improvements done	2014 - 2015 (started) As per representative										
7.	Maintenance of the Building	<input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Average, <input type="checkbox"/> Poor										
8.	Any defects in the building	<input checked="" type="checkbox"/> Maintenance issues, <input type="checkbox"/> Finishing issues, <input type="checkbox"/> Seepage issues, <input type="checkbox"/> Water supply issues, <input type="checkbox"/> Electricity issues, <input type="checkbox"/> Structural issues, <input type="checkbox"/> Visible cracks in the building <i>(few sheds only / minor)</i>										
9.	Any violation done in the property	<input type="checkbox"/> Construction done without Map, <input type="checkbox"/> Construction not as per approved Map, <input type="checkbox"/> Extra covered without sanctioned Map, <input type="checkbox"/> Joined adjacent property, <input type="checkbox"/> Encroached adjacent area illegally <i>Approved plant updated one is not provided only shared for phone - 1</i>										
10.	Boundary Wall (Only for Cont. individual property)	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Common boundary wall of a complex <table border="1"> <thead> <tr> <th>Running Mtr.</th> <th>Height</th> <th>Width</th> <th>Finish</th> </tr> </thead> <tbody> <tr> <td>(680-690m) Approx.</td> <td>6-8 ft Ang. (Approx)</td> <td>3m approx</td> <td>Plastered brick wall</td> </tr> </tbody> </table>			Running Mtr.	Height	Width	Finish	(680-690m) Approx.	6-8 ft Ang. (Approx)	3m approx	Plastered brick wall
Running Mtr.	Height	Width	Finish									
(680-690m) Approx.	6-8 ft Ang. (Approx)	3m approx	Plastered brick wall									
11.	Garden/ Landscaping	<input type="checkbox"/> Yes, <input checked="" type="checkbox"/> No, <input type="checkbox"/> Beautiful, <input type="checkbox"/> Ordinary										
12.	Parking facilities	<input checked="" type="checkbox"/> Available within the property <input checked="" type="checkbox"/> On Ground, <input type="checkbox"/> In Basement, <input type="checkbox"/> On stilt <input type="checkbox"/> Not available within the property <input type="checkbox"/> On road, <input type="checkbox"/> Acute parking problem										
13.	Special Comments if any											

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

Please Note →

provided by client

- As per consolidated land sheet the total land area in Houghly cut is 590.93 Decimal or 5.90 Acre (In which one deed of 15 Decimal (Deed No. 4072<sup>as per</sup> is missing) per consolidated sheet provided by client, also Banker work order land area should be 5.75 Acre, so this matter needs to be clarified, I have also shared a mail to client to providing this missing deed in case we need to consider that land parcel). The same will be forwarded to you in case we receive any documents on this.
  - Around 90-95% property is demarcated only at front side at some portion there is no demarcation when asked company representative informed me that they are construction a ~~curved~~ Culvert for a secondary entrance (gate). (Though we have done google demarcation taking help of company representative and land area comes around 5.71 Acre as per Google Earth).
  - For Building we do not have been provided with any building sheet & details ~~although~~ though we have self measure (95 to 100% of kitchen building/brocks by ourself) and then confirmed the year of construction by the representative also shown him our building sheet made and took his signature over there.
- Requesting the file preparer to keep above points in mind while preparing file.



Block/ Building Name	Total Slabs/ Floors	Floor wise height	Year of construction	Type of construction	Structure condition	Area in Sq.ft
(measurements are highlighted)						
01. Shed - 1	GF with mezzanine	45 ft middle (Approx)	2014-2015	GI shed, Iron truss, Brick wall, Industrial Flooring.	Average	L-58m B-51m
Inside shed-1 (Office)	GF	H-8-9 ft (Approx)	2016	Aluminium frame work, Glass.	"	L-20 ft B-25 ft
* Mezzanine Floor - 1 (at middle)	"	H-14 ft (Approx)	2016	Iron sheet/ pillars	"	L-58m B-25 ft only.
Training Room	"	H-8 ft (Approx)	2022	Puff panel material	"	L-20 ft B-20 ft
* Mezzanine-2	"	H-12 ft (Approx)	<del>2020</del> 2015	Iron sheet/ pillars	"	L-135 ft B-30 ft
* Store & Lab (mezzanine at top)	"	H-12 ft (Approx)	2015	" / Brick wall	"	L-55 ft B-20 ft
02. Shed - 2	GF	45 ft middle (Approx)	2020	GI shed, Iron truss, Brick wall, Industrial Flooring.	"	L-70m B-51m
03. Attached Loading point with shed-2	GF	24 ft (middle) (Avg) Approx.	2020	GI shed, Iron truss, PCC flooring.	"	L-16m B-51m
04. Shed - 3	GF	H-45 ft middle (Approx)	2023	GI shed, Iron truss, Brick wall, Industrial Flooring.	"	50,168 Sq. ft (By Google Earth)
05. Security Office	GF	H-8 ft (Avg)	2014-2015	GI shed, Iron pillar, PCC (also some brick). Flooring material work.	"	L-25 ft B-6 ft
06. Visitors Room/ Pump Room/ Bike Parking	GF	H-12 ft (Avg)	2016	GI shed, Iron Rod support, Brick wall, PCC flooring.	"	L-40 ft B-20 ft
07. DG shed, chemical store, oil store, Bike Parking	GF	H-10 ft (Avg)	2016	GI shed, Iron rod support, PCC flooring.	"	774 Sq. ft (Google Earth)
08. Cycle shed	GF	H-10 ft Avg (Approx)	2018	GI shed, Iron Rod	"	L-30 ft B-10 ft
09. Electrical Room	GF	H-16 ft Approx	2014-2015	RCC, PCC flooring	"	L-25m B-25 ft
10. Old Compressor Room	GF	H-10 ft Approx	"	RCC, PCC flooring	"	L-24 ft B-24 ft
11. Auto Blow Air Compressor Room	GF	H-17 ft Approx	2020	RCC	"	L-34 ft B-18 ft

Sign -

*(Signature)*  
19/09/2024

	Block/ Building Name	Total Slabs/ Floors	Floor wise height	Year of construct ion	Type of construction	Structure condition	Area in Sq.ft
12.	Softner Room shed	GF	4-13ft Avg (Approx)	2020	GI shed, Iron truss, PCC flooring	Average	B-96ft L-16.3ft
13.	Pump Room shed	GF	"	2024	GI shed, Iron Rod, PCC flooring	"	L-25ft B-12.2ft
14.	Softner plant shed-2	GF	"	2023	"	"	L-70ft B-10ft
15.	Labour Quater (slope) Antenna	G+1	4-10ft (Avg) Approx	2020-2021	RCC	"	9730 Sq.ft (Google Earth)
16.	Fire Pump Room shed	GF	"	2022	GI shed, Brick wall, PCC flooring	"	L-15ft B-12ft
17.	Ro water shed attached with fire pump room	GF	4-12ft (Avg) Approx.	2022	GI shed, Iron truss, PCC flooring, Base RCC.	"	L-16ft B-9.5ft
18.	Scrap yard shed	GF	"	2022	Tin shed, Bamboo support	Pro	L-40ft B-20ft
19.	store, lathe, toilet shed attached.	GF	4-10ft Avg (Approx)	2015	GI shed, Brick wall, PCC flooring	Average	L-8.5ft B-15ft
20.	Supervisor Rest Room/ Pantry shed	GF	"	2015	Tin shed, Brick wall, PCC flooring	"	L-40ft B-12.8ft
21.	Toilet & Guest Room Building	G+1	4-10ft/ floor (Approx)	2016	RCC with tile flooring	"	L-22ft B-15ft
22.	shed connecting shed 1 & shed 2 (utilities Installation like kitchen, comp room)	GF	4-4.5ft (Avg) middle	2020	GI shed, Iron truss, PCC flooring	"	L-20ft only B-5.5m.
Note there is power blocks road at most of the part of Industry.							

Sign →

*[Signature]* 19/09/2024



## PLANT DETAILS

	PARTICULARS	DESCRIPTION
1.	Brief History & Description of the Plant	Started on the year 2015 (Commercial production started), and expansion done of shed - 2 @ 2020 and again shed - 3 @ 2023.
2.	Nature of Industry	Plastic Pet Preform & Bottles manufacturing plant.
3.	Plant Inception Date	2015
4.	Commercial Operational Date	2015
5.	No. of Production Lines	3 (IMPM, ISBM, RCCM).
6.	Date of Inception of each Production Line	IMPM & ISBM - 2015 RCCM - 2017.
7.	Total Block Value of the Machines (As on Year ending 31 <sup>st</sup> March)	—
8.	Industry benchmark cost for setting up these Plants (for eg. Per MW or Per MT)	—
9.	Establishment Type	<input type="checkbox"/> Indigenous, <input checked="" type="checkbox"/> EPC Contractor, <input type="checkbox"/> Local Contractor
10.	Plant Type	<input type="checkbox"/> Manual, <input checked="" type="checkbox"/> Semi-Automatic, <input type="checkbox"/> Fully Automatic, <input type="checkbox"/> Conventional, <input type="checkbox"/> Non-Conventional, <input type="checkbox"/> Computerized Controlled
11.	Plant & Machinery Purchase Type	<input checked="" type="checkbox"/> First Hand, <input type="checkbox"/> Second Hand
12.	Plant & Machinery Make	<input type="checkbox"/> Domestic branded, <input type="checkbox"/> Domestic local made, <input type="checkbox"/> Onsite fabrication <input type="checkbox"/> Imported machines, <input checked="" type="checkbox"/> Mix (Domestic + Foreign)
13.	Plant Overall Condition	<input type="checkbox"/> Newly Commissioned, <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Poor, <input type="checkbox"/> Completely scrap
14.	Plant Status	<input checked="" type="checkbox"/> In Operation, <input type="checkbox"/> Not Running, <input type="checkbox"/> Partially running, <input type="checkbox"/> Stopped For Maintenance, <input type="checkbox"/> Completely shutdown
15.	If Plant is not operational then period since it is not operational & reason for not being in operation	—

	If Plant is not operational then does it require any money for refurbishing to restart the Plant?	—
17.	Total money spent in last one year on maintenance of machines	<del>0000</del> —
18.	Any major failure, fault, breakdown in last 3 years?	No
19.	Any Technology collaboration of the Plant	No.
20.	Average Plant Capacity Utilization rate in last one month. <i>Attach Production chart of last one week.</i>	90 % (Approx)
21.	Name & Function of each block in the plant - Use Separate Sheet If Required	shed 1 - Production shed 2 - " shed 3 - store/warehouse.
22.	Main machines used in the Plant - Use Separate Sheet If Required	Huchy, PM, ISBM, IM, RCCM etc.
23.	Estimated net weight of the large machines and of total machines present at site - <i>Use Separate Sheet If Required</i>	—
24.	Estimated Economic Life of the Plant/ Machines	20-25 yrs (Approx).
25.	Age of the Plant/ Remaining Life of Machines	Started from 2015
26.	Record of Last Maintenance Done ( <i>Attach Copy Of Maintenance Log Book If Possible</i> )	—
27.	Production Capacity In Quantity & Weight For Different Products/ Units	50 tonn / Day — (Total PET Bottle & Preform) 250 kg / Day (RCCM).
28.	Description Of Products Manufactured	Preform, Bottle, Caps, Jar etc.
29.	Brand Name under which Products are sold in the Market	(Magpet).
30.	Raw Material Used & Sources Of Primary Raw Material Used	(PET, LLDPE, HDPE)



XXX  
Please Note:-

- 1) The plant & Machinery <sup>details</sup> has been provided to us in 2 sheets (viz. FAR & CWIP)
- 2) It has been observed many of the highvalued machinery (viz DPH, Husky, & other machinery & moulds) have been repeated / not present at ~~right~~ site / addressed to in both the list. (mentioned accordingly).
- 3) The moulds (most of them) were loaded on machines or were gone for servicing. However photos of those present at site has been clicked. (As the machinery & moulds were as per reg. company secret photos could not be taken liberally.)
- 4) For the ~~plants~~ new Husky machine present at the plant (CWK PMH0004) the tag was misinterpreted as HUSKY - Hypet 5E+300 ~~P100~~ P120/P130 EE120 Injection Molding. But according to machine information plate the machine was HUSKY - Hypet 5E+300 P100/10 EE100 Injection Molding. when asked representative, he said the machinery present at site is to be considered although we found only one new machine. & one was not present according to CWIP list.
- 5) Also Note, as per there company policy <sup>& privacy</sup> representative requested us to take photographs as overall and not to take ~~opp~~ pics of each machines individually though we have taken photographs of machines as much as possible.

31.	No. & Type of Furnace	No.	
32.	No./ Type/ Height of Chimney/ Exhaust	No.	
33.	Is Plant using obsolete technology or currently used technology in the market? Please comment.	No.	
34.	Whether STP is installed (Mention Type & Capacity)	No	
35.	Whether ETP is installed (Mention Type & Capacity)	No	
36.	Fire Fighting System	Hydrant.	
37.	No. of Resources Working In the Plant (Managerial, Skilled, Unskilled)	Contract - 200 (Apprentice). Papour - 90	
38.	Is the adequate skilled labour available in this area for the subject Industry?	Yes.	
39.	Power Supply arrangements in the Plant (Sanctioned Load Kw and Units consumed in last 3 months)	WBSEDCL 33 kVA (Demand)	
40.	Auxiliary power arrangements type in the plant (Type & Capacity)	<input checked="" type="checkbox"/> DG Sets, <input type="checkbox"/> Captive Power Plant 2 (125 kVA, 250 kVA) Jackson Cat (TLE).	
41.	HVAC System In the Plant	Yes.	
42.	Cooling System In the Plant	Cooling Tower (6) 30000 LPM X 6.	
43.	Water Arrangements/ Source of water	<input type="checkbox"/> Jet pump, <input checked="" type="checkbox"/> Submersible, <input type="checkbox"/> Jal board supply, <input type="checkbox"/> Reservoir, <input type="checkbox"/> Any other:	
44.	Major issues noticed in the Industry which can create issues in operations	—	



# ATTACHMENTS:

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

## LAND RATES INFORMATION DETAILS

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

1.	Demand & Supply condition in the Market for such properties	<input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input checked="" type="checkbox"/> Average, <input type="checkbox"/> Low	
2.	At what True rate Owner bought this Property	Year of purchase	—
		Purchase Price	—
3.	Minimum Rate in the locality		
4.	Maximum Rate in the locality		
5.	Local Information gathered during Site survey (Minimum 2 enquiries are must):		
	1. Name:	Chitta Ranjan Dholey (Modi Da) (Local land dealer)	
	Contact No.	9007693785	
	Sale Purchase Rate	₹ 45 lacs - ₹ 55 lacs / Bigha	
	Rental Rate	—	
	Comments	As per dealer, he had two properties for sale near subject property. 1. at 200-300 m one property of 55 bighas at rate of 55 lacs/Bigha. 2. at 1.5-2 Kms one property of 55 bighas which he said the owner will sell in parts at ₹ 45 lacs/Bigha.	
	2. Name:		
	Contact No.		
	Sale Purchase Rate		
	Rental Rate		
	Comments		
	3. Name:	Ibrahim Mondal / Bashir Ahmed Mondal	
	Contact No.	8116932872 / 9883916052	
	Sale Purchase Rate	₹ 50 lacs - ₹ 55 lacs / Bigha	
	Rental Rate	—	
	Comments	As per dealer he had one property for sale at a distance of 1.5-2 Kms from subject property going for the rate of ₹ 55 lacs/Bigha for 16 bighas. When asked about subject property he said the rates will go for ₹ 50 lacs - ₹ 55 lacs / Bigha.	

Surveyor Name: Rajat / Kishan  
 Signature: [Signature]  
 Date: 19.09.2024




✓

CASE NO.  
VFS (2024-25)-PL330-Q034-311-416.  
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: Subrata Paul  
Signature:   
Mobile No.: 9830245588  
Date: 19/09/2024

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 Mishra  
Signature:   
Date: 19/09/24.

CASE NO.

✓

### UNDERTAKING BY THE PREPARER

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

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

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

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

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

**Preparer Name:**

**Signature:**

**Date:**



**SURVEY SUMMARY SHEET**

(TO BE ENCLOSED WITH VALUATION REPORT)

(Version 1.0) | Date of implementation: 10.04.2017

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

1.	File No.	VIS (2024-25) - PL 330-Q034-311-416		
2.	Name of the Surveyor	Rajat Mishra		
3.	Borrower Name	Same as pg no. 2		
4.	Name of the Owner	"		
5.	Property Address which has to be valued	"		
6.	Property shown & identified by at spot	<input type="checkbox"/> Owner, <input checked="" type="checkbox"/> Representative, <input type="checkbox"/> No one was available, <input type="checkbox"/> Property is locked, survey could not be done from inside <div style="display: flex; justify-content: space-between;"> <div> <p>(Incharge) ← Subrata Paul</p> </div> <div> <p>Contact No. 9830245588</p> </div> </div>		
7.	How Property is Identified by the Surveyor	<input type="checkbox"/> From schedule of the properties mentioned in the deed, <input checked="" type="checkbox"/> From name plate displayed on the property, <input checked="" type="checkbox"/> Identified by the owner/ owner representative, <input type="checkbox"/> Enquired from nearby people, <input type="checkbox"/> Identification of the property could not be done, <input type="checkbox"/> Survey was not done		
8.	Are Boundaries matched	<input type="checkbox"/> Yes, <input type="checkbox"/> No, <input checked="" type="checkbox"/> No relevant papers available to match the boundaries, <input type="checkbox"/> Boundaries not mentioned in available documents		
9.	Survey Type	<input checked="" type="checkbox"/> Full survey (inside-out with measurements & photographs) <input type="checkbox"/> Half Survey (Measurements from outside & photographs) <input type="checkbox"/> Only photographs taken (No measurements)		
10.	Reason for Half survey or only photographs taken	<input type="checkbox"/> Property was locked, <input type="checkbox"/> Possessee didn't allow to inspect the property, <input type="checkbox"/> NPA property so couldn't be surveyed completely		
11.	Type of Property	<input type="checkbox"/> Flat in Multistoried Apartment, <input type="checkbox"/> Residential House, <input type="checkbox"/> Low Rise Apartment, <input type="checkbox"/> Residential Builder Floor, <input type="checkbox"/> Commercial Land & Building, <input type="checkbox"/> Commercial Office, <input type="checkbox"/> Commercial Shop, <input type="checkbox"/> Commercial Floor, <input type="checkbox"/> Shopping Mall, <input type="checkbox"/> Hotel, <input checked="" type="checkbox"/> Industrial, <input type="checkbox"/> Institutional, <input type="checkbox"/> School Building, <input type="checkbox"/> Vacant Residential Plot, <input type="checkbox"/> Vacant Industrial Plot, <input type="checkbox"/> Agricultural Land		
12.	Property Measurement	<input type="checkbox"/> Self-measured, <input checked="" type="checkbox"/> Sample measurement, <input type="checkbox"/> No measurement		
13.	Reason for no measurement	<input type="checkbox"/> It's a flat in multi storey building so measurement not required <input type="checkbox"/> Property was locked, <input type="checkbox"/> Owner/ possessee didn't allow it, <input type="checkbox"/> NPA property so didn't enter the property, <input type="checkbox"/> Very Large Property, practically not possible to measure the area within limited time <input type="checkbox"/> Any other Reason:		
14.	Land Area of the Property	As per Title deed	As per Map	As per site survey
	(As per land → 5.90 Acre or consolidated sheet)	590.93 Decimal	—	5.71 Acre
15.	Covered Built-up Area	As per Title deed	As per Map	As per site survey
		Separate sheet provided.		
16.	Property possessed by at the time of survey	<input checked="" type="checkbox"/> Owner, <input type="checkbox"/> Vacant, <input type="checkbox"/> Lessee, <input type="checkbox"/> Under Construction, <input type="checkbox"/> Couldn't be Surveyed, <input type="checkbox"/> Property was locked, <input type="checkbox"/> Bank sealed, <input type="checkbox"/> Court sealed		
17.	Any negative observation of the			

\* As per work Order 5.75 Acre only. 1

	property during survey	
8.	Is Independent access available to the property	<input checked="" type="checkbox"/> Clear independent access is available, <input type="checkbox"/> Access available in sharing of other adjoining property, <input type="checkbox"/> No clear access is available, <input type="checkbox"/> Access is closed due to dispute
19.	Is property clearly demarcated with permanent boundaries?	<input type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Only with Temporary boundaries <i>Partially. (80-90% demarcated)</i>
20.	Is the property merged or colluded with any other property	<i>Cannot Comment.</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.

- Name of the Person: *Subrata Paul*
- Relation: *Employee*
- Signature: *[Signature]*
- Date: *19/09/2024*

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 Kishan*
- Signature: *[Signature]*
- Date: *19/09/24.*