

Date of Receiving RKA/DNCR/.....
20/09/24

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

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

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

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

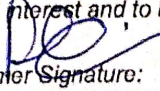
In case File is returned by the preparer - HOD Engg. comment & Signature

- 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	<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"/> Company	<input type="checkbox"/> Private client	<input type="checkbox"/> Direct client through Bank
4.	Bank/ FI/ Organization Name & Address	SBI, MCB BARICBAY RECCAMATION MARIMAM POINT.		
5.	Case Allotment Officer/ Fees paying party Details	Name	Contact Number	Email Id
		Mrs. SWARNITA TAMBE	9664359284	rmom+2.01593@sbi.co.in
6.	Case Type	<input type="checkbox"/> Case for Fresh Account		<input checked="" type="checkbox"/> Case for existing account/ customer
7.	Fees Details	Amount of Fees	Advance Amount if any	Payment will be paid by
				<input type="checkbox"/> Bank <input type="checkbox"/> Customer
8.	Billing Details	Billed To Party Name		GSTIN

CASE DETAILS

Name of the Industry/ Account		MIS. CRC ACCESSORIES LTD	
Type of Property		<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	
3. Owner/ Applicant Details	Name	Contact Number	Email Id
	MIS. CRC ACCESSORIES LTD	-	-
4. Account Name	MIS. CRC ACCESSORIES LTD		
5. Plant Address	S. NO 725P, 726/P, 727, 726-2, MEGSPOM INDUSTRIAL CITY, VILLAGE-VARSAMEDE, TACUICA.		
6. Who will coordinate on site for the site survey	Name	Contact Number	
	MIS. ANSHIKA GOEL	9868602374	
7. Preferred time of survey	Date	20/09/24	Time
			6:00
8. Documents Received (Any one ownership document and approved site plan/ map is must)	1. Ownership Documents: <input checked="" type="checkbox"/> Sale Deed, <input type="checkbox"/> Power of Attorney, <input type="checkbox"/> Will Relinquishment Deed, <input type="checkbox"/> Transfer Deed, <input type="checkbox"/> Conveyance Deed, <input type="checkbox"/> Allotment Letter, <input type="checkbox"/> Possession Letter, <input type="checkbox"/> Agreement to Sell, <input type="checkbox"/> Mortgage Deed, <input type="checkbox"/> Indenture of Mortgage		
	2. Map: <input type="checkbox"/> Cizra Map, <input type="checkbox"/> Sanctioned Map, <input type="checkbox"/> Site Plan 3. Project Approval Documents: <input type="checkbox"/> Factory Registration, <input type="checkbox"/> Memorandum of Understanding with the State Govt., <input type="checkbox"/> Industrial Entrepreneurs Memorandum, <input type="checkbox"/> Environment Clearance, <input type="checkbox"/> Fire NOC 4. Any Other document: <input checked="" type="checkbox"/> TIR Report, <input checked="" type="checkbox"/> Old Valuation Report, <input type="checkbox"/> Plant & Machinery Inventory Sheet, <input type="checkbox"/> Fixed Asset Register, <input type="checkbox"/> Building Area Statement, <input type="checkbox"/> CLU Document, <input type="checkbox"/> Detailed Project Report, <input type="checkbox"/> Invoices of the Major Equipment's, <input type="checkbox"/> Daily Performance Report, <input type="checkbox"/> TEV Report, <input type="checkbox"/> LIE Report, <input type="checkbox"/> Production data of last one week, <input type="checkbox"/> Plant maintenance log, <input type="checkbox"/> Copy of last paid Electricity Bill, <input type="checkbox"/> Copy of municipal tax receipt <input type="checkbox"/> Any other:		
9. Special Instructions if any:	5. No documents provided: <input type="checkbox"/>		
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: 			

CAMP RATES:-

1) ANAMO BIHAI - 9909068999

Freehold - ~~1800-1800~~ 1800 to 2000 / sq.m

Leasehold - 1000 to 1250 / sq.m

2) AAKIB BIHAI - 9825224586

Freehold - 1500 to 1800 / sq.m

Leasehold - 800 to 1200 / sq.m

Note: ~~Most~~ Most of the land parcels
are been acquired by
them. so for now no
parcels are available.
wellson only
particular land

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

No. RKA/DNCR/...../.....	Date: 20/09/24	Time: 0:00
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GENERAL DETAILS

1.	Name of the Surveyor	DHAWAC VAMJARI	
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.
		M/S. ANSHIKA COEC	9868602974
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 checked="" type="checkbox"/> From schedule of the properties mentioned in the deed, <input type="checkbox"/> From name plate displayed on the property, <input type="checkbox"/> Identified by the owner/ owner representative, <input type="checkbox"/> Enquired from nearby people, <input type="checkbox"/> Identification of the property could not be done, <input type="checkbox"/> Survey was not done	
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 type="checkbox"/> Value assessment of the asset for creating collateral mortgage <input checked="" type="checkbox"/> Periodic Re-Valuation for Bank, <input type="checkbox"/> Distress sale for NPA A/c.	

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

OWNERSHIP DETAILS	
1. Name of the Industry	M/S. GRG ACCESSORIES LTD
2. Legal Owner Name/s	_____
3. Property Purchaser Name	_____
4. Plant Address under Valuation	SURVEY NO. 72SP, 726/2P, 727, 726-2
5. Present Residence Address of the Owner/Director	WELSPON INDUSTRIAL CITY, VILLAGE YARSAMEDI, TALUKA-ANJAR, DIST. KUTCH
6. Property constitution	<input checked="" type="checkbox"/> Free Hold, <input checked="" type="checkbox"/> Lease Hold GUS-370110

LOCATION DETAILS				
1. Adjoining Properties <i>(Match it with papers with the help of compass or Sun direction and also confirm it with nearby people)</i>	East	West	North	South
	OPEN CAND	OTHER PLANT	OPEN CAND	GRG PACKAGING
2. Property Facing	<input checked="" type="checkbox"/> East Facing, <input type="checkbox"/> North Facing, <input type="checkbox"/> West Facing, <input type="checkbox"/> South Facing, <input type="checkbox"/> North-East Facing, <input type="checkbox"/> South-West Facing, <input type="checkbox"/> South-East Facing, <input type="checkbox"/> North-West Facing POWER PLANT.			
3. Landmark	BESIDE WELSPON INDUSTRIAL PARK			
4. Ward Name/ No.	TALUKA-ANJAR.			
5. Zone Name	DIST- KUTCH			
6. Main Road Name & Width	Name	Width	Distance from property	
	MHS41	36M	1 KM	
7. Approach Road Name & Width	INTERNAL WELSPON ROAD- 16M			
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 checked="" 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			

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

VERJAMPUR INDUSTRIAL AREA

14. Proximity to civic amenities

School	Hospital	Market	Metro	Railway Station	Airport
10 KM	15 KM	2 KM	-	6.6 KM	32 KM

Kardal

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:

GRAM PANCHAYAT VERJAMPUR

Area not within any development authority limits

18. Municipality/ Municipal Corporation Name

Name:

_____ " _____

		<input type="checkbox"/> Area not within any municipal limits
	Surrounding land uses and adjoining/ nearby establishment details	INDUSTRIAL
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?	BELT
22.	In case industry gets closed then does the land can be used for any other purpose?	-

PLANT DETAILS

S.No.	PARTICULARS	DESCRIPTION
1.	Brief History & Description of the Plant	
2.	Nature of Industry	
3.	Plant Inception Date	
4.	Commercial Operational Date	
5.	No. of Production Lines	
6.	Date of Inception of each Production Line	
7.	Total Block Value of the Machines (As on Year ending 31 st 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 type="checkbox"/> EPC Contractor, <input type="checkbox"/> Local Contractor
10.	Plant Type	<input type="checkbox"/> Manual, <input type="checkbox"/> Semi-Automatic, <input type="checkbox"/> Fully Automatic, <input type="checkbox"/> Conventional, <input type="checkbox"/> Non-Conventional, <input type="checkbox"/> Computerized Controlled

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.

DIST - KUTCIA

1.	File No.					
2.	Name of the Surveyor	DHAYAC				
3.	Borrower Name	M/S. G R G ACESSO RICES LTD.				
4.	Name of the Owner	" "				
5.	Property Address which has to be valued	SUR NO. 727P, 7267P, 7277P, 726-2, WESPRE TMD. PARIC VIJAYE VERAMEDA + AI-AMDA				
6.	Property shown & identified by at spot	<input type="checkbox"/> Owner, <input checked="" type="checkbox"/> Representative, <input type="checkbox"/> No one was available, <input type="checkbox"/> Property is locked, survey could not be done from inside <table border="1"> <tr> <th>Name</th> <th>Contact No.</th> </tr> <tr> <td>M/S ANSHIKR GOCC</td> <td>9868602374</td> </tr> </table>	Name	Contact No.	M/S ANSHIKR GOCC	9868602374
Name	Contact No.					
M/S ANSHIKR GOCC	9868602374					
7.	How Property is identified by the Surveyor	<input checked="" type="checkbox"/> From schedule of the properties mentioned in the deed, <input type="checkbox"/> From name plate displayed on the property, <input type="checkbox"/> Identified by the owner/ owner representative, <input type="checkbox"/> Enquired from nearby people, <input type="checkbox"/> Identification of the property could not be done, <input type="checkbox"/> Survey was not done				
8.	Are Boundaries matched	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> No relevant papers available to match the boundaries, <input type="checkbox"/> Boundaries not mentioned in available documents				
9.	Survey Type	<input checked="" type="checkbox"/> Full survey (inside-out with measurements & photographs) <input type="checkbox"/> Half Survey (Measurements from outside & photographs) <input type="checkbox"/> Only photographs taken (No measurements)				
10.	Reason for Half survey or only photographs taken	<input 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				
15.		As per Map				
		As per site survey				
	As per Title deed	As per Map				
		As per site survey				
16.	Property possessed by at the time of survey	<input checked="" type="checkbox"/> Owner, <input type="checkbox"/> Vacant, <input type="checkbox"/> Lessee, <input type="checkbox"/> Under Construction, <input type="checkbox"/> Couldn't be Surveyed, <input type="checkbox"/> Property was locked, <input type="checkbox"/> Bank sealed, <input type="checkbox"/> Court sealed				
17.	Any negative observation of the	N/A				

SHADE OF
CND - FREQUENT

COMPOUND
INDIC - 10 3/4 - 8 1/2
INDIC - 8 1/2 - 7 1/2

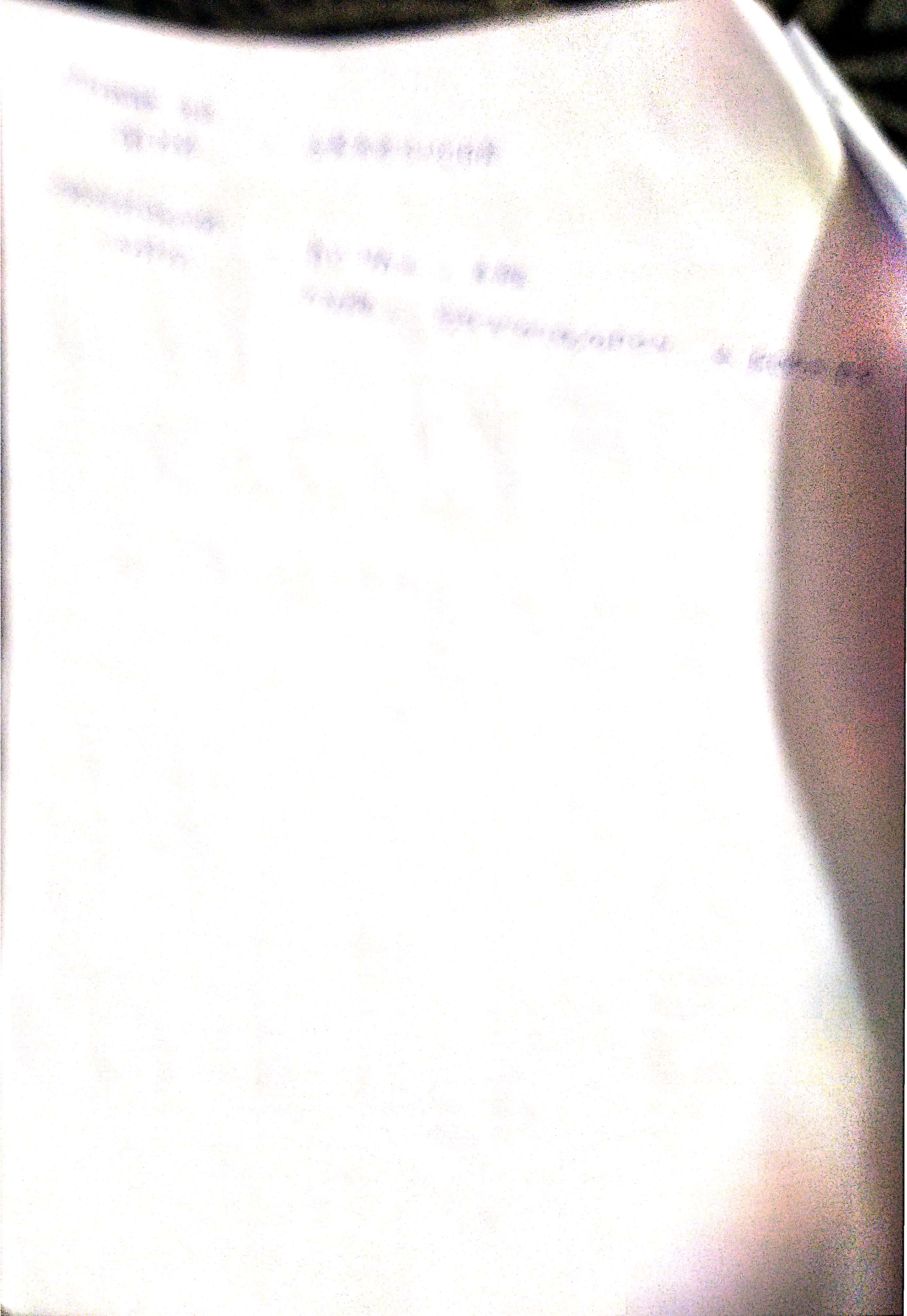
CLAUD DETPRIS.

FRECHOLD - 726.2 = 14063 sq.m
 GERREHOLD - 725MP

726/1P } 26.91 sq.m
 727/1P }
 TRAC
 TRAC

BUILDING DETPRIS

SP. NO	NAME OF BLDG	Floor	Floor with height	Area	type	Area	cond
1.	CORRUPTED BOX PIPIT	1	M: 10m m: 7m	20/17	TR	13594, 55 sq.m	C. Cond
2.	CLUE KITCHEN	1	Max: 10m min: 7m	20/17		27.55 v. 59.1m	Cond
3.	WASTE PARTICLE R.	1	—	20/17	—	200.29 v. 59.1m	Cond
4.	BOILER SHED	1	15m 3m	20/17		265.08 v. 59.1m	Cond
5.	COPC SHED	1	15m 3m	20/17		359.70 v. 59.1m	Cond
6.	SECURITY CABIN	1	3m	20/17	M/S contain.	14.95 59.1m	v. Cond
7.	PUMP house	1	4m	20/17	Full R.C.C	154.00 59.1m	v. Cond
8.	INTENSIVE drive operation (Roads, machines etc)			2		14063 59.1m	v. Cond



SHPE or

CPND - 3RRECUHP

COMPOUND

WDL - KISHA, 6Fz

WDL - DIRMOMONON + PCHHP

+