

File No.	RKA/DNCR/...../.....
Date of Receiving	11/03/25

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	MUMI BALI TEAM	NA	NA			NA
Survey						
Preparation						

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

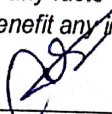
File Returned to HOD Engg. unprepared due to reason	☐ Proper documents not received, ☐ Survey not done properly, ☐ Survey Form not properly filled, ☐ Market survey for rates is not properly done, ☐ Identification is not clearly done, ☐ Measurement is not properly done, ☐ Photographs not clearly taken,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

1.	Proposal or Ref. No.	VIS(2025-26) - PL 006-006-006		
2.	Type of Service	☒ Valuation Report		
3.	Type of customer	☒ Bank	☐ PSU	☐ NBFC
		☐ Company	☐ Private client	☐ Direct client through Bank
4.	Bank/ FI/ Organization Name & Address	SBI, SME BACKBAY RECLAMATION, MARIMAN POINT		
5.	Case Allotment Officer/ Fees paying party Details	Name	Contact Number	Email Id
		MR. SANDEEP BANSOD	9987394880	rmsme2.11688@sbicoin
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
		60,000 + OPE + GST	-	☒ Bank ☐ Customer
8.	Billing Details	Billed To Party Name	GSTIN	

CASE DETAILS

1.	Name of the Industry/ Account	M/S. RAMA CYCINDERS PUT CTD			
2.	Type of Property	☐ Small Manufacturing Unit, ☒ Medium Scale Industrial Unit, ☐ Large Scale Industrial Plant, ☐ Very Large Scale Industrial Plant			
3.	Owner/ Applicant Details	Name		Contact Number	Email Id
	M/S. RAMA	CYCINDERS PUT CTD			
4.	Account Name	M/S. RAMA CYCINDERS PUT CTD			
5.	Plant Address	SURVEY NO 332, 334/P1, 334/P2, 335, BHIMASAR, ANJAR, KUTCH.			
6.	Who will coordinate on site for the site survey	Name		Contact Number	
		MR. SANKHAI MEHER		9016373645	
7.	Preferred time of survey	Date	4/03/25	Time	10:30.
8.	Documents Received (Any one ownership document and approved site plan/ map is must)	1. Ownership Documents: ☒ Sale Deed, ☐ Power of Attorney, ☐ Will Relinquishment Deed, ☐ Transfer Deed, ☐ Conveyance Deed, ☐ Allotment Letter, ☐ Possession Letter, ☐ Agreement to Sell, ☐ Mortgage Deed, ☐ Indenture of Mortgage 2. Map: ☒ Giza Map, ☐ Sanctioned Map, ☐ Site Plan 3. Project Approval Documents: ☐ Factory Registration, ☐ Memorandum of Understanding with the State Govt., ☐ Industrial Entrepreneurs Memorandum, ☐ Environment Clearance, ☐ Fire NOC 4. Any Other document: ☒ TIR Report, ☐ Old Valuation Report, ☐ Plant & Machinery Inventory Sheet, ☐ Fixed Asset Register, ☐ Building Area Statement, ☐ CLU Document, ☐ Detailed Project Report, ☐ Invoices of the Major Equipment's, ☐ Daily Performance Report, ☐ TEV Report, ☐ LIE Report, ☐ Production data of last one week, ☐ Plant maintenance log, ☐ Copy of last paid Electricity Bill, ☐ Copy of municipal tax receipt ☐ Any other: 5. No documents provided: ☐			
9.	Special Instructions if any:				
10.	I agree to pay the amount mentioned above for the preparation of Valuation Report. I agree that I'll not put pressure on Valuer firm to distort any facts and would not try to influence any member or official of the firm in the ill spirit or vested interest and to benefit any individual or organization by any means illegitimately. Customer Signature: 				

IMPORTANT INSTRUCTIONS

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

1.	Please do not accept the case if you do not have proper documents.
2.	Understand the nature of Industry before moving for survey
3.	Study the Plant Inventory sheet or FAR properly before moving for survey
4.	Firstly please take & study the current applicable ownership documents of the property which needs to get surveyed.
5.	Mark the Owner/ 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. RKADNCR/...../.....	Date: 4/03/25	Time: 10:30.
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GENERAL DETAILS

1.	Name of the Surveyor	DHRUVA VANDARI	
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.
		MR. SANKHAR	9096373645
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 N/A	☐ 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 N/A	☐ Property was locked/ sealed, ☐ Owner/ possessee didn't allow it, ☐ NPA property so didn't enter the property, ☐ Very Large Property, practically not possible to measure the entire area ☐ Any other Reason:	
9.	Purpose of Valuation	☐ Value assessment of the asset for creating collateral mortgage ☒ Periodic Re-Valuation for Bank, ☐ Distress sale for NPA A/c.,	

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

OWNERSHIP DETAILS		
1.	Name of the Industry	MIS. RAMA CYCINDERS PVT. LTD
2.	Legal Owner Name/s	_____
3.	Property Purchaser Name	_____
4.	Plant Address under Valuation	SURVEY NO 332, 334 P1A, 334/P2, 335
5.	Present Residence Address of the Owner/ Director	1341 MASAR, ANJAR, KUTCH
6.	Property constitution	☒ Free Hold, ☐ Lease Hold

LOCATION DETAILS					
1.	Adjoining Properties (Match it with papers with the help of compass or Sun direction and also confirm it with nearby people)	East	West	North	South
		OPEN CAND	OPEN CAND.	ANJAR BHACHAU ROAD	AGRI CAND
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	NE OPPOSITE COFCO INDIA			
4.	Ward Name/ No.	TAC - ANJAR			
5.	Zone Name				
6.	Main Road Name & Width	Name	Width	Distance from property	
	NH 8, AHMEDABAD - GANDIDHAM HIGHWAY			36M - 2.5 KM	
7.	Approach Road Name & Width	ANJAR BHACHAU ROAD - 24M			
8.	Are proper road facilities available?	☒ Yes, ☐ No			
9.	Type of Approach Road	☒ Bituminous, ☐ Metalled, ☐ Cement concrete, ☐ Concrete paver block, ☐ Brick khadanja, ☐ Mud surfacing, ☐ Broken potholed metalled road, ☐ No proper approach road available, ☐ Very narrow approach road towards the property			

10.	Location characteristics	☐ Within well-developed notified Industrial area, ☐ Within averagely maintained Industrial area, ☒ Within un-notified Industrial area, ☐ Within Main city, ☐ Within city suburbs, ☐ Within urban developed Area, ☐ Within urban developing zone, ☐ Within urban undeveloped area, ☐ Within urban remote area, ☐ Within commercial area, ☐ Within Institutional area, ☐ Out of municipal limits, no civic infrastructure available, ☐ Within rural village area, ☐ In interiors, ☐ Within Backward area, ☐ Within Remote area												
11.	Classification of the Locality	☒ Urban developed, ☐ Urban developing, ☐ Semi Urban, ☐ Rural, ☐ Backward, ☐ Industrial, ☐ Institutional												
12.	Location consideration	☐ Corner Plot, ☐ 2 side open, ☐ 3 side open, ☐ On >30' wide road, ☐ Near to Metro station, ☐ Near to Market, ☐ Near to Highway, ☐ Entrance North-East Facing, ☐ Ordinary location within locality, ☐ Good Location within the locality, ☐ Normal Location within the locality, ☐ Average Location within locality, ☐ Poor location within the locality, ☐ Property towards end of the locality, ☐ Any other												
13.	Is Plant part of notified Industrial Area? If yes then name of Industrial area/ estate & governing authority managing it.	☐ Yes, ☒ No												
14.	Proximity to civic amenities	<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>15 KM</td> <td>20 KM</td> <td>3 KM</td> <td>-</td> <td>3 KM</td> <td>10 KM</td> </tr> </tbody> </table>	School	Hospital	Market	Metro	Railway Station	Airport	15 KM	20 KM	3 KM	-	3 KM	10 KM
School	Hospital	Market	Metro	Railway Station	Airport									
15 KM	20 KM	3 KM	-	3 KM	10 KM									
15.	Any new development in surrounding area	SHOPPING COMPLEX & INDUSTRIAL												
16.	Jurisdiction limits	☐ Nagar Nigam, ☐ Nagar Panchayat, ☒ Gram Panchayat, ☐ Nagar Palika Parishad, ☐ Area not within any municipal limits												
17.	Jurisdiction Development Authority Name	Name: BHIMASAR GRAM PANCHAYAT ☐ Area not within any development authority limits												
18.	Municipality/ Municipal Corporation Name	Name: _____												

		☐ Area not within any municipal limits
19.	Surrounding land uses and adjoining/ nearby establishment details	OPEN CAMP / AGRI CAMP / OTC / REFINERY / D V HOOD
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?	STRAIGHTFORWARD
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
	1,14,832 sqm	1,14,832 sqm	1,14,832 sqm	1,14,870 sqm
	Area as per mortgage deed: .			
2.	Any conversion to the land use	NA		
3.	Land Type	☒ Solid, ☐ Rocky, ☐ Marsh Land, ☐ Reclaimed Land, ☐ Water logged		
4.	Shape of the Land	☐ Square, ☐ Rectangular, ☐ Trapezium, ☐ Triangular, ☐ Trapezoid, ☐ Irregular, ☐ NA		
5.	Level of Land	☐ On road level, ☐ Below road level, ☒ Above road level, ☐ NA		
6.	Frontage to depth ratio	☐ Normal frontage, ☐ Less frontage, ☐ Large frontage, ☐ NA		
7.	Are Boundaries matched	☐ Yes, ☐ No, ☐ No relevant papers available to match the boundaries, ☐ Boundaries not mentioned in available documents, ☐ Very large land parcel forming multiple lands so not possible to match it with papers		
8.	Is Independent access available to the property	☐ Clear independent access is available, ☐ Access is available in sharing of other adjoining property, ☐ No clear access is available, ☐ Access is closed due to dispute, ☐ Land locked		
9.	Is property clearly demarcated with permanent boundaries?	☒ Yes, ☐ No, ☐ Only partially, ☐ Only with Temporary boundaries,		
10.	Is the property merged or colluded with any other property	NA		
11.	Is complete property mortgaged with the Bank under valuation or only portion of it?	COMPLETE		
12.	Property possessed by at the time of survey	☒ Owner, ☐ Vacant, ☐ Lessee, ☐ Under Construction, ☐ Couldn't be Surveyed, ☐ Property was locked, ☐ Bank sealed, ☐ Court sealed		
13.	Current activity carried out in the property	☒ Industrial, ☐ Vacant, ☐ Locked, ☐ Sealed ☐ Any other use:		

BUILDING/ CONSTRUCTION/ UTILITY DETAILS

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			
	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	20 Year / New plan on survey No. 33E		
7.	Maintenance of the Building	☐ Very Good, ☐ Average, ☐ Poor		
8.	Any defects in the building	☐ Maintenance issues, ☐ Finishing issues, ☐ Seepage issues, ☐ Water supply issues, ☐ Electricity issues, ☐ Structural issues, ☐ Visible cracks in the building		
9.	Any violation done in the property	☐ Construction done without Map, ☐ Construction not as per approved Map, ☐ Extra covered without sanctioned Map, ☐ Joined adjacent property, ☐ Encroached adjacent area illegally		
10.	Boundary Wall (Only for individual property)	☒ Yes, ☐ No, ☐ Common boundary wall of a complex		
		Running Mtr.	Height	Width
		1-	11'	1'
11.	Garden/ Landscaping	☒ Yes, ☐ No, ☐ Beautiful, ☐ Ordinary		
12.	Parking facilities	☐ Available within the property ☐ On Ground, ☐ In Basement, ☐ On still ☐ Not available within the property ☐ On road, ☐ Acute parking problem		
13.	Special Comments if any	RCC Column + black paint + floors		

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.

PLANT DETAILS

S.No.	PARTICULARS	DESCRIPTION
1.	Brief History & Description of the Plant	MANUFACTURING OF MIT HIGH PRESSURE STEEL GAS CYLINDER.
2.	Nature of Industry	STEEL INDUSTRY.
3.	Plant Inception Date	26th DEC 2005.
4.	Commercial Operational Date	↓ 20th March 2005 ↑
5.	No. of Production Lines	BIG 1 BIG 2 SMALL 1 SMALL 2 ABOVE 30 CM LESS than 30 CM
6.	Date of Inception of each Production Line	BIG 1 BIG 2 SMALL 1 SMALL 2
7.	Total Block Value of the Machines (As on Year ending 31st March)	-
8.	Industry benchmark cost for setting up these Plants (for eg. Per MW or Per MT)	-
9.	Establishment Type	☒ Indigenous, ☐ EPC Contractor, ☐ Local Contractor
10.	Plant Type	☐ Manual, ☒ Semi-Automatic, ☐ Fully Automatic, ☐ Conventional, ☐ Non-Conventional, ☐ Computerized Controlled
11.	Plant & Machinery Purchase Type	☒ First Hand, ☐ Second Hand
12.	Plant & Machinery Make	☐ Domestic branded, ☐ Domestic local made, ☐ Onsite fabrication ☐ Imported machines, ☒ Mix (Domestic + Foreign)
13.	Plant Overall Condition	☐ Newly Commissioned, ☐ Excellent, ☐ Very Good, ☐ Good, ☐ Average, ☐ Poor, ☐ Completely scrap
14.	Plant Status	☒ In Operation, ☐ Not Running, ☐ Partially running, ☐ Stopped For Maintenance, ☐ Completely shutdown
15.	If Plant is not operational then period since it is not operational & reason for not being in operation	N.A

16.	If Plant is not operational then does it require any money for refurbishing to restart the Plant?	N/A
17.	Total money spent in last one year on maintenance of machines	✓
18.	Any major failure, fault, breakdown in last 3 years?	N/A
19.	Any Technology collaboration of the Plant	N/A
20.	Average Plant Capacity Utilization rate in last one month. Attach Production chart of last one week.	83% ()
21.	Name & Function of each block in the plant - Use Separate Sheet If Required	
22.	Main machines used in the Plant - Use Separate Sheet If Required	INDUCTION SPINNING MACHINE, FURNACE, HEAT TREATMENT, THREADING MACHINE, PAINTING BOOTH.
23.	Estimated net weight of the large machines and of total machines present at site - Use Separate Sheet If Required	
24.	Estimated Economic Life of the Plant/ Machines	20 YEARS
25.	Age of the Plant/ Remaining Life of Machines	
26.	Record of Last Maintenance Done (Attach Copy Of Maintenance Log Book If Possible)	✓
27.	Production Capacity In Quantity & Weight For Different Products/ Units	3,60,000 NO'S OF CYCINDERS / ANNUM
28.	Description Of Products Manufactured	EMPTY HIGH PRESSURE STEEL GAS (CNG + INDUSTRIAL)
29.	Brand Name under which Products are sold in the Market	RPCC EXPORT RCPC RCC
30.	Raw Material Used & Sources Of Primary Raw Material Used	N/A SEAMLESS HIGH PRESSURE STEEL (MANGNESE STEEL, CHROMIUM STEEL) / IMPORT 70% EXPORT COAL - 30%

31.	No. & Type of Furnace	2 / 2 - Pm4
32.	No./ Type/ Height of Chimney/ Exhaust	2 / STEEL / 30M
33.	Is Plant using obsolete technology or currently used technology in the market? Please comment.	CURRENTLY USED
34.	Whether STP is installed (Mention Type & Capacity)	25 KLD
35.	Whether ETP is installed (Mention Type & Capacity)	150 KLD
36.	Fire Fighting System	YES
37.	No. of Resources Working In the Plant (Managerial, Skilled, Unskilled)	MG - 10 No's S - 78 No's US - 223 No's
38.	Is the adequate skilled labour available in this area for the subject Industry?	SO-SO
39.	Power Supply arrangements in the Plant (Sanctioned Load Kw and Units consumed in last 3 months)	PGVCC - Pashim Ganga UG Corp SANCTIONED CAP - 2200 KVA
40.	Auxiliary power arrangements type in the plant (Type & Capacity)	☒ DG Sets, ☐ Captive Power Plant
41.	HVAC System In the Plant	N/A
42.	Cooling System In the Plant	YES
43.	Water Arrangements/ Source of water	☐ Jet pump, ☐ Submersible, ☐ Jal board supply, ☒ Reservoir, ☐ Any other: UNDERGROUND WATER
44.	Major issues noticed in the Industry which can create issues in operations	TANK, SOURCE - MARMADA

2 WIND MILLS IN PODBANDHAR
- 2 x 1.5 MW

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:	DINESH	
	Contact No.	9825168880	
	Sale Purchase Rate	3000-3200 / Sq.m. For N.A (and	
	Rental Rate	-	
	Comments	Recently he has sold D.K Pine Plant land next to Rama cylinder at 1.5cr/Acre costing. (property is 100m	
	2. Name:	ANAND BHAI (Inside Main Road)	
	Contact No.	9979643043	
	Sale Purchase Rate	2500-3000 / Sq.m for N.P (and	
	Rental Rate	-	
	Comments	JUST HAD DISCUSSION WITH HIM REGARDING THE CORP RATES GOING FOR ROAD TOUCH	
	3. Name:	(PROPERTY)	
	Contact No.		
	Sale Purchase Rate		
	Rental Rate		
	Comments		

Surveyor Name:

Signature:

Date:

DHAWA

4/4/25

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:

Sankhari Mehe

Signature:

Mobile No.:

998

Date:

UNDERTAKING BY THE SURVEYOR

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

Surveyor Name:

DHAWAR

Signature:

Date:

[Signature]

4/08/25

CASE NO.



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.	V15(2025-26)-PL006-006-006						
2.	Name of the Surveyor	PIHAWAC VAIYAR I						
3.	Borrower Name	M/S. RAMA CYCINDERS PUT CTP						
4.	Name of the Owner							
5.	Property Address which has to be valued	Survey No 332, 334/P2, 334/P1, 335, Bhimasa, Anja, Kutch						
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>Mehs Jankhali</td> <td>9016373645</td> </tr> </table>			Name	Contact No.	Mehs Jankhali	9016373645
Name	Contact No.							
Mehs Jankhali	9016373645							
7.	How Property is Identified by the Surveyor	☒ From schedule of the properties mentioned in the deed, ☐ From name plate displayed on the property, ☐ Identified by the owner/ owner representative, ☐ Enquired from nearby people, ☐ Identification of the property could not be done, ☐ Survey was not done						
8.	Are Boundaries matched	☒ Yes, ☐ No, ☐ No relevant papers available to match the boundaries, ☐ Boundaries not mentioned in available documents						
9.	Survey Type	☒ Full survey (inside-out with measurements & photographs) ☐ Half Survey (Measurements from outside & photographs) ☐ Only photographs taken (No measurements)						
10.	Reason for Half survey or only photographs taken	☐ Property was locked, ☐ Possessee didn't allow to inspect the property, ☐ NPA property so couldn't be surveyed completely						
11.	Type of Property	☐ Flat in Multistoried Apartment, ☐ Residential House, ☐ Low Rise Apartment, ☐ Residential Builder Floor, ☐ Commercial Land & Building, ☐ Commercial Office, ☐ Commercial Shop, ☐ Commercial Floor, ☐ Shopping Mall, ☐ Hotel, ☒ Industrial, ☐ Institutional, ☐ School Building, ☐ Vacant Residential Plot, ☐ Vacant Industrial Plot, ☐ Agricultural Land						
12.	Property Measurement	☐ Self-measured, ☒ Sample measurement, ☐ No measurement						
13.	Reason for no measurement	☐ It's a flat in multi storey building so measurement not required ☐ Property was locked, ☐ Owner/ possessee didn't allow it, ☐ NPA property so didn't enter the property, ☐ Very Large Property, practically not possible to measure the area within limited time ☐ Any other Reason:						
14.	Land Area of the Property	As per Title deed	As per Map	As per site survey				
15.	Covered Built-up Area	As per Title deed	As per Map	As per site survey				
16.	Property possessed by at the time of survey	☒ Owner, ☐ Vacant, ☐ Lessee, ☐ Under Construction, ☐ Couldn't be Surveyed, ☐ Property was locked, ☐ Bank sealed, ☐ Court sealed						
17.	Any negative observation of the							

	property during survey	
18.	Is independent access available to the property <u>7-ACC</u>	☒ Clear independent access is available, ☐ Access available in sharing of other adjoining property, ☐ No clear access is available, ☐ Access is closed due to dispute
19.	Is property clearly demarcated with permanent boundaries?	☒ Yes, ☐ No, ☐ Only with Temporary boundaries
20.	Is the property merged or colluded with any other property	<u>N/P</u>
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.

Sankhali Meher.

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

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

2. Surveyor Signature who did site inspection:

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

a. Name of the Surveyor: DHAWA
b. Signature: [Signature]
c. Date: 4/03/25

NOTE: NEW plant which is under survey
NO. 332 is not operational yet. Civil
work is almost 80% completed & plant
and machinery are also installed but
not operational yet.

AREA TABLE OF APPROVED STRUCTURES

Ex-2005
Extn. 2021-22

S.NO.	NAME OF STRUCTURES	SIZE	#	AREA IN SQ.MTR.
2.	SECURITY CABIN (Type - Block + Shed)	7.31 X 6.54 X 4.5		47.80
3.	CANTEEN (GROUND FLOOR) RCC	IRREGULAR	3	181.45
	(FIRST FLOOR) RCC	IRREGULAR	3	100.30
4.	COOLING TOWER - Foundation, RCC + 12.00 X 5.50 X 2m	12.00 X 5.50	2	66.00
5.	FIRE WATER TANK RCC x 10m	10.00 X 7.00	4	70.00
6.	WATER TANK	22.00 X 11.00	2	242.00
7.	L.P.G STORAGE AREA	35.00 X 35.00	1	1225.00
8.	L.D.O STORAGE AREA	13.50 X 10.00	1	135.00
9.	OFFICE AREA (INSPECTION CUM STORE) G.F. + F.F. + S.F. (Main S.C. Lab, Proprietary Guest House) / Office	8.00 X 11.00 X 4.5		1910.52
10.	STORE ROOM - (F.F.P.) - Directorate	8.00 X 6.00 X 10'		48.00
C	EFFLUENT TREATMENT PLANTS (OPEN)	4.50 X 7.00 X 3m d.		31.50
D	CYLINDER STORAGE TANK SHED	15.20 X 20.20 X 7.5m		307.04
E	CONTROL ROOM Block + Shed	3.00 X 4.00 X 3m		12.00
F	LIQUIDFIDE NATURAL GAS (LNG)	63.50 X 63.50		4032.25
G	OBSERVATION ROOM	4.00 X 3.00		12.00
H	BON FIRE PIT	5.90 X 3.90		23.01
I	LIQUID OXYGEN STORAGE TANK	15.00 X 12.20		183.00
J	COOLING TOWER (OPEN MACHINERY)	5.48 X 6.90		37.80
TOTAL BUILT-UP AREA OF APPROVED STRUCTURE				3,237.41
				SQ.M

AREA TABLE OF EXTENDED STRUCTURES

S.NO.	NAME OF STRUCTURES	SIZE	AREA IN SQ.MTR.
11.	MAIN PLANT BUILDING	IRREGULAR	16293.00
12.	PEB SHED (RCC + Block + Shed) h=9.5m	IRREGULAR	1931.32
13.	WEIGH BRIDGE	28.00 X 3.50	98.00
	OFFICE h=2.9m RCC	2.19 X 3.49	7.64
14.	STORE ROOM (Oil Storage)	15.00 X 5.20 X 3m	78.00
15.	STP PLANT (2 NOS.) (1 NOS. PROPOSED)	15.00 X 10.00 X 2	300.00
16.	DEGASSING AREA - open Area	IRREGULAR	470.00
17.	PARKING SHED - shed	IRREGULAR	224.13
18.	FACTORY SHED & ADMIN BUILDING 9.5m G.F. + F.F. (PROPOSED) MCW	IRREGULAR	50' 14144.06
19.	STORAGE SHED + Block + shed	10.00 X 5.00	50.00
20.	LNG YARD	65.00 X 65.00	4225.00
21.	OBSERVATION ROOM	4.00 X 3.00 X 2.9m	12.00
22.	BONFIRE TEST PIT	5.90 X 3.90 X 1.5m	23.01
23.	BURSTING PIT & OBSERVATION ROOM (2 NOS. TYP.) 1-EXISTING & 1- PROPOSED)	10.40 X 4.10 X 2	85.28

TOTAL BUILT-UP AREA OF EXTENDED STRUCTURE = 37,941.44 SQ. MT.

RAMA CYLINDERS PVT LTD-BHIMASAR
SUMMARY OF PLANT AND MACHINERY AS ON 28.02.2025

DESCRIPTION OF THE ASSETS	Qty	LOCATION
✓ ACB PANEL FOR INDUCTION HEATER	1 ✓	BHIMASAR
✓ BOILER	2 ✓	BHIMASAR
✓ BOTTOM MILLING MACHINE	5 ✓	BHIMASAR
✓ CHIMNEY	2 ✓	BHIMASAR
✓ CNC Wirecut EDM Machine	2 ✓	BHIMASAR
✓ Cold Saw for S.S. Tube Cutting Machine	2 ✓	BHIMASAR
✓ COMPRESSOR	12 ✓	BHIMASAR
✓ CONVEYOR <i>up to</i>	1	BHIMASAR
✓ COOLING TOWER	3 ✓	BHIMASAR
✓ CYLINDER HANDLING SYSTEM	2 ✓	BHIMASAR
✓ EFFLUENT TREATMENT PLANT	1 ✓	BHIMASAR
✓ EOT CRANE	8 ✓	BHIMASAR
① ✓ EXTERNAL SHOT BLASTING MACHINE	2 ✓	BHIMASAR
✓ FURNACE	2 ✓	BHIMASAR
✓ GENERATOR SET <i>380 V A + 25 X V A</i>	2 ✓	BHIMASAR
✓ HARDNESS TESTING MACHINE	1 ✓	BHIMASAR
✓ HORIZONTAL MACHINING CENTRE <i>Not in production</i>	1	BHIMASAR
✓ HYDRAULIC PRESS/SMALL SPINNING MACHINE WITH PRESS	3 ✓	BHIMASAR
✓ INDUCTION HEATER	7 ✓	BHIMASAR
② ✓ INTERNAL SHOT BLASTING MACHINE	4 ✓	BHIMASAR
✓ LATHE MACHINE	6 ✓	BHIMASAR
✓ LIGHTING TRANSFORMER - ENERGY SAVING	1 ✓	BHIMASAR
✓ LNG TANK	1 ✓	BHIMASAR
✓ MARKING MACHINE	2 ✓	BHIMASAR
✓ Material Handling System	1 ✓	BHIMASAR
✓ NECK CUTTING AND DRILLING MACHINE <i>neck - dia = 2 new with #2</i>	7 ✓	BHIMASAR
✓ NECKING THREADING MACHINE	3 ✓	BHIMASAR
✓ PAINT PLANT	2 ✓	BHIMASAR
✓ PNG	1 ✓	BHIMASAR
✓ PIPE CUTTING MACHINE	6 ✓	BHIMASAR
✓ RO BASE WATER TREATMENT PLANT	1 ✓	BHIMASAR
✓ SHOT BLASTING MACHINE WITH BLAST ROOM	1	BHIMASAR
✓ SPINNING MACHINE <i>FN-600 - L-232-406 FA-500 - L-140-267</i>	6 ✓	BHIMASAR
✓ TANKS - LPG & LDO <i>Not in use</i>	2 ✓	BHIMASAR
✓ TESTING MACHINE	11 ✓	BHIMASAR
✓ TRANSFORMER	5 ✓	BHIMASAR
✓ VALVE FITTING MACHINE	1 ✓	BHIMASAR
✓ WATER TANK	1 ✓	BHIMASAR
✓ WATER TREATMENT PLANT	1 ✓	BHIMASAR
✓ WEIGHBRIDGE	1 ✓	BHIMASAR
✓ WIND MILL <i>(At perambalur)</i>	2 ✓	BHIMASAR

2+2+7+1

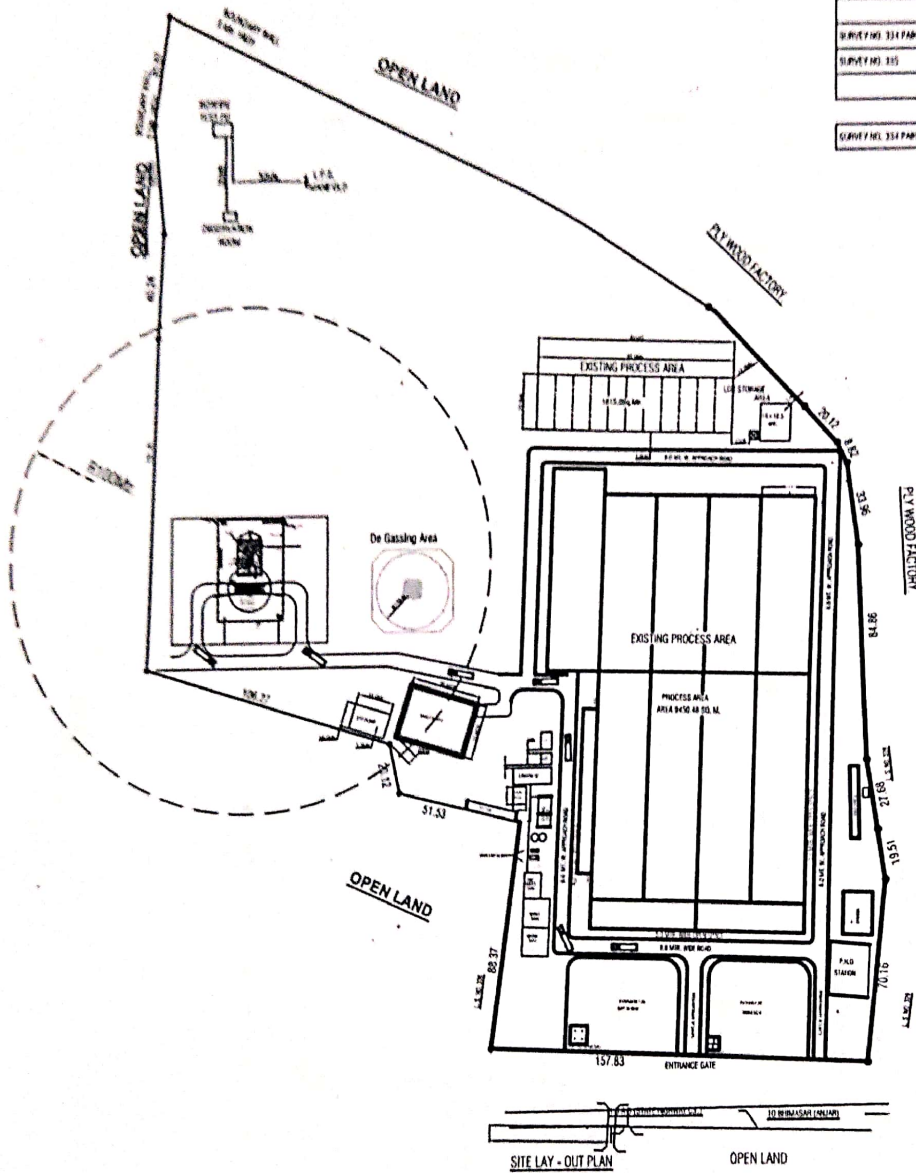
12 MT-2
5 MT-6-1

not in operation
 Transp 2-2-108-267
 CRV - 1-75-169
 ALT-4

verified
 05/03/25

5/3/2025

LAY-OUT



AREA TABLE		
PARCELY NO. 334 PARCEL 2	6 - ACRES 35 - GARDENIA	= 27622.16 M ²
PARCELY NO. 335	3 - ACRES 21 - GARDENIA	= 14065.19 M ²
TOTAL AREA		= 42087.34 M ²

SURVEY INCL. 354 PAGE 1	9 - ACPE	= 36473 M ²
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SURVEY NO. 314 & 315.
VILLAGE :- BHIMASAR, TALUKA :- ANJAR DISTRICT.

ALL DIMENSION ARE IN mm.

Rama Cylinders Pvt. Ltd.

Unit: I - Bhikmasar

[illegible]

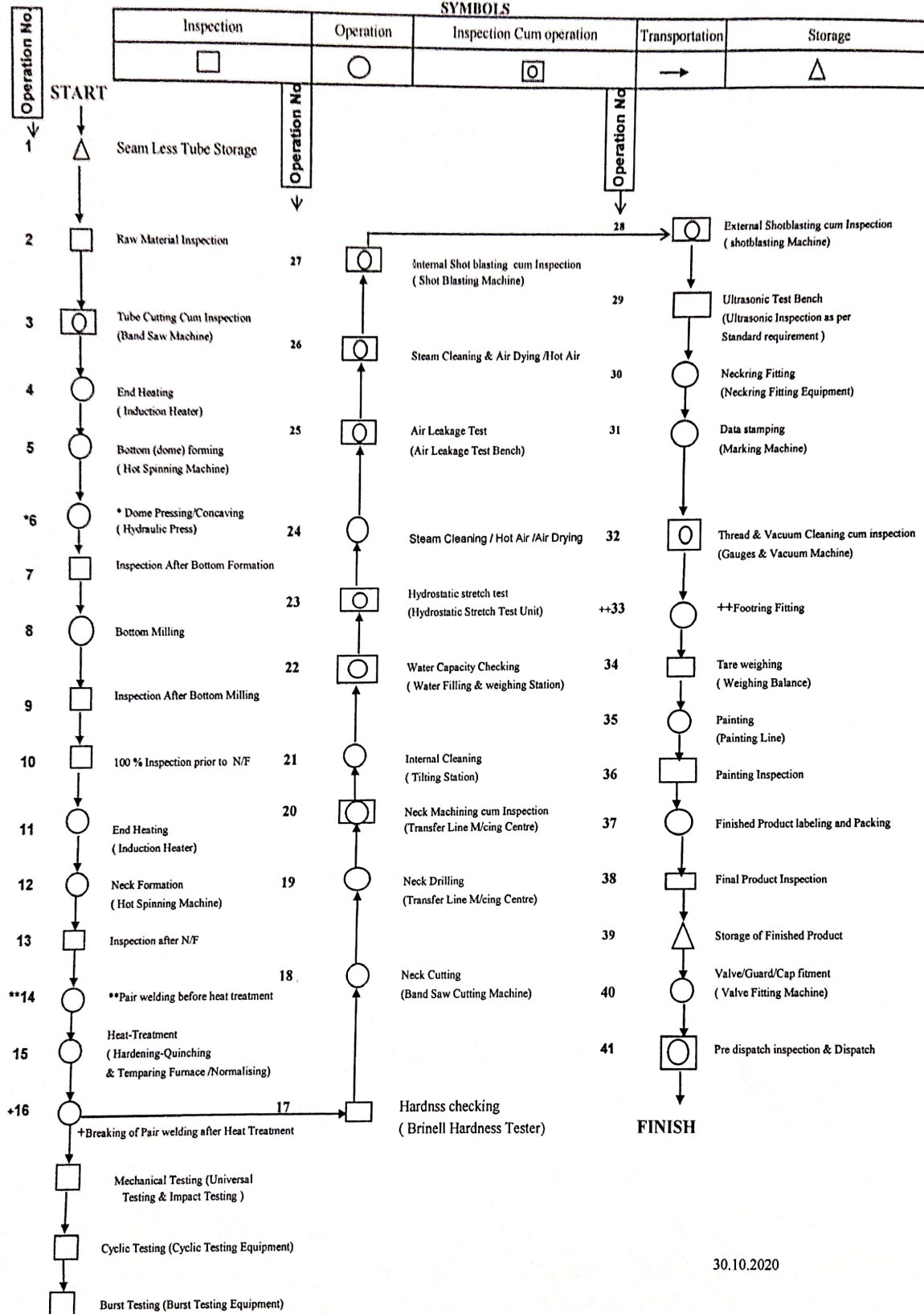
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RAMA CYLINDERS PVT. LTD.
Manufacturing Unit KASEZ
PLOT 14A

Rama Cylinders Pvt. Ltd.

Process Flow Chart for Production of Cylinders

IPM/ANX/08
Rev:00



Note:-

- 1- *Process 6 is applicable only when concave bottom will be processed other wise for convex bottom process will go from 5 to 7 directly .
- 2- **Process 14 is applicable for only those cylinders which length is below 1000 mm and this process is only for Big line (Unit-1) and Unit-2.
- 3- + Process 16 is applicable for those cylinders on which process 14 is applicable.
- 4- ++Process 33 is applicable for only those cylinders which drawing is approved for foot ring.



PROPOSED LAY-OUT

DRAWING NO.

AREA STATEMENT

SURVEY NO. 134 PAGES 2
15 - ACRE 35 - GUNTHA
84045.14 SQ.M

PROCESS AREA	15885.85 SQ.M
ADMIN OFFICE	950.85 SQ.M
CANTEEN	81.00 SQ.M
RAMA CHG GODDOWN	509.00 SQ.M
PHG	35.46 SQ.M
UNG AREA	4185.5 SQ.M

NEW PER THES AREA	1815.0 SQ.M
LOT AREA	1778.5 SQ.M
S.T.P PLANT	150 SQ.M
DE GASSING AREA	706.5 SQ.M

TOTAL EXISTING BUILT UP AREA	24503.15 SQ.M
PROPOSED PROCESS AREA	1778.5 SQ.M

SURVEY NO. 135
3 - ACRE 21 - GUNTHA
14055.18 SQ.M

SURVEY NO. 132
8 - ACRE 39 - GUNTHA
36321 SQ.M

PROPOSED PROCESS AREA	4854 SQ.M
BONFIRE TEST PIT	40 SQ.M
TOTAL PROPOSED BUILT UP AREA	4344 SQ.M

TOTAL PROPOSED PROCESS AREA - 17884 SQ.M
TOTAL GARDEN AREA - 1815.0 SQ.M
TOTAL PIPE STORAGE AREA - 1506 SQ.M
TOTAL LAND AREA - 114811.8 SQ.M
TOTAL GREEN BELT AREA - 88324.27 SQ.M

ENGINEER -

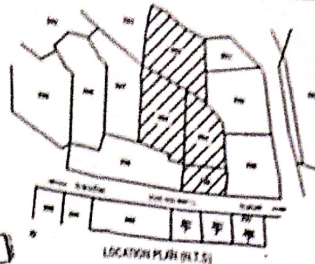
AUTHORITY -

ALL DIMENSION ARE IN METRE

Rama Cylinders Pvt. Ltd.

Unit 1 - Bangalore

Plot Plan 23.M.2021



LOCATION PLAN (P.T. 5)

NO.	LIST OF EQUIPMENT FOR NEW GAS CYLINDER
1	1000 LTR. GAS CYLINDER
2	1000 LTR. GAS CYLINDER
3	1000 LTR. GAS CYLINDER
4	1000 LTR. GAS CYLINDER
5	1000 LTR. GAS CYLINDER
6	1000 LTR. GAS CYLINDER
7	1000 LTR. GAS CYLINDER
8	1000 LTR. GAS CYLINDER
9	1000 LTR. GAS CYLINDER
10	1000 LTR. GAS CYLINDER
11	1000 LTR. GAS CYLINDER
12	1000 LTR. GAS CYLINDER
13	1000 LTR. GAS CYLINDER
14	1000 LTR. GAS CYLINDER
15	1000 LTR. GAS CYLINDER
16	1000 LTR. GAS CYLINDER
17	1000 LTR. GAS CYLINDER
18	1000 LTR. GAS CYLINDER
19	1000 LTR. GAS CYLINDER
20	1000 LTR. GAS CYLINDER
21	1000 LTR. GAS CYLINDER
22	1000 LTR. GAS CYLINDER
23	1000 LTR. GAS CYLINDER
24	1000 LTR. GAS CYLINDER
25	1000 LTR. GAS CYLINDER
26	1000 LTR. GAS CYLINDER
27	1000 LTR. GAS CYLINDER
28	1000 LTR. GAS CYLINDER
29	1000 LTR. GAS CYLINDER
30	1000 LTR. GAS CYLINDER
31	1000 LTR. GAS CYLINDER
32	1000 LTR. GAS CYLINDER
33	1000 LTR. GAS CYLINDER
34	1000 LTR. GAS CYLINDER
35	1000 LTR. GAS CYLINDER

PLYWOOD FACTORY

EXISTING PROCESS AREA

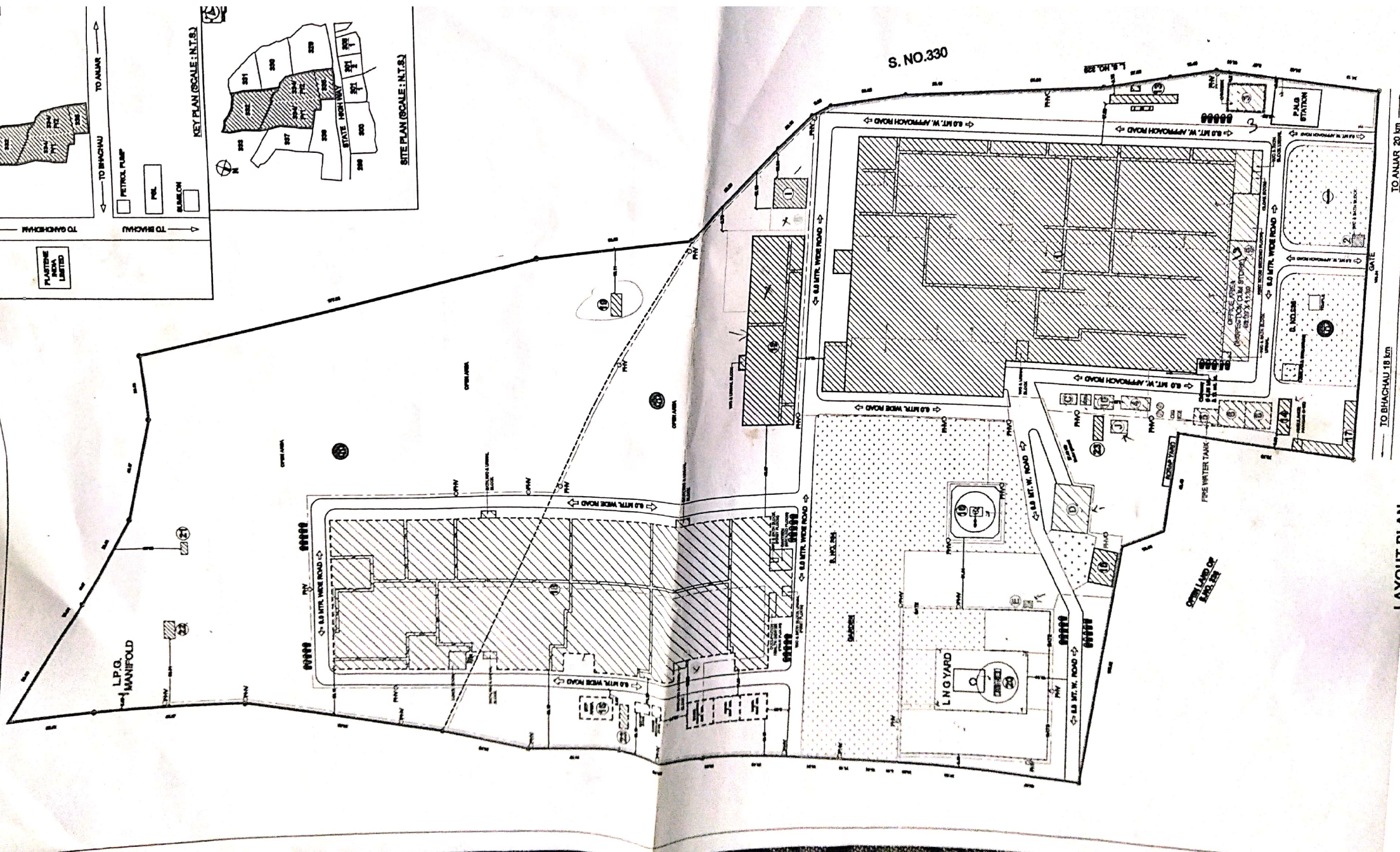
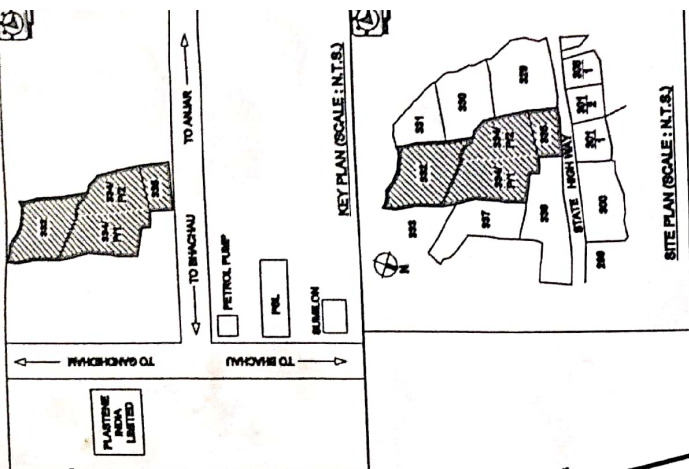
PROCESS AREA

AREA 8404.5 SQ. M

OPEN LAND

SITE LAY - OUT PLAN

OPEN LAND





Directorate Industrial Safety & Health

Gujarat State

FORM NO. 4

(Prescribed under Rules 5)

License to work a factory

Registration No. 245/28121/2005

FIN. R14025387A

License No. 25387

D.A. 26-Dec-2005

License is hereby granted to

Mr. VASHU J. RAMSINGHANI

For the premises known as

RAMA CYLINDERS PVT. LTD.

situated at

SURVEY NO.332 334/P/1 334/P/2 & 335 VILL-BHIMASAR ANJAR-BHACHAU ROAD

KUTCH -370240 GUJARAT

Ta.: Anjar Dist.: Kutch

for use as a factory within the limits specified in the plan approved by the

Director Industrial Safety and Health, Gujarat State

vide No. 1176 Date 13-Dec-2005 subject to provisions of the

Factories Act, 1948 and the Rules made thereunder.

The license is issued for:

- Maximum Number of workers to be employed on any day during the Year :****1,000****
- Maximum installed power in B.H.P. on any day during the year :****Above 5000****

The license is valid up to 31st December 2026,

Fees paid Rs. 50.00

Fees due Rs. 50.00

Excess Rs. 0.00

Place : Kutch

Date : 21-Nov-2024



Signature valid

Digitally signed by RAJENDRASINH
HEMANTSINH SOLANKI
Date: 2024.11.21 09:20:06 IST
Reason: Approval
Location: Kutch

Deputy Director
Industrial Safety and Health
Adipur- Kutch.