

INDUSTRIAL PLANT SURVEY FORM**(FOR INDUSTRIAL PROPERTIES ONLY)**

(Version 2.0) | Date of implementation: 9.02.2011 | Date of Revision: 04.01.2018, 15.06.2019

File No. RKA/DNCR/...../.....

Date: 15/06/2021

Time: 8:38 AM

GENERAL DETAILS

1.	Name of the Surveyor	Suresh Mandankar	
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.
		Yash Goyal	95212332A3
3.	Survey Type	☐ Full survey (inside-out with approximate measurements & photographs), ☒ Full survey (inside-out with approximate sample random measurements & photographs), ☐ Half Survey (Approximate sample random measurements from outside & photographs), ☐ Only photographs taken (No measurements)	
4.	Reason for Half survey or only photographs taken	☐ Property was locked, ☒ Possessee didn't allow to inspect the property, ☐ NPA property so owner was hostile and survey couldn't be carried out, ☐ Under construction property, ☐ Very Large irregular Property, practically not possible to measure the entire area, ☐ Any other reason:	
5.	How Property is Identified	☐ From schedule of the properties mentioned in the deed, ☒ From name plate displayed on the property, ☒ Identified by the owner/ owner representative, ☐ Enquired from nearby people, ☐ Identification of the property could not be done, ☐ Survey was not done	
6.	Type of Industry	☐ Small Manufacturing Unit, ☐ Medium Scale Industrial Unit, ☒ Large Scale Industrial Plant, ☐ Very Large Scale Industrial Plant	
7.	Property Measurement	☐ Self-measured, ☐ Sample measurement only, ☐ No measurement	
8.	Reason for no measurement	☐ Property was locked/ sealed, ☐ Owner/ possessee didn't allow it, ☐ NPA property so didn't enter the property, ☒ Very Large Property, practically not possible to measure the entire area ☐ Any other Reason:	
9.	Purpose of Valuation	☐ Value assessment of the asset for creating collateral mortgage ☐ Periodic Re-Valuation for Bank, ☐ Distress sale for NPA A/c.,	

points No. 9 to 11 details not available

		☐ 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	Emcare pharmaceuticals Ltd.
2.	Legal Owner Name/s	Refer documents
3.	Property Purchaser Name	_____
4.	Plant Address under Valuation	Plot P-1, Rajiv Gandhi Infotech park Hingewadi
5.	Present Residence Address of the Owner/ Director	
6.	Property constitution	☐ Free Hold, ☒ Lease Hold

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 20.0 m rd	West TCG open plot	North Plot No. p-2	South Malga
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	Near SDB-5 Infosys.			
4.	Ward Name/ No.				
5.	Zone Name	Industrial.			
6.	Main Road Name & Width	Name	Width	Distance from property	
		Kargarsai Rd	40.00 m	0.00 km	
7.	Approach Road Name & Width	Hingewadi Kargarsai Rd. 40.00 m wide			
8.	Are proper road facilities available?	☒ Yes, ☐ No			
9.	Type of Approach Road	☐ Bituminous, ☐ Metalled, ☒ Cement concrete, ☐ Concrete paver block, ☐ Brick khadanja, ☐ Mud surfacing, ☐ Broken potholed metalled road, ☐ No proper approach road available, ☐ Very narrow approach road towards the property			

10.	Location characteristics	☒ Within well-developed notified Industrial area, ☐ Within averagely maintained Industrial area, ☐ Within un-notified Industrial area, ☐ Within Main city, ☐ Within city suburbs, ☐ Within urban developed Area, ☐ Within urban developing zone, ☐ Within urban undeveloped area, ☐ Within urban remote area, ☐ Within commercial area, ☐ Within Institutional area, ☐ Out of municipal limits, no civic infrastructure available, ☐ Within rural village area, ☐ In interiors, ☐ Within Backward area, ☐ Within Remote area					
11.	Classification of the Locality	☒ Urban developed, ☐ Urban developing, ☐ Semi Urban, ☐ Rural, ☐ Backward, ☐ Industrial, ☐ Institutional					
12.	Location consideration	☐ Corner Plot, ☒ 2 side open, ☐ 3 side open, ☐ On >30' wide road, ☐ Near to Metro station, ☐ Near to Market, ☐ Near to Highway, ☐ Entrance North-East Facing, ☐ Ordinary location within locality, ☐ Good Location within the locality, ☐ Normal Location within the locality, ☐ Average Location within locality, ☐ Poor location within the locality, ☐ Property towards end of the locality, ☐ Any other					
13.	Is Plant part of notified Industrial Area? If yes then name of Industrial area/ estate & governing authority managing it.	☒ Yes, ☐ No					
14.	Proximity to civic amenities	School	Hospital	Market	Metro	Railway Station	Airport
		1 km	1 km	1 km	proposed @ 20 km		28 km
15.	Any new development in surrounding area	metro work is in progress-					
16.	Jurisdiction limits	☒ Nagar Nigam, ☐ Nagar Panchayat, ☐ Gram Panchayat, ☐ Nagar Palika Parishad, ☐ Area not within any municipal limits					
17.	Jurisdiction Development Authority Name	Name: MIDC ☐ Area not within any development authority limits					
18.	Municipality/ Municipal Corporation Name	Name: pimpri chinchwad municipal corporation					

		☐ Area not within any municipal limits
19.	Surrounding land uses and adjoining/ nearby establishment details	Industrial and commercial
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?	All types.
22.	In case Industry gets closed then does the land can be used for any other purpose?	Depends.

PLANT DETAILS		
S.No.	PARTICULARS	DESCRIPTION
1.	Brief History & Description of the Plant	pharmaceutical products.
2.	Nature of Industry	pharmaceuticals.
3.	Plant Inception Date	10/06/2021.
4.	Commercial Operational Date	
5.	No. of Production Lines	
6.	Date of Inception of each Production Line	10/06/2021
7.	Total Block Value of the Machines (As on Year ending 31 st March)	Refer FAV
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	NA
16.	If Plant is not operational then does it require any money for refurbishing to restart the Plant?	NA
17.	Total money spent in last one year on maintenance of machines	Details not available
18.	Any major failure, fault, breakdown in last 3 years?	No
19.	Any Technology collaboration of the Plant	Details not available
20.	Average Plant Capacity Utilization rate in last one month. Attach Production chart of last one week.	Refer mail (Yash koyal)
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	Yes
23.	Estimated net weight of the large machines and of total machines present at site - Use Separate Sheet If Required	Refer FAR
24.	Estimated Economic Life of the Plant/ Machines	As per FAR
25.	Age of the Plant/ Remaining Life of Machines	

26.	Record of Last Maintenance Done (Attach Copy Of Maintenance Log Book If Possible)	Details not available		
27.	Production Capacity In Quantity & Weight For Different Products/ Units	Refer mail- (Yuh copy)		
28.	Description Of Products Manufactured	Tablets, capsules.		
29.	Brand Name under which Products are sold in the Market	Emcure.		
30.	Raw Material Used & Sources Of Primary Raw Material Used	XXXX		
31.	No. & Type of Furnace	1 No.		
32.	No. / Type/ Height of Chimney/ Exhaust	@ 30.00 mtr.		
33.	Is Plant using obsolete technology or currently used technology in the market? Please comment.	Yes.		
34.	Whether STP is installed (Mention Type & Capacity)	Yes.		
35.	Whether ETP is installed (Mention Type & Capacity)	Yes.		
36.	Fire Fighting System	Yes.		
37.	No. of Resources Working In the Plant (Managerial, Skilled, Unskilled)			
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)			
40.	Auxiliary power arrangements type in the plant (Type & Capacity)	☒ DG Sets, ☐ Captive Power Plant		

41.	HVAC System In the Plant	Yes
42.	Cooling System In the Plant	Yes
43.	Water Arrangements/ Source of water	☐ Jet pump, ☒ Submersible, ☐ Jal board supply, ☐ Reservoir, ☐ Any other:
44.	Major issues noticed in the Industry which can create issues in operations	No

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: Yash Goyal
Signature: [Signature]
Mobile No.: 9521233243
Date: 15th June 2021

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: Suresh Mandantkar
Signature: [Signature]
Date: 15/06/2021

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.			
2.	Name of the Surveyor	Surobh Mandavkar		
3.	Borrower Name			
4.	Name of the Owner			
5.	Property Address which has to be valued	P-1, Rajirgandhi Infotech park Hingewadi		
6.	Property shown & identified by at spot	☐ Owner, ☒ Representative, ☐ No one was available, ☐ Property is locked, survey could not be done from inside Name Yash Goyal Contact No. 9521233243-		
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) <i>photo not attached</i> ☐ 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	☒ 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	
21.	Local Information References on property site:	Please refer attached sheet named 'Property site Information Details.' <i>Refer details mul.</i>

Endorsement:

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

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

a. Name of the Person: *Yash Goyal*
b. Relation: *Owner*
c. Signature: *[Signature]*
d. Date: *15/06/2024*

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.

a. Name of the Surveyor: *Suresh Mandhank*
b. Signature: *[Signature]*
c. Date: *15/06/2024*

→ The Survey is based on the received information
→ The area with the most Hygiene area
is Survey from street the outside