# 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: 9:38 AM |
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| | **GENERAL DETAILS** | |
| 1. | Name of the Surveyor | Suresh Mandavkar |
| 2. | Property shown by | ☐ Owner/ Director, ☑ Company Representative, ☐ No one was available, ☐ Property is locked, survey could not be done from inside |
| | | **Name:** Yash Goyal — **Contact No.:** 9582123323. |
| 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. |

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| | | ☐ 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 | Emcure pharmaceuticals Ltd. |
| 2. | Legal Owner Name/s | Refer Document |
| 3. | Property Purchaser Name | — |
| 4. | Plant Address under Valuation | Plot P-2, Rajiv Gandhi Infotech park Hinjewadi |
| 5. | Present Residence Address of the Owner/ Director | Refer Documents. |
| 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 |
| | | 20.0m wide Rd | TCG open plot | 40m wide Rd | plot No. P-1 |
| 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 SBR - 5 Infosys. | | | |
| 4. | Ward Name/ No. | | | | |
| 5. | Zone Name | Industrial | | | |
| 6. | Main Road Name & Width | Name | Width | Distance from property | |
| | | Hinjewadi Rasta | 40.0m | 0.km | |
| 7. | Approach Road Name & Width | Hinjewadi Rasta sai rd. 40.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 | | | |



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| 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: 1 KM; Hospital: 1 KM; Market: 1 KM; Metro: Proposed; Railway Station: 20 KM; Airport: 28 KM |
| 15. | Any new development in surrounding area | Metro work 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.<br>☐ Area not within any development authority limits |
| 18. | Municipality/ Municipal Corporation Name | Name: Pimpri Chinchwad Municipal corporation |



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| | | ☐ 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 | API Facility injectable, Develope pharmaceuticals products. tablets. capsules. |
| 2. | Nature of Industry | pharmaceuticals. |
| 3. | Plant Inception Date | 15/06/2021 |
| 4. | Commercial Operational Date | |
| 5. | No. of Production Lines | |
| 6. | Date of Inception of each Production Line | 15/06/2021 |
| 7. | Total Block Value of the Machines (As on Year ending 31st March) | Refer TAR |
| 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 |



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| 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 Goyal) |
| 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 | — |



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| 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 Main. (Yash Gayatri) |
| 28. | Description Of Products Manufactured | Tablets, Capsules, Soft gel Capsule, Hard gel capsules; |
| 29. | Brand Name under which Products are sold in the Market | Emcure |
| 30. | Raw Material Used & Sources Of Primary Raw Material Used | |
| 31. | No. & Type of Furnace | 1 No. & Boiler. |
| 32. | No./ Type/ Height of Chimney/ Exhaust | @ 30.00 mts. |
| 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 |



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| 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. |



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## ATTACHMENTS:

| S. 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 | |



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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:**
**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 Mandavkar
**Signature:**
**Date:** 15/06/2021



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RK ASSOCIATES — REINFORCING YOUR BUSINESS

Enclosure: 6

# 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 | Suresh Mandavkar |
| 3. | Borrower Name | |
| 4. | Name of the Owner | |
| 5. | Property Address which has to be valued | Emcure, P-2, Rajiv Gandhi Infotech park |
| 6. | Property shown & identified by at spot | ☐ Owner, ☑ Representative, ☐ No one was available, ☐ Property is locked, survey could not be done from inside<br>Name: Yash Goyal. Contact No.: 95212-332A3. |
| 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) sample measure ☐ Half Survey (Measurements from outside & photographs) not given ☐ 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 | |



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| | 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 rate: | Please refer attached sheet named *'Property rate Information Details'* Refer details mail. |

**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:
c. Signature:
d. Date: 15/06/2021

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 Mandavkar
b. Signature:
c. Date: 15/06/2021

* the survey is based on the received information
* the area with the most Hygiene area is survey from the outside



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