

M/S Evolution Autotech

RK ASSOCIATES
REINFORCING YOUR BUSINESS

File No.	RKA/DNCR/...../.....
Date of Receiving	2/11/21

V15(2021-22)-11619-537-674

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	Deepak	NA	NA			NA
Survey	Deepak	2/11/21	2/11/21			
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

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"/> Corporate <input type="checkbox"/> Company <input type="checkbox"/> Private client <input type="checkbox"/> Direct client through Bank			
4.	Bank/ FI/ Organization Name & Address	PNB, Circle Sastha Branch, Highway			
5.	Case Allotment Officer/ Fees paying party Details	Name	Contact Number	Email Id	
		Ashish Semwal	9897877169	CS8238@pnbc.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	
		10000 + 25000		<input checked="" type="checkbox"/> Bank <input type="checkbox"/> Customer	
8.	Billing Details	Billed To Party Name		GSTIN	

CASE DETAILS									
1.	Name of the Industry/ Account	M/s Evolution Autotech							
2.	Type of Property	<input checked="" type="checkbox"/> Small Manufacturing Unit, <input 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	<table border="1"> <tr> <th>Name</th> <th>Contact Number</th> <th>Email Id</th> </tr> <tr> <td>M/s Evolution Autotech</td> <td>—</td> <td>—</td> </tr> </table>		Name	Contact Number	Email Id	M/s Evolution Autotech	—	—
Name	Contact Number	Email Id							
M/s Evolution Autotech	—	—							
4.	Account Name	M/s Evolution Autotech							
5.	Plant Address	Near Byddhi mata Mandir, Lakshmi Road, Kanthal Haudwar							
6.	Who will coordinate on site for the site survey	<table border="1"> <tr> <th>Name</th> <th>Contact Number</th> </tr> <tr> <td>T.S. Hegi</td> <td>9897877169</td> </tr> </table>		Name	Contact Number	T.S. Hegi	9897877169		
Name	Contact Number								
T.S. Hegi	9897877169								
7.	Preferred time of survey	<table border="1"> <tr> <th>Date</th> <th>Time</th> </tr> <tr> <td>2/11/2021</td> <td></td> </tr> </table>	Date	Time	2/11/2021				
Date	Time								
2/11/2021									
8.	Documents Received (Any one ownership document and approved site plan/ map is must)	<p>1. Ownership Documents: <input 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</p> <p>2. Map: <input type="checkbox"/> Cizra Map, <input type="checkbox"/> Sanctioned Map, <input type="checkbox"/> Site Plan</p> <p>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</p> <p>4. Any Other document: <input type="checkbox"/> TIR Report, <input 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</p> <p><input type="checkbox"/> Any other:</p> <p>5. No documents provided: <input type="checkbox"/> <u>Old Valuation Report</u></p>							
9.	Special Instructions if any:								
10.	<p>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.</p> <p>Customer Signature:</p>								

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	<input checked="" type="checkbox"/>
2.	IS WORK ORDER/ EMAIL/ CESA FORM FORMALITY COMPLETED	<input checked="" type="checkbox"/>
3.	FOR PRIVATE CASE OR FOR FRESH CASE 50% ADVANCE IS RECEIVED	<input checked="" type="checkbox"/>
4.	IS DOCUMENT CHECKLIST PROVIDED TO THE CUSTOMER	<input checked="" type="checkbox"/>

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

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

SPECIAL INSTRUCTIONS:

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

SURVEY GRADING MATRIX	
GRADE	PARAMETERS/ CRITERIA
A	In case all the points below are done properly, timely with full care and diligence: <ol style="list-style-type: none"> 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. RKA/DNCR/...../.....		Date: 3/11/21	Time:				
GENERAL DETAILS							
1.	Name of the Surveyor	Deepak Jashi					
2.	Property shown by Bank Representative	<input type="checkbox"/> Owner/ Director, <input type="checkbox"/> Company 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>T. S. Negi</td> <td></td> </tr> </table>		Name	Contact No.	T. S. Negi	
Name	Contact No.						
T. S. Negi							
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 X	<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 Bank	<input type="checkbox"/> From schedule of the properties mentioned in the deed, <input type="checkbox"/> From name plate displayed on the property, <input checked="" type="checkbox"/> Identified by the owner/owner representative, <input type="checkbox"/> Enquired from nearby people, <input type="checkbox"/> Identification of the property could not be done, <input type="checkbox"/> Survey was not done					
6.	Type of Industry	<input checked="" type="checkbox"/> Small Manufacturing Unit, <input 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 type="checkbox"/> Sample measurement only, <input checked="" type="checkbox"/> No measurement					
8.	Reason for no measurement X	<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 type="checkbox"/> Periodic Re-Valuation for Bank, <input checked="" 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 checked="" 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
2.	Legal Owner Name/s
3.	Property Purchaser Name
4.	Plant Address under Valuation
5.	Present Residence Address of the Owner/ Director
6.	Property constitution
<input checked="" type="checkbox"/> Free Hold, <input type="checkbox"/> Lease Hold	

LOCATION DETAILS				
1.	Adjoining Properties (Match it with papers with the help of compass or Sun direction and also confirm it with nearby people)	East	West	North
		—	—	—
2.	Property Facing	<input 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		
3.	Landmark			
4.	Ward Name/ No.	Near Buddhi Hata Mandir		
5.	Zone Name			
6.	Main Road Name & Width	Name	Width	Distance from property
7.	Approach Road Name & Width	Lakshmi - Haridwar Road		50ft
8.	Are proper road facilities available?	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No		
9.	Type of Approach Road	<input checked="" type="checkbox"/> Bituminous, <input type="checkbox"/> Metalled, <input type="checkbox"/> Cement concrete, <input type="checkbox"/> Concrete paver block, <input type="checkbox"/> Brick khadanja, <input type="checkbox"/> Mud surfacing, <input type="checkbox"/> Broken potholed metalled road, <input type="checkbox"/> No proper approach road available, <input type="checkbox"/> Very narrow approach road towards the property		

10.	Location characteristics	<input type="checkbox"/> Within well-developed notified Industrial area, <input type="checkbox"/> Within averagely maintained Industrial area, <input type="checkbox"/> Within un-notified Industrial area, <input type="checkbox"/> Within Main city, <input type="checkbox"/> Within city suburbs, <input type="checkbox"/> Within urban developed Area, <input type="checkbox"/> Within urban developing zone, <input type="checkbox"/> Within urban undeveloped area, <input type="checkbox"/> Within urban remote area, <input type="checkbox"/> Within commercial area, <input type="checkbox"/> Within Institutional area, <input type="checkbox"/> Out of municipal limits, no civic infrastructure available, <input type="checkbox"/> Within rural village area, <input type="checkbox"/> In interiors, <input type="checkbox"/> Within Backward area, <input type="checkbox"/> Within Remote area					
11.	Classification of the Locality	<input checked="" type="checkbox"/> Urban developed, <input type="checkbox"/> Urban developing, <input type="checkbox"/> Semi Urban, <input type="checkbox"/> Rural, <input type="checkbox"/> Backward, <input type="checkbox"/> Industrial, <input type="checkbox"/> Institutional					
12.	Location consideration	<input type="checkbox"/> Corner Plot, <input type="checkbox"/> 2 side open, <input type="checkbox"/> 3 side open, <input type="checkbox"/> On >30' wide road, <input type="checkbox"/> Near to Metro station, <input type="checkbox"/> Near to Market, <input type="checkbox"/> Near to Highway, <input type="checkbox"/> Entrance North-East Facing, <input type="checkbox"/> Ordinary location within locality, <input type="checkbox"/> Good Location within the locality, <input type="checkbox"/> Normal Location within the locality, <input type="checkbox"/> Average Location within locality, <input type="checkbox"/> Poor location within the locality, <input type="checkbox"/> Property towards end of the locality, <input type="checkbox"/> Any other					
13.	Is Plant part of notified Industrial Area? If yes then name of Industrial area/ estate & governing authority managing it.	<input type="checkbox"/> Yes, <input checked="" type="checkbox"/> No					
14.	Proximity to civic amenities	School	Hospital	Market	Metro	Railway Station	Airport
15.	Any new development in surrounding area						
16.	Jurisdiction limits	<input type="checkbox"/> Nagar Nigam, <input type="checkbox"/> Nagar Panchayat, <input type="checkbox"/> Gram Panchayat, <input type="checkbox"/> Nagar Palika Parishad, <input type="checkbox"/> Area not within any municipal limits					
17.	Jurisdiction Development Authority Name	Name: <input type="checkbox"/> 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
20. Is the location proper for the subject industry?
21. Is it a standalone Industry in this area? is it a belt for the subject nature of Industry?
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	Manufactures of E-Rikshaw.
2.	Nature of Industry	H/S Evolution Autotech - Manufactures of E-Rikshaw (Electric)
3.	Plant Inception Date	No Info. Available
4.	Commercial Operational Date	No Info. Available
5.	No. of Production Lines	—
6.	Date of Inception of each Production Line	No Info available
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 checked="" type="checkbox"/> Indigenous, <input type="checkbox"/> EPC Contractor, <input type="checkbox"/> Local Contractor
10.	Plant Type	<input type="checkbox"/> Manual, <input checked="" type="checkbox"/> Semi-Automatic, <input type="checkbox"/> Fully Automatic, <input type="checkbox"/> Conventional, <input type="checkbox"/> Non-Conventional, <input type="checkbox"/> Computerized Controlled

11.	Plant & Machinery Purchase Type	<input checked="" type="checkbox"/> First Hand, <input type="checkbox"/> Second Hand
12.	Plant & Machinery Make	<input checked="" type="checkbox"/> Domestic branded, <input type="checkbox"/> Domestic local made, <input type="checkbox"/> Onsite fabrication <input type="checkbox"/> Imported machines, <input type="checkbox"/> Mix (Domestic + Foreign)
13.	Plant Overall Condition	<input type="checkbox"/> Newly Commissioned, <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Poor, <input type="checkbox"/> Completely scrap
14.	Plant Status	<input type="checkbox"/> In Operation, <input checked="" type="checkbox"/> Not Running, <input type="checkbox"/> Partially running, <input type="checkbox"/> Stopped For Maintenance, <input type="checkbox"/> Completely shutdown
15.	If Plant is not operational then period since it is not operational & reason for not being in operation	Since 2019 It is non operational. NPA account.
16.	If Plant is not operational then does it require any money for refurbishing to restart the Plant?	Yes.
17.	Total money spent in last one year on maintenance of machines	— No Info.
18.	Any major failure, fault, breakdown in last 3 years?	No
19.	Any Technology collaboration of the Plant	No.
20.	Average Plant Capacity Utilization rate in last one month. Attach Production chart of last one week.	No Info.
21.	Name & Function of each block in the plant - Use Separate Sheet If Required	attached OVR
22.	Main machines used in the Plant - Use Separate Sheet If Required	attached list
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	—
25.	Age of the Plant/ Remaining Life of Machines	—

26.	Record of Last Maintenance Done (Attach Copy Of Maintenance Log Book If Possible)	No Info.		
27.	Production Capacity In Quantity & Weight For Different Products/ Units	—		
28.	Description Of Products Manufactured	E- Rrkshaw		
29.	Brand Name under which Products are sold in the Market	—		
30.	Raw Material Used & Sources Of Primary Raw Material Used	No Info. Available		
31.	No. & Type of Furnace	—		
32.	No./ Type/ Height of Chimney/ Exhaust	- No.		
33.	Is Plant using obsolete technology or currently used technology in the market? Please comment.	No		
34.	Whether STP is installed (Mention Type & Capacity)	No		
35.	Whether ETP is installed (Mention Type & Capacity)	No		
36.	Fire Fighting System	Yes.		
37.	No. of Resources Working In the Plant (Managerial, Skilled, Unskilled)	Plant Closed.		
38.	Is the adequate skilled labour available in this area for the subject Industry?	No		
39.	Power Supply arrangements in the Plant (Sanctioned Load Kw and Units consumed in last 3 months)	No		
40.	Auxiliary power arrangements type in the plant (Type & Capacity)	<input checked="" type="checkbox"/> DG Sets, <input type="checkbox"/> Captive Power Plant		

41.	HVAC System In the Plant	No
42.	Cooling System In the Plant	No
43.	Water Arrangements/ Source of water	<input type="checkbox"/> Jet pump, <input type="checkbox"/> Submersible, <input checked="" type="checkbox"/> Jal board supply, <input type="checkbox"/> Reservoir, <input type="checkbox"/> Any other:
44.	Major issues noticed in the Industry which can create issues in operations	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: T.S. RAWAR
Signature:
Mobile No.:
Date: 3/11/21

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: Deepak Joshi
Signature:
Date: 3/11/21

CASE NO.

CASE NO.

UNDERTAKING BY THE PREPARER

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

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

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

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

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

Preparer Name:

Signature:

Date:

Cogs Associates



Reg. Add.: C-32, 3rd Floor Palam Vyapar Kendra, Palam Vihar, Gurugram-122017, Haryana
 Branch Add.: Kaushambi Avenue, Kachalgaji, Manpur Road, Kashipur-244713, Distt. U S Nagar, Uttarakhand
 Ph.: +91 124-4049591 | Mob. 9910393591, 9910759560
 Email: info@cogsassociates.com | Web: www.cogsassociates.com

Annexure-2

Valuation of Plant & Machinery

Sr No	List of P&M				
	Description	Qty	Unit	Rate	Fair Market Value in Rs
✓ 1	CNC Machine, Make HAAS, Model VF-1D, Serial No. 39042, MFG Year 2004	1	No	1,500,000	1,500,000
✓ 2	Hydraulic Shearing Machine, Make: iPan Mode: IP HVR 415, MFG Year 2017-18	1	No	350,000	350,000
✓ 3	Hydraulic Bending Machine Make: iPan, Model IP PBR 815, MFG Year 2017-18	1	No	250,000	250,000
✓ 4	Hydraulic Punching Machine, Make Rajesh Machines India LLP	1	No	150,000	150,000
✓ 5	Compressor, Make Comptech	1	No	12,000	12,000
✓ 6	Hand Cutter	1	No	1,500	1,500
✓ 7	Hand Punching Machine	1	No	2,000	2,000
8	1/2 HP Motor	1	No	500	500
9	Iron Welding Machine	6	Nos	3,500	21,000
✓ 10	SS Welding Machine	2	Nos	3,500	7,000
✓ 11	Split Air Conditioner	2	Nos	5,000	10,000
✓ 12	Lifting Jack	1	No	1,000	1,000
13	Electric Wire Rope Hoist	2	Nos	3,500	7,000
14	Hopper	1	No	3,000	3,000
15	Electrical Panel	1	No	1,500	1,500
✓ 16	Electric Rickshaw frame	6	Nos	15,000	90,000
✓ 17	Electric Rickshaw	2	Nos	40,000	80,000
✓ 18	Scooter Eterno	1	No	5,000	5,000
✓ 19	Electric Rickshaw Wheel Cover	20	Nos	150	3,000
✓ 20	Electric Rickshaw Alloy Wheel	53	Nos	750	39,750
✓ 21	Electric Rickshaw Tyre	20	Nos	750	15,000
✓ 22	Electric Rickshaw Wind Screen	5	Nos	3,500	17,500
23	Acer Monitor	1	No	500	500
24	UPS	1	No	350	350
25	Printer HP	1	No	1,000	1,000
✓ 26	Office Table with 1 High Nick Chair and 02 Low Nick Chair	1	No	8,500	8,500
✓ 27	Display Board	1	No	1,500	1,500
✓ 28	Turbo Ventilator	2	No	3,000	6,000
✓ 29	Inventor with 2 Batteries	1	No	12,000	12,000
30	Cooling Tower	1	No	15,000	15,000
✓ 31	Hose Reel	1	No	1,500	1,500
✓ 32	Fire Extinguisher	5	Nos	1,000	5,000
✓ 33	MS Rack	1	No	1,500	1,500



Cogs Associates



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33	Scrap Invertor	2	Nos	475	950
34	Gas Welding Tank/Cylinder	2	Nos	1,200	2,400
35	Oven	1	No	5000	5000
36	Study Chair	9	Nos	450	4,050
37	Miscellaneous (SS pipe, MS Pipe & Strip, Aluminum Frame, Screw & E-rickshaw, Etc.)	1	LS	350,000	350,000
Total FMV in Rs					29,82,000
Say in Lakhs					29.82

As per Cogs Associates assessment Total Fair Market Value of Plant and Machinery is Rs 29.82 Lakhs (Rupees Twenty Nine Lakhs and Eighty Two Thousand Only)

Summary:

Sr No	Asset Class	RIV (Rs)	Fair Value (Rs)	Realizable Value (Rs)	Distress Sale Value (Rs)
1	Plant & Machinery	9,700,000	2,982,000	2,534,700	1,774,290
2	Say As in Lakhs	97.00	29.82	25.35	17.74

Further, a variation of +/- 5 % can be considered for market dynamics and locality factors.

