

**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: 16/06/2021

Time: 11:10 AM

**GENERAL DETAILS**

1.	Name of the Surveyor	Suresh Mandavkar				
2.	Property shown by	<input type="checkbox"/> Owner/ Director, <input checked="" type="checkbox"/> Company Representative, <input type="checkbox"/> No one was available, <input type="checkbox"/> Property is locked, survey could not be done from inside <table><tr><th>Name</th><th>Contact No.</th></tr><tr><td></td><td></td></tr></table>	Name	Contact No.		
Name	Contact No.					
3.	Survey Type	<input type="checkbox"/> Full survey (inside-out with approximate measurements & photographs), <input checked="" type="checkbox"/> Full survey (inside-out with approximate sample random measurements & <u>photographs</u> ), <input type="checkbox"/> Half Survey (Approximate sample random measurements from outside & photographs), <input type="checkbox"/> Only photographs taken (No measurements)				
4.	Reason for Half survey or only photographs taken	<input type="checkbox"/> Property was locked, <input checked="" type="checkbox"/> Possessee didn't allow to inspect the property, <input type="checkbox"/> NPA property so owner was hostile and survey couldn't be carried out, <input type="checkbox"/> Under construction property, <input type="checkbox"/> Very Large irregular Property, practically not possible to measure the entire area, <input type="checkbox"/> Any other reason:				
5.	How Property is Identified	<input type="checkbox"/> From schedule of the properties mentioned in the deed, <input checked="" 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 type="checkbox"/> Small Manufacturing Unit, <input type="checkbox"/> Medium Scale Industrial Unit, <input checked="" type="checkbox"/> Large Scale Industrial Plant, <input type="checkbox"/> Very Large Scale Industrial Plant				
7.	Property Measurement	<input type="checkbox"/> Self-measured, <input checked="" type="checkbox"/> Sample measurement only, <input type="checkbox"/> No measurement				
8.	Reason for no measurement	<input type="checkbox"/> Property was locked/ sealed, <input type="checkbox"/> Owner/ possessee didn't allow it, <input type="checkbox"/> NPA property so didn't enter the property, <input checked="" 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 type="checkbox"/> Distress sale for NPA A/c.,				

point No. 9 to 11 ~~subsequent~~ ~~subsequent~~ details not available

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

OWNERSHIP DETAILS		
1.	Name of the Industry	Emcare Pharmaceuticals Ltd.
2.	Legal Owner Name/s	Refer Documents.
3.	Property Purchaser Name	—
4.	Plant Address under Valuation	Plot No. D-24, D-24/1, Kuskumbh MIDC
5.	Present Residence Address of the Owner/ Director	Refer Documents.
6.	Property constitution	<input type="checkbox"/> Free Hold, <input checked="" 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 MIDC Rd	West Cipla Co. part of Forest land	North Forest land	South Associated Allied chemical India Pvt. Ltd.
2.	Property Facing	<input checked="" type="checkbox"/> East Facing, <input type="checkbox"/> North Facing, <input type="checkbox"/> West Facing, <input type="checkbox"/> South Facing, <input type="checkbox"/> North-East Facing, <input type="checkbox"/> South-West Facing, <input type="checkbox"/> South-East Facing, <input type="checkbox"/> North-West Facing			
3.	Landmark	Emcare is itself land mark in this area.			
4.	Ward Name/ No.				
5.	Zone Name	Industrial			
6.	Main Road Name & Width	Name	Width	Distance from property	
		Pune Solapur	60.00m	@ 800.0 mtr	
7.	Approach Road Name & Width	MIDC Rd @ 30.00m			
8.	Are proper road facilities available?	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No			
9.	Type of Approach Road	<input type="checkbox"/> Bituminous, <input type="checkbox"/> Metalled, <input checked="" type="checkbox"/> Cement concrete, <input type="checkbox"/> Concrete paver block, <input type="checkbox"/> Brick khadanja, <input type="checkbox"/> Mud surfacing, <input type="checkbox"/> Broken potholed metalled road, <input type="checkbox"/> No proper approach road available, <input type="checkbox"/> Very narrow approach road towards the property			

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 checked="" 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 type="checkbox"/> Urban developed, <input type="checkbox"/> Urban developing, <input type="checkbox"/> Semi Urban, <input type="checkbox"/> Rural, <input type="checkbox"/> Backward, <input checked="" type="checkbox"/> Industrial, <input type="checkbox"/> Institutional					
12.	Location consideration	<input type="checkbox"/> Corner Plot, <input checked="" 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 checked="" type="checkbox"/> Yes, <input type="checkbox"/> No Kurkumbh MIDC.					
14.	Proximity to civic amenities	School	Hospital	Market	Metro	Railway Station	Airport
		@ 2 km	1 km	2 km	-	@ 10 km	@ 7.5 km
15.	Any new development in surrounding area	only industrial development					
16.	Jurisdiction limits	<input type="checkbox"/> Nagar Nigam, <input type="checkbox"/> Nagar Panchayat, <input checked="" 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: Kurkumbh MIDC. <input type="checkbox"/> Area not within any development authority limits					
18.	Municipality/ Municipal Corporation Name	Name: Kurkumbh Gram Panchayat					



		<input type="checkbox"/> Area not within any municipal limits
19.	Surrounding land uses and adjoining/ nearby establishment details	For Industries only.
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?	Can not comments

PLANT DETAILS		
S.No.	PARTICULARS	DESCRIPTION
1.	Brief History & Description of the Plant	API facility, Injectables and Develop pharmaceutical products. tablets, capsules. Healthcare company.
2.	Nature of Industry	pharmaceuticals.
3.	Plant Inception Date	16/06/2021
4.	Commercial Operational Date	Details not available at the time of inspection.
5.	No. of Production Lines	API - 10.
6.	Date of Inception of each Production Line	16/06/2021
7.	Total Block Value of the Machines (As on Year ending 31 <sup>st</sup> March)	Refer FAR
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 <i>Plant &amp; Machinery</i>
12.	Plant & Machinery Make	<input type="checkbox"/> Domestic branded, <input type="checkbox"/> Domestic local made, <input type="checkbox"/> Onsite fabrication <input type="checkbox"/> Imported machines, <input checked="" type="checkbox"/> Mix (Domestic + Foreign)
13.	Plant Overall Condition	<input type="checkbox"/> Newly Commissioned, <input checked="" 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 checked="" type="checkbox"/> In Operation, <input 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	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 at the time of inspection
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 information on mail. (Yash Goyal)
21.	Name & Function of each block in the plant - Use Separate Sheet If Required	AP1 - 1 to AP2 10
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	As per FAR

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 - (Yash Goyal)
28.	Description Of Products Manufactured	Tablets, capsules, soft gel capsule Hard gel capsules injectables.
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	2 Nos. 1 Boiler. 2 Nos.
32.	No./ Type/ Height of Chimney/ Exhaust	@ <del>3000mts.</del> @ 30.00mts
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. @ 300.0m <sup>2</sup> /day.
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)	@ 2400KW sanctioned.
40.	Auxiliary power arrangements type in the plant (Type & Capacity)	<input checked="" type="checkbox"/> DG Sets, <input type="checkbox"/> Captive Power Plant Refer FAR.

41.	HVAC System In the Plant	Yes
42.	Cooling System In the Plant	Yes.
43.	Water Arrangements/ Source of water	<input type="checkbox"/> Jet pump, <input checked="" type="checkbox"/> Submersible, <input 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.



# **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	Yes
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	



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: Chaitanya M. Joslekar  
Signature: [Signature]  
Mobile No.: 9420054356  
Date: 16/01/2021

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:  
Signature:  
Date:

**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	Plot No. D-2A, D-2A/1, Kurkumbh MIDC						
6.	Property shown & identified by at spot	<input type="checkbox"/> Owner, <input checked="" type="checkbox"/> Representative, <input type="checkbox"/> No one was available, <input type="checkbox"/> Property is locked, survey could not be done from inside. <table border="1"> <tr> <th>Name</th> <th>Contact No.</th> </tr> <tr> <td>Chintunya Jogtekar</td> <td>9420057956</td> </tr> </table>			Name	Contact No.	Chintunya Jogtekar	9420057956
Name	Contact No.							
Chintunya Jogtekar	9420057956							
7.	How Property is identified by the Surveyor	<input type="checkbox"/> From schedule of the properties mentioned in the deed, <input type="checkbox"/> From name plate displayed on the property, <input type="checkbox"/> Identified by the owner/ owner representative, <input type="checkbox"/> Enquired from nearby people, <input type="checkbox"/> Identification of the property could not be done, <input type="checkbox"/> Survey was not done						
8.	Are Boundaries matched	<input type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> No relevant papers available to match the boundaries, <input type="checkbox"/> Boundaries not mentioned in available documents						
9.	Survey Type	<input type="checkbox"/> Full survey (inside-out with measurements & photographs) <input type="checkbox"/> Half Survey (Measurements from outside & photographs) <input type="checkbox"/> Only photographs taken (No measurements)						
10.	Reason for Half survey or only photographs taken	<input type="checkbox"/> Property was locked, <input type="checkbox"/> Possessee didn't allow to inspect the property, <input type="checkbox"/> NPA property so couldn't be surveyed completely						
11.	Type of Property	<input type="checkbox"/> Flat in Multistoried Apartment, <input type="checkbox"/> Residential House, <input type="checkbox"/> Low Rise Apartment, <input type="checkbox"/> Residential Builder Floor, <input type="checkbox"/> Commercial Land & Building, <input type="checkbox"/> Commercial Office, <input type="checkbox"/> Commercial Shop, <input type="checkbox"/> Commercial Floor, <input type="checkbox"/> Shopping Mall, <input type="checkbox"/> Hotel, <input type="checkbox"/> Industrial, <input type="checkbox"/> Institutional, <input type="checkbox"/> School Building, <input type="checkbox"/> Vacant Residential Plot, <input type="checkbox"/> Vacant Industrial Plot, <input type="checkbox"/> Agricultural Land						
12.	Property Measurement	<input type="checkbox"/> Self-measured, <input type="checkbox"/> Sample measurement, <input type="checkbox"/> No measurement						
13.	Reason for no measurement	<input type="checkbox"/> It's a flat in multi storey building so measurement not required <input type="checkbox"/> Property was locked, <input type="checkbox"/> Owner/ possessee didn't allow it, <input type="checkbox"/> NPA property so didn't enter the property, <input type="checkbox"/> Very Large Property, practically not possible to measure the area within limited time <input type="checkbox"/> Any other Reason:						
14.	Land Area of the Property	As per Title deed	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	<input type="checkbox"/> Owner, <input type="checkbox"/> Vacant, <input type="checkbox"/> Lessee, <input type="checkbox"/> Under Construction, <input type="checkbox"/> Couldn't be Surveyed, <input type="checkbox"/> Property was locked, <input type="checkbox"/> Bank sealed, <input type="checkbox"/> Court sealed						
17.	Any negative observation of the							

1. Independent access available to the property	<input type="checkbox"/> Yes independent access is available <input type="checkbox"/> Access available in during of other adjoining property <input type="checkbox"/> No other access is available <input type="checkbox"/> Access is down due to dispute
2. Property clearly demarcated with permanent boundaries?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Only with Temporary boundaries
3. Is the property merged or included with any other property	
4. Any information / references on property notes	Please refer attached sheet named 'Property and information Details'

**Endorsements:**

**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 this Association to the best of my knowledge for which valuation report is being prepared. I have shown existing property or related the other property in any way that I'll be solely responsible for the unduly act.

- a. Name of the Person: *Chaitanya Jagdekar*
- b. Relation: *Owner*
- c. Signature: *[Signature]*
- d. Date: *16/6/2024*

If I have 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 have verified the property details as per to the extent of a searching boundaries of the property, a Sample measurement of its area, a Physical condition, a Property notes of any past information with which is mentioned in the property document provided to me by the Owner interested organization. I have not come under influence of anyone during site inspection and have not recorded the true and actual detail 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 unduly act and I'll be solely responsible for doing it.

- a. Name of the Surveyor: *Sachin Mundekar*
- b. Signature: *[Signature]*
- c. Date: *16/06/2024*

The Survey is based on received information & the area is the most approximate area is given from the site side.