

PL212-160-309.

File No.	RKA/DNCR/...../.....
Date of Receiving	21/7/22.
File Receiver Name	Abhishhek Shanbhag.

CASE COLLECTION FORM

(Version 5.0)

Date of implementation: 9.02.2011 | Last Revision: 30.01.2020 | Latest Revision: 31.10.2020

Items	Assigned To	Assigned to Date	To be completed by date	Submitted On date	Grade	HOD Engg. Signature
File Received By	Abhishhek Shanbhag.	NA	NA			
Survey	Shreyash Shetty.	17/8/2022				
Preparation						

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

File Returned to HOD Engg. unprepared due to reason	<input type="checkbox"/> Survey not done properly, <input type="checkbox"/> Survey Form not properly filled, <input type="checkbox"/> Market survey for rates is not properly done, <input type="checkbox"/> Identification is not clearly done, <input type="checkbox"/> Measurement is not properly done, <input type="checkbox"/> Photographs not clearly taken, <input type="checkbox"/> Selfie/ Owner or owner representative photo not taken, <input type="checkbox"/> Owner/ owner representative signature not taken, <input type="checkbox"/> Google Map not taken, <input type="checkbox"/> Survey summary sheet not filled
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In case File is returned by the preparer - HOD Engg. comment & Signature	<input type="checkbox"/> Minor defects in the survey hence approved for preparation with warning to Surveyor. Report preparer to collect the missing information on his own. <input type="checkbox"/> Major defects in the survey. Survey has to be done again.
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GENERAL DETAILS

1.	Proposal/ Work Order or Ref. No.	PL 212 - 160 - 309.		
2.	Type of Service	<input checked="" type="checkbox"/> Valuation Report, <input type="checkbox"/> Construction cost estimate, <input type="checkbox"/> Cost vetting certificate <input type="checkbox"/> Other CE Certificates, <input type="checkbox"/> TEV Report, <input type="checkbox"/> LIE		
3.	Type of customer	<input checked="" type="checkbox"/> Bank <input type="checkbox"/> Company	<input type="checkbox"/> PSU <input type="checkbox"/> Private client	<input type="checkbox"/> NBFC <input type="checkbox"/> Direct client through Bank <input type="checkbox"/> Corporate
4.	Bank/ FI/ Organization Name & Address	PNB, MCC Branch, Maker Tower (F) Wing, 7th Floor, Cuffe Parade, Mumbai - 400 005.		
5.	Case Allotment Officer/ Fees paying party Details	Name	Contact Number	Email Id
		Mr. Rohit.	95612 74689	olpc6294@gmail.com
6.	Case Type	<input type="checkbox"/> Case for Fresh Account <input checked="" type="checkbox"/> Case for exiting account/ customer		
7.	Fees Details	Amount of Fees	Advance Amount if any	Fees will be paid by
		13,000 + GST	13,000 6,500.	<input type="checkbox"/> Bank <input checked="" type="checkbox"/> Customer
8.	Billing Details	Billed To Party Name		GSTIN

Agrosurg Irradiators.

CASE DETAILS

1.	Type of Property	Industrial Land & Building.		
2.	Purpose of Valuation/ Assignment	<input type="checkbox"/> Value assessment of the asset for creating new collateral mortgage <input checked="" type="checkbox"/> Periodic Re-Valuation for Bank, <input type="checkbox"/> Distress sale for NPA A/c., <input type="checkbox"/> For DRT Recovery purpose, <input type="checkbox"/> Capital Gains Wealth Tax purpose <input type="checkbox"/> Partition purpose, <input type="checkbox"/> General Value Assessment <input type="checkbox"/> Any other:		
3.	Owner/ Applicant Details	Name	Contact Number	Email Id
		M/s. Agrosurg Irradiators (India) Pvt. Ltd.		
4.	Account Name	M/s. Agrosurg Irradiators (India) Pvt. Ltd.		
5.	Property Address	Land Survey Nos. 86-1/3, 86-1/6 (Pt.), 96/2 (Pt.), 96/3 (Pt.), 86/2C (Pt.), OFF. NH-B, near Lodha Jain Temple, Naigaon (E), Village - Juchandra, Vasai - Taluka, Palghar - 401208.		
6.	Who will coordinate on site for the site survey	Name	Contact Number	
		Mr. Mahesh Parekh	98701 31817	- 401208
7.	Preferred time of survey	Date	17/8/2022	Time
				1:00 pm.
8.	Documents Received <i>(Any one ownership document and approved site plan/ map is must)</i>	1. Ownership Documents: <input checked="" type="checkbox"/> Sale Deed, <input type="checkbox"/> Power of Attorney, <input type="checkbox"/> Registered Will, <input type="checkbox"/> Relinquishment Deed, <input type="checkbox"/> Transfer Deed, <input type="checkbox"/> Conveyance Deed, <input type="checkbox"/> Allotment Letter, <input type="checkbox"/> Possession Letter 2. Map: <input type="checkbox"/> Cizra Map, <input checked="" type="checkbox"/> Approved Map, <input type="checkbox"/> Site Plan 3. Utility Bills: <input checked="" type="checkbox"/> Electricity Bill & payment receipt, <input type="checkbox"/> Water Bill & payment receipt, <input checked="" type="checkbox"/> House Tax demand & payment receipt 4. Any Other document: <input type="checkbox"/> CLU, <input type="checkbox"/> TIR Report, <input type="checkbox"/> Agreement to Sale, <input checked="" type="checkbox"/> Old Valuation Report 5. No documents provided: <input type="checkbox"/>		
9.	Documents received from	Client - Agrosurg Irradiators (India) Pvt. Ltd.		
10.	Special Instructions if any:	—		
11.	I agree to pay the amount mentioned above for the preparation of Valuation Report. I agree that I'll not put pressure on Valuer firm to distort any facts and would not try to influence any member or official of the firm in the ill spirit or vested interest and to benefit any individual or organization by any means illegitimately.			
	Customer Signature:			

Land Survey Nos. 86-1/3, 86-1/6 (pt.), 96/2 (pt.), 96/3 (pt.), 86/2C (pt.), OFF. N.H. 8 Road, near Lodha Jain Temple, Naigaon East, Village - Juchandra, Taluka - Vasai, Palghar - 401208.

FILE RECEIVER CASE COLLECTION PROCESS COMPLIANCE CHECKLIST*(To be filled by Surveyor)*

S.NO.	COMPLIANCE CHECKLIST	STATUS	APPROVER SIGNATURE/ REMARKS IN CASE OF ANY (X)
1.	Is Case collection Form properly filled by Receiver?	<input checked="" type="checkbox"/>	
2.	Is purpose of the assignment understood clearly by the receiver?	<input checked="" type="checkbox"/>	
3.	Has receiver checked if this is a new case or existing case of the Bank?	<input checked="" type="checkbox"/>	
4.	Has receiver fixed the fees with the manager/ client and sent quotation properly or have taken approval of the work over email?	<input checked="" type="checkbox"/>	
5.	Has receiver taken proper Work Order/ Email/ CESA form formality?	<input checked="" type="checkbox"/>	
6.	In case of private case or for fresh case 50% advance is received?	<input checked="" type="checkbox"/>	
7.	Is document checklist email sent to the customer?	<input checked="" type="checkbox"/>	
8.	Has the received documents is having 'documents provided by stamp'?	<input type="checkbox"/>	

IMPORTANT INSTRUCTIONS TO SURVEYOR

1.	Please fill the above compliance checklist before moving for the survey.
2.	Please do not do the survey if you do not have proper documents.
3.	For Vacant Plot/ Land – Cizra Map/ Master/ Zonal/ Site Plan is must to identify the Plot. For Agriculture or converted land from agriculture – Mutation documents, CLU is must.
4.	Firstly please first study the 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.	Confirm ongoing property rates in the subject location through public domain, property sites and contact dealers to show you the available properties in that area during your survey.
7.	Identify the Property clearly by matching the boundaries and area mentioned in the property papers.
8.	Do sample physical or google measurements of the property.
9.	PHOTOGRAPH INSTRUCTIONS: a. Take owner/ representative photograph along with the property. b. Take your selfie along with the property and the owner/ representative. c. Take full scale photo of the property with gate. d. Take photo of the property along with abutting road, towards left, right and center. e. Take multiple photos of inside-out of the property. f. Take nearby photographs of the Property. g. Take a short video to cover property and neighborhood.
10.	Take Google Map location.
11.	Check main road name & width and approach road width and distance of property from main road.
12.	Check Jurisdiction Municipal Limits & Ward Name.
13.	Fill each column of survey form diligently in detail and tick the appropriate option clearly.
14.	Check any defects or negativity in the property and comment in detail on survey form.
15.	Do extensive market rate enquiries and confirm for any recent past transactions.
16.	In case customer appears to be providing misleading information to you or trying to influence you by money or cash then immediately report to the Management & Bank.

SURVEY PROCESS COMPLIANCE CHECKLIST

(To be submitted by Surveyor with each Survey)

S.NO.	COMPLIANCE CHECKLIST POINTS	STATUS
1.	Did you take proper property documents to carry out the survey?	<input checked="" type="checkbox"/>
2.	Have you properly studied & highlighted Owner/ Area/ Boundaries in the property documents with bold florescent before moving for the survey?	<input type="checkbox"/>
3.	Did you check prominent landmark nearby the subject property and mentioned in the survey form?	<input checked="" type="checkbox"/>
4.	Did you identified the Property clearly by matching the boundaries and area mentioned in the property papers?	<input checked="" type="checkbox"/>
5.	Did you check if property is merged with any other property or it is an independent property?	<input checked="" type="checkbox"/>
6.	Did you do sample physical or google measurements of the property in case of property more than 2500 sq.mtr?	<input checked="" type="checkbox"/>
7.	Did you check for any building violations in the property?	<input checked="" type="checkbox"/>
8.	Did you check municipal limits/ jurisdiction/ ward?	<input checked="" type="checkbox"/>
9.	Did you take Google Map location and shared it to Maps whatsapp group?	<input checked="" type="checkbox"/>
10.	Did you check Main road name & width and its distance from the subject property?	<input checked="" type="checkbox"/>
11.	Did you check approach Lane width on which property is located?	<input checked="" type="checkbox"/>
12.	Have you taken property full scale photograph with gate?	<input checked="" type="checkbox"/>
13.	Have you taken owner/ representative photograph with the property?	<input checked="" type="checkbox"/>
14.	Have you taken your selfie with the property along with owner/ representative?	<input checked="" type="checkbox"/>
15.	Have you taken photograph of the property along with abutting road and towards left and right of the property?	<input checked="" type="checkbox"/>
16.	Have you taken multiple photographs of the property from inside-out?	<input checked="" type="checkbox"/>
17.	Did you check nearby development and whereabouts and commented on survey form?	<input checked="" type="checkbox"/>
18.	Did you check any defects or negativity in the property in terms of location, legality, disputes, marketability, salability, etc. and commented on survey form in detail?	<input checked="" type="checkbox"/>
19.	Have you filled all the columns of survey form including survey summary sheet properly?	<input checked="" type="checkbox"/>
20.	Did you draw site key plan (location map)?	<input type="checkbox"/>
21.	Did you draw rough site sketch plan?	<input type="checkbox"/>
22.	Have you taken self-attested documents from owner/ representative and stamped "documents provided by stamp"?	<input type="checkbox"/>
23.	Did you check any defects or negativity in the property in terms of location, legality, disputes, marketability, salability, etc. and commented on survey form in detail?	<input checked="" type="checkbox"/>
24.	Have you confirmed any recent past transactions during market enquiries and enquired property rates locally very rigorously?	<input checked="" type="checkbox"/>
25.	Did you take signatures of the owner/ representative on undertaking and survey summary sheet?	<input checked="" type="checkbox"/>
26.	Did you signed the undertaking?	<input checked="" type="checkbox"/>

For File No.	PL212-160-309.
Surveyor Name	Shreyash Shetty.
Signature	<i>Shreyash Shetty</i>
Date	17/8/22.

GENERAL SURVEY FORM
(FOR PROPERTIES OTHER THAN FLATS)
(Version 5.0)

Date of implementation: 9.02.2011 | Last Revision: 04.01.2018 | Latest Revision: 31.10.2020

File No. <u>PL212-160-309</u> RKA/DNCR/...../.....	Date: <u>17/8/2022</u>	Time: <u>5:00pm.</u>
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GENERAL DETAILS

1.	Name of the Surveyor	<u>Shreyash Shetty.</u>				
2.	Property shown by	<input checked="" 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"> <thead> <tr> <th>Name</th> <th>Contact No.</th> </tr> </thead> <tbody> <tr> <td><u>Mr. Mahesh Parekh.</u></td> <td><u>98701 31817.</u></td> </tr> </tbody> </table>	Name	Contact No.	<u>Mr. Mahesh Parekh.</u>	<u>98701 31817.</u>
Name	Contact No.					
<u>Mr. Mahesh Parekh.</u>	<u>98701 31817.</u>					
3.	Survey Type	<input checked="" 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)				
4.	Reason for Half survey or only photographs taken <u>N.A.</u>	<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				
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 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 checked="" 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				
7.	Property Measurement	<input checked="" type="checkbox"/> Self-measured, <input checked="" type="checkbox"/> Sample measurement only, <input type="checkbox"/> No measurement				
8.	Reason for no measurement <u>N.A.</u>	<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 entire area <input type="checkbox"/> Any other Reason:				
9.	Purpose of Valuation	<input type="checkbox"/> Value assessment of the asset for creating new collateral mortgage <input checked="" type="checkbox"/> Periodic Re-Valuation for Bank, <input type="checkbox"/> Distress sale for NPA A/c., <input type="checkbox"/> For DRT Recovery purpose, <input type="checkbox"/> Capital Gains Wealth Tax purpose <input type="checkbox"/> Partition purpose, <input type="checkbox"/> General Value Assessment				
10.	Type of Loan <u>Business Loan.</u>	<input type="checkbox"/> Housing Loan, <input type="checkbox"/> Housing Take Over Loan, <input type="checkbox"/> Home Improvement Loan, <input type="checkbox"/> Loan against Property, <input type="checkbox"/> Construction Loan, <input type="checkbox"/> Educational Loan, <input type="checkbox"/> Car 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"/> NA				
11.	Loan Amount	<u>←</u>				

OWNERSHIP DETAILS

1.	Legal Owner Name/s	M/s. Agrosurg Irradiators (India) Pvt. Ltd.
2.	Property Purchaser Name	M/s. Agrosurg Irradiators (India) Pvt. Ltd.
3.	Property Address under Valuation	Land Survey Nos- 86/1(B), 86-1/6(PT.), 96/2(PT.), 96/3(PT.), 86/2(PT.), OFF. NH'B Road, near Lodha Temple, Village - Juchandra, Nagaon East, Taluka - Vasai, Palghar - 401208.
4.	Present Residence Address of the Owner/ Purchaser	-
5.	Property constitution	<input checked="" type="checkbox"/> Free Hold, <input type="checkbox"/> 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	West	North	South		
		Approach Road, Highway Road - Golden Quadrilateral.	Open Land	Open Land	Open Land.		
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	Close to Lodha Temple, Lodha Dham, Agrosurg Irradiators.					
4.	Ward Name/ No.	-					
5.	Zone Name	-					
6.	Main Road Name & Width	Name	Width	Distance from property			
	(N.H.)	Golden Quadrilateral Road.		1.50m -			
7.	Approach Road Name & Width	Internal Road - Approach Road.					
8.	Location consideration of the Society	<input type="checkbox"/> Within Main city, <input type="checkbox"/> Within Good Urban developed Area, <input type="checkbox"/> Within developing area, <input type="checkbox"/> Highly posh locality, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input checked="" type="checkbox"/> Ordinary, <input checked="" type="checkbox"/> In interiors, <input type="checkbox"/> Remote area, <input type="checkbox"/> Backward, <input type="checkbox"/> Average, <input type="checkbox"/> Poor					
9.	Special Location consideration of the property	<input type="checkbox"/> Park Facing, <input type="checkbox"/> Pool Facing, <input type="checkbox"/> Road Facing, <input type="checkbox"/> Entrance North-East Facing, <input type="checkbox"/> Sunlight facing					
10.	Characteristics of the locality	<input type="checkbox"/> Urban developed, <input type="checkbox"/> Urban developing, <input type="checkbox"/> Semi Urban, <input checked="" type="checkbox"/> Rural, <input checked="" type="checkbox"/> Backward, <input checked="" type="checkbox"/> Industrial, <input type="checkbox"/> Institutional					
11.	Category of Society/ locality	<input type="checkbox"/> High End, <input checked="" type="checkbox"/> Normal, <input type="checkbox"/> Affordable Group Housing, <input type="checkbox"/> EWS, <input type="checkbox"/> HIG, <input type="checkbox"/> MIG, <input type="checkbox"/> LIG					
12.	Utilities/ Facilities in the locality	<input type="checkbox"/> Lifts, <input checked="" type="checkbox"/> Garden, <input type="checkbox"/> Landscaping, <input type="checkbox"/> Swimming Pool, <input type="checkbox"/> Gym, <input type="checkbox"/> Club House, <input type="checkbox"/> Walk Trails, <input type="checkbox"/> Kids play zone, <input checked="" type="checkbox"/> 100% Power Backup					
13.	Proximity to civic amenities	School	Hospital	Market	Metro	Railway Station	Airport
		2km	2.5km	3km	-	9km - Nagaon	38km
14.	Any new development in surrounding area	3 km - Juchandra. No Development.					

15.	Jurisdiction limits <i>Municipal Corporation.</i>	<input type="checkbox"/> Nagar Nigam <input type="checkbox"/> Nagar Panchayat, <input checked="" type="checkbox"/> Gram Panchayat, <input type="checkbox"/> Naga, Palika Parishad, <input type="checkbox"/> Area not within any municipal limits
16.	Jurisdiction Development Authority Name <i>V-V MC.</i>	<input type="checkbox"/> DDA, <input type="checkbox"/> GDA, <input type="checkbox"/> NOIDA, <input type="checkbox"/> GNIDA, <input type="checkbox"/> YEIDA, <input type="checkbox"/> HUDA, <input type="checkbox"/> KMDA, <input type="checkbox"/> MDDA, <input type="checkbox"/> Any other Development Authority: <input type="checkbox"/> Area not within any development authority limits
17.	Municipal Corporation Name <i>Vasai - Virar Municipal Corporation.</i>	<input type="checkbox"/> NDMC, <input type="checkbox"/> SDMC, <input type="checkbox"/> EDMC, <input type="checkbox"/> Ghaziabad Municipal Corporation, <input type="checkbox"/> Gurgaon Municipal Corporation, <input type="checkbox"/> Faridabad Municipal Corporation, <input type="checkbox"/> Kolkata Municipal Corporation, <input type="checkbox"/> Dehradun Municipal Corporation, <input type="checkbox"/> Area not within any municipal limits, <input type="checkbox"/> Any other Municipal Corporation/ Municipality:

PHYSICAL DETAILS

1.	Land Area	As per Title deed	As per Map	As per site survey
		<i>8695.18 sq. mt</i>	<i>7395 sq. mtr.</i>	<i>7,843.95 m²</i>
2.	Any conversion to the land use	<i>No Not known to us.</i>		
3.	Land Type	<input checked="" type="checkbox"/> Solid, <input type="checkbox"/> Rocky, <input type="checkbox"/> Marsh Land, <input type="checkbox"/> Reclaimed Land, <input type="checkbox"/> Water logged, <input type="checkbox"/> Land locked		
4.	Shape of the Land	<input type="checkbox"/> Square, <input checked="" type="checkbox"/> Rectangular, <input type="checkbox"/> Trapezium, <input type="checkbox"/> Triangular, <input type="checkbox"/> Trapezoid, <input checked="" type="checkbox"/> Irregular, <input type="checkbox"/> NA		
5.	Level of Land	<input checked="" type="checkbox"/> On road level, <input type="checkbox"/> Below road level, <input type="checkbox"/> Above road level, <input type="checkbox"/> NA		
6.	Frontage to depth ratio	<input checked="" type="checkbox"/> Normal frontage, <input type="checkbox"/> Less frontage, <input type="checkbox"/> Large frontage, <input type="checkbox"/> NA		
7.	Are Boundaries matched	<input type="checkbox"/> Yes, <input type="checkbox"/> No, <input checked="" type="checkbox"/> No relevant papers available to match the boundaries, <input checked="" type="checkbox"/> Boundaries not mentioned in available documents		
8.	Is Independent access available to the property	<input checked="" type="checkbox"/> Clear independent access is available, <input type="checkbox"/> Access available in sharing of other adjoining property, <input type="checkbox"/> No clear access is available, <input type="checkbox"/> Access is closed due to dispute		
9.	Is property clearly demarcated with permanent boundaries?	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Only with Temporary boundaries		
10.	Is the property merged or colluded with any other property	<i>No, not merged.</i>		
11.	Property possessed by at the time of survey	<input checked="" 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		
12.	Current activity carried out in the property	<input type="checkbox"/> Residential purpose, <input type="checkbox"/> Commercial purpose, <input type="checkbox"/> Godown, <input type="checkbox"/> Office, <input checked="" type="checkbox"/> Industrial, <input type="checkbox"/> Vacant, <input type="checkbox"/> Locked, <input type="checkbox"/> Any other use:		

BUILDING/ CONSTRUCTION/ UTILITY DETAILS

1.	Construction Status	<input checked="" type="checkbox"/> Built-up property in use, <input type="checkbox"/> Under construction, <input type="checkbox"/> No construction
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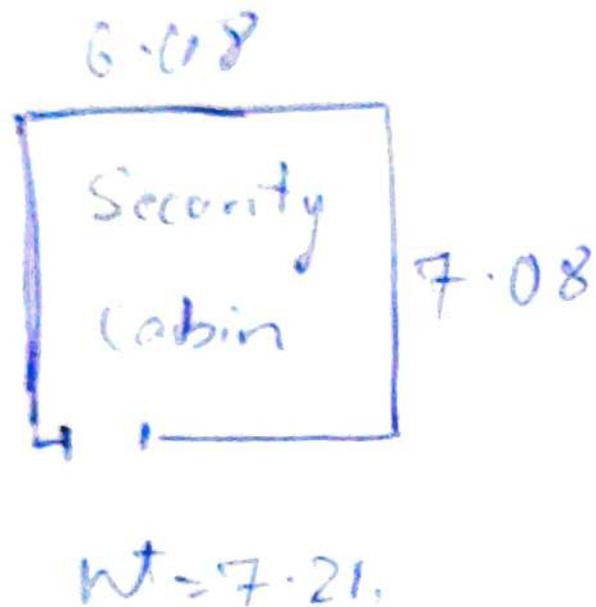
2.	Covered Built-up Area (Tick one on the basis of which valuation is to be calculated)	<input type="checkbox"/> Covered Area, <input type="checkbox"/> Floor Area, <input type="checkbox"/> Super Area, <input type="checkbox"/> Carpet Area		
		As per Title deed	As per Map	As per site survey
3.	Total Number of Floors in the Building	1540.57 sq. mtr.	= 1592.55 m ²	13,898.1 Sq. Ft. 2
4.	Floor on which property is situated	G+1 (Part) & Terrace.		
5.	Type of Unit/ Number of Rooms/ Cabins/ Cubicles	" " "		
6.	Building Type	<input checked="" type="checkbox"/> RCC Framed Structure, <input type="checkbox"/> Load bearing Pillar Beam column, <input type="checkbox"/> Ordinary brick wall structure, <input type="checkbox"/> Iron trusses & Pillars, <input type="checkbox"/> Scrap abandoned structure		
7.	Roof	a. Make: <input type="checkbox"/> RBC, <input checked="" type="checkbox"/> RCC, <input type="checkbox"/> GI Shed, <input type="checkbox"/> Tin Shed, <input type="checkbox"/> Stone Patla		
		b. Height: 15.175 Ft.		
		c. Finish: <input checked="" type="checkbox"/> Simple plaster, <input type="checkbox"/> POP Punning, <input type="checkbox"/> POP False Ceiling, <input type="checkbox"/> Coved roof, <input type="checkbox"/> No plaster		
8.	Flooring	<input checked="" type="checkbox"/> Vitrified tiles, <input type="checkbox"/> Ceramic Tiles, <input checked="" type="checkbox"/> Simple marble, <input type="checkbox"/> Marble chips, <input type="checkbox"/> Mosaic, <input type="checkbox"/> Granite, <input type="checkbox"/> Italian Marble, <input type="checkbox"/> Kota stone, <input type="checkbox"/> Wooden, <input type="checkbox"/> PCC, <input type="checkbox"/> Imported Marble, <input type="checkbox"/> Pavers, <input type="checkbox"/> Chequered Tiles, <input type="checkbox"/> Brick Tiles, <input type="checkbox"/> No Flooring, <input type="checkbox"/> Under construction, <input type="checkbox"/> Any other type:		
9.	Appearance/ Condition of the Building	Internal - <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Poor <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey		
		External - <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Poor <input type="checkbox"/> Under construction		
10.	Maintenance of the Building	<input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Average, <input type="checkbox"/> Poor, <input type="checkbox"/> Under construction		
11.	Interior decoration	<input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input checked="" type="checkbox"/> Simple, <input checked="" type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Below average, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey		
12.	Interior Finishing	<input checked="" type="checkbox"/> Simple plastered walls, <input type="checkbox"/> Brick walls without plaster, <input type="checkbox"/> Designer textured walls, <input type="checkbox"/> POP punning, <input type="checkbox"/> Coved roof, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey		
13.	Exterior Finishing	<input checked="" type="checkbox"/> Simple plastered walls, <input type="checkbox"/> Brick walls without plaster, <input type="checkbox"/> Architecturally designed or elevated, <input type="checkbox"/> Brick tile Cladding, <input type="checkbox"/> Structural glazing, <input type="checkbox"/> Aluminum composite panel cladding, <input type="checkbox"/> Glass façade, <input type="checkbox"/> Domb, <input type="checkbox"/> Porch, <input type="checkbox"/> Under construction		
14.	Kitchen	<input type="checkbox"/> Simple with no cupboard, <input checked="" type="checkbox"/> Ordinary with cupboard, <input type="checkbox"/> Normal Modular with chimney, <input type="checkbox"/> High end Modular with chimney, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey		
15.	Class of Electrical fittings	<input checked="" type="checkbox"/> External, <input type="checkbox"/> Internal		
		<input checked="" type="checkbox"/> Ordinary fixtures & fittings, <input type="checkbox"/> Fancy lights, <input type="checkbox"/> Chandeliers, <input type="checkbox"/> Concealed lightning, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey		
16.	Class of Sanitary/ Plumbing & water supply fittings	<input checked="" type="checkbox"/> External, <input type="checkbox"/> Internal		
		<input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input checked="" type="checkbox"/> Simple, <input type="checkbox"/> Average, <input type="checkbox"/> Below average, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey		
17.	Water arrangements	<input type="checkbox"/> Jet pump, <input type="checkbox"/> Submersible, <input type="checkbox"/> Jal board supply		
18.	Fixed Wooden Work	<input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input checked="" type="checkbox"/> Simple, <input checked="" type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Below Average, <input type="checkbox"/> No wooden work, <input type="checkbox"/> No survey		
19.	Age of Building/ Recent Improvements done	2007		(15 Years).
20.	Maintenance of the Building	<input checked="" type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Average, <input type="checkbox"/> Poor		

21.	Any defects in the building	<input type="checkbox"/> Maintenance issues, <input type="checkbox"/> Finishing issues, <input type="checkbox"/> Seepage issues, <input type="checkbox"/> Water supply issues, <input type="checkbox"/> Electricity issues, <input type="checkbox"/> Structural issues, <input type="checkbox"/> Visible cracks in the building			
22.	Any violation done in the property	<input type="checkbox"/> Construction done without Map, <input type="checkbox"/> Construction not as per approved Map, <input type="checkbox"/> Extra covered without sanctioned Map, <input type="checkbox"/> Joined adjacent property, <input type="checkbox"/> Encroached adjacent area illegally			
23.	Boundary Wall (Only for individual property)	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Common boundary wall of a complex			
		Running Mtr.	Height	Width	Finish
24.	Lift/ elevators	<input type="checkbox"/> Passenger/ <input type="checkbox"/> Commercial			
		Make:	Capacity:		
25.	Power backup	<input type="checkbox"/> Inverter, <input checked="" type="checkbox"/> DG Set			
		Make:	Capacity:		
26.	Garden/ Landscaping	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Beautiful, <input checked="" type="checkbox"/> Ordinary			
27.	Parking facilities	<input checked="" type="checkbox"/> Available within the property	<input checked="" type="checkbox"/> On Ground, <input type="checkbox"/> In Basement, <input type="checkbox"/> On stilt <input checked="" type="checkbox"/> On Sheds.		
		<input type="checkbox"/> Not available within the property	<input type="checkbox"/> On road, <input type="checkbox"/> Acute parking problem		
28.	Special Comments/ Observations, if any				

MARKETABILITY/ SELABILITY/ UTILITY DETAILS

1.	Any issues in marketability of the property?	<input type="checkbox"/> Yes, <input checked="" type="checkbox"/> No			
		Reason in case of No: <input type="checkbox"/> Location, <input type="checkbox"/> Surrounding, <input type="checkbox"/> Legal aspects, <input type="checkbox"/> Demand, <input type="checkbox"/> Shape, <input type="checkbox"/> Any Other:			
2.	How is Demand & Supply condition in the Market of such properties?	Demand	<input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input checked="" type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor		
		Supply	<input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor		
3.	Is property easily sellable & marketable?	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No			
		Comments:			
4.	How is the current utility of the property?	<input type="checkbox"/> Excellent, <input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor			
5.	At what True rate Owner bought this Property?	Year of purchase		—	
		Purchase Price		—	
6.	Present expected Sale Value of the overall property?	4.8 4-6 CR/Acre.			

DRAW SITE KEY PLAN & SKETCH PLAN



$$\textcircled{1} \quad 56.24 \times 8.815 \\ = 495.76$$

$$\textcircled{2} \quad 40.695 \times 36.98 \\ = 1504.9.$$

$$\textcircled{3} \quad 80.75 \times 132.12 \\ = 10,668.69.$$

$$\textcircled{4} \quad 21.655 \times 29.035 \\ = 628.75$$

$$\text{Total} = 13,298.1 \text{ ft}^2$$

PROPERTY MARKET COMPARABLE RATE INFORMATION DETAILS

(Available for Sale or Transaction already happened in past)

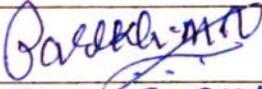
S.No	Particulars	Subject Property	Comparable 1	Comparable 2	Comparable 3
1.	Name (source of information)	NA	Rajesh		Vidya.
2.	Contact No.	NA	9006647741.		9168634220.
3.	Type of source of information (Seller/ Property dealer/ nearby people)	NA	Dealer.		Dealer.
4.	Rates/ Price informed (in Rs. with unit)	NA	Rs. 10Lakh/Guntha. 4 CR per Acre.		10-15 Lakh/Guntha near Kaman & Juchandra
5.	Rates Type (Sale/ Buy)	NA	Buy.		Buy.
6.	Shape of the Property (Square, Rectangular, Irregular)		Irregular.		Irregular
7.	Area/ Size of the Property		2 Acre Highway Touch.		Available in any size.
8.	Legal Status (clear, negative, weak)/ No. of owners		Clear.		Clear.
9.	Location/ surrounding/ neighborhood comparison with the subject property (Similar, Lower, Better, Highly Better than the subject Property)	Base Case	Similar.		Similar.
10.	Distance from the subject Property	0	within 1 km Radius.		within 1 km Radius.
11.	Other factors (Corner, 2 side open, North-East facing, Park facing, Legal/ Financial encumbrance, etc.)		Open Land		Open Land.
12.	Approach road width		Similar.		Similar.
13.	Level of Land (Below/ On/ Above road level)		Road Level		Road Level.
14.	Frontage to depth ratio (Normal, Less, Large)		—		—
15.	Present Use		Vacant		Vacant
16.	Any other details/ Discussion held	NA	2 Acre Highway Touch 10 Lakh/Guntha. 4 CR/Acre. FST of 0.33 can be used.		has a property near Juchandra for 15 Lakh per Guntha.
17.	Present expected Sale Value of the overall property?		Also has other Property for 6 CR/Acre.		Interior has 10-12 Lakh/Guntha

1 Guntha = 10000 sq. ft.
40 Guntha = 400000 sq. ft = 1 Acre.

UNDERTAKING BY THE CUSTOMER

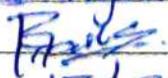
I confirm that I have made the inspection of the subject property to the surveyor of R.K Associates, which is correct property in question for which the documents have been provided/ submitted by me. I further confirm that I am aware of all the information related to the subject property and I have provided all its information to the surveyor true 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 have not 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 person/ 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 +91-9958632707, 0120-4110117. 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	MAHESH N PAREKH
Relationship with owner	SHARE HOLDER
Signature	
Mobile No.	9890131817
Date	17.8.22

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 R.K Associates. I have not taken any cash or kind from the customer nor have I come into any kind of influence of the customer / bank for arbitrary providing the Property Valuation as per one's need. I further state that I have not given any assurances to the customer nor given any wrong or false information or statement. 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.

For File No.	PL212-160-309.
Surveyor Name	Shreyash Shetty.
Signature	
Date	17/8/2022.

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.

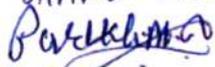
1.	File No.	PL 212-160-309.		
2.	Name of the Surveyor	Shreyash Shetty.		
3.	Borrower Name	M/s. Agrasurg. Irradiators (India) Pvt. Ltd.		
4.	Name of the Owner	M/s. Agrasurg. Irradiators (India) Pvt. Ltd.		
5.	Property Address which has to be valued	Land Survey Nos. 86-1/3, 86-1/6 (Pt.), 96/2 (Pt.), 96/3 (Pt.), 84/2 (Pt.), off. NH. B, near Lodha Temple, Tuchandra, Naigaon East, Vasai Taluka, Palghar - 401208.		
6.	Property shown & identified by at spot	<input checked="" type="checkbox"/> Owner, <input type="checkbox"/> Representative, <input type="checkbox"/> No one was available, <input type="checkbox"/> Property is locked, survey could not be done from inside		
		Name		Contact No.
		Mr. Mahesh.		9870131817.
7.	How Property is Identified by the Surveyor	<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		
8.	Are Boundaries matched	<input type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> No relevant papers available to match the boundaries, <input checked="" type="checkbox"/> Boundaries not mentioned in available documents		
9.	Survey Type	<input checked="" 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	N.A. <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 checked="" 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 checked="" type="checkbox"/> Self-measured, <input checked="" type="checkbox"/> Sample measurement, <input type="checkbox"/> No measurement		
13.	Reason for no measurement	N.A. <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
		8495.18 sq. mtr.	7325 sq. mtr.	7844. m ² .
		As per Title deed	As per Map	As per site survey
15.	Covered Built-up Area	1540.57 sq. mt.	↔ ↗	1592.55 m ²
		As per Title deed	As per Map	As per site survey
16.	Property possessed by at the time of survey	<input checked="" 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			

	property during survey	
18.	Is Independent access available to the property	<input checked="" type="checkbox"/> Clear independent access is available, <input type="checkbox"/> Access available in sharing of other adjoining property, <input type="checkbox"/> No clear access is available, <input type="checkbox"/> Access is closed due to dispute
19.	Is property clearly demarcated with permanent boundaries?	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Only with Temporary boundaries
20.	Is the property merged or colluded with any other property	No, not merged.
21.	Local Information References on property rates	Please refer attached sheet named 'Property rate Information Details.'

Endorsement:

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

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

- a. Name of the Person: MAHESH N. PAREKH
b. Relation: SHARE HOLDER
c. Signature: 
d. Date: 17-8-22

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: Shreyash Shetty.
b. Signature: 
c. Date: 17/8/2022



राज्य सचिवालय
दैनिक पत्रिका पुस्तक

चेक क्र ५४४६०२
1172891

१५/११/२०

वि. नं.

वे. सं. पु. - १५६००० रु. (१५६००० रु. के अंतर्गत)



सहायक सचिव (संयोजक) व. पत्रिका पुस्तक

पुणे वसई
आशो सर्य

वसई		२०२०		२०२१		आयुक्त, पुणे	
वसई		वसई		वसई		वसई	
१	२	३	४	५	६	७	८
—				४२५०१			

अथवा १५२ हजार दोनशे पचास ~~सहास्र~~ तलाठी सजा जुवंद
मात्र सा. वसई, जि. पालघर



राज्य सचिवालय
दैनिक पत्रिका पुस्तक

चेक क्र ५५५६०३/२०/११/२०२०
1172893

४५१२ प्रमाणे

वे. सं. पु. - १५६००० रु. (१५६००० रु. के अंतर्गत)



सहायक सचिव (संयोजक) व. पत्रिका पुस्तक

पुणे वसई
११/२/२०२१ आशो सर्य

वसई		२०२०		२०२१		आयुक्त, पुणे	
वसई		वसई		वसई		वसई	
१	२	३	४	५	६	७	८
—				१६२५०१			

अथवा १६२ हजार दोनशे पचास ~~सहास्र~~ तलाठी सजा जुवंद
मात्र सा. वसई, जि. पालघर



Maharashtra State Electricity Distribution Co. Ltd.



BILL OF SUPPLY FOR THE MONTH OF Aug 2022

000001578427546

GSTIN: 27AA ECM2933K1ZB

Website: www.mahadiscom.in

HSN CODE: 27160000

VASAI CIRCLE :540

VASAI DIVISION : 434

VASAI RD. EAST S/DN.: 155 1

Consumer No. : 002290860248
Consumer Name : M/S AQROSURG IVRADIATOR I PVT.
Address : SURVEY NO.86 (PT) 96 (PT)
 N.H.NO.8, MALJIPADA,

Village : IP-641 **Pincode :** 401208

BILL DATE	05-08-2022	98,320.00
DUE DATE	25-08-2022	
IF PAID UPTO	11-08-2022	97,420.00
IF PAID AFTER	25-08-2022	99,550.00
Last Receipt No./Date	/09-07-2022	
Last Month Payment	1,12,640.00	
Scale / Sector	Large Scale /Private Sector	

Email ID :				Activity :		
Mobile No. : 98*****05	Meter No.: 055-X1160339	Seasonal : N	Load Shed Ind :			
Tariff : 36 LT-V B II	Connected Load (KW): 45.00 HP	Urban/Rural Flag : U	Express Feeder Flag : N			
Contract Demand (KVA) : 42.00	40% of Con. Demand(KVA) : 16.80	Feeder Voltage (KV) : 11	LIS Indicator :			
Sanctioned load (KW) : 45.00						
DTC : 4155848	PC-MR-ROUTE-SEQ : 00-37-0200-5848	BU : 4359	PC : 00			
Date of Connection : 12-04-2008	Category : LT Industry General above 20 KW	GSTIN :				
Supply at : LT	Elec. Duty : 10	PAN :				
Prev. Highest (Mth) :	Prev. Highest Bill Demand (KVA) :					
Security Deposit Held Rs. : 1,00,960.23	Addl. S.D. Demanded Rs. : 00.00					
Bank Guarantee Rs. : 0.00	S.D. Arrears Rs. : 95,940.00					

BILLING HISTORY

Bill Month	Consumption (Units)	Bill Demand (KVA)	Bill Amount
Jul 2022	12,065		191,13,913.83
Jun 2022	12,719		171,05,275.16
May 2022	12,281		191,02,627.73
Apr 2022	10,526		1787,227.74
Mar 2022	9,019		1773,743.45
Feb 2022	11,457		1792,238.00
Jan 2022	12,022		1796,346.09
Dec 2021	10,056		1781,844.23
Nov 2021	10,879		1888,447.30
Oct 2021	11,695		1794,413.84
Sep 2021	10,881		1988,402.15
Aug 2021	11,852		1795,056.15

CUSTOMER CARE Toll Free No.
1912, 1800-102-3435,
1800-233-3435

Rule & Procedure for Consumer Grievances Redressal is available at www.mahadiscom.in>consumer portal>CGRF Instead of Printed bill, register for E-bill and avail Rs. 10 per bill as a "Go-green" discount. For registration visit at www.mahadiscom.in->consumer portal->Quick access->Go-green request

For making Energy Bill Payment through RTGS/NEFT mode, use following details

- Beneficiary Name: **MSEDCL**
- Beneficiary Account Number: **MSEDCL01002290860248**
- IFS Code: **SBIN0008965**
- Name of Bank: **STATE BANK OF INDIA**
- Name of Branch: **IFB BKC**
- Bill Amount: **98,320.00**

Disclaimer: Please use above bank details only for payment against consumer number mentioned in beneficiary account number.

आता नवीन औद्योगिक वीज जोडणी अधिक सुलभतेने

Ease of doing business

नवीन वीज जोडणीसाठी गरज केवळ दोनच दस्तावेजाची

- * मालकी हक्क / वाहिवाटीचा पुरावा
- * जिल्हा उद्योग केंद्राचे प्रमाणपत्र

सर्व प्रक्रिया ऑनलाईन (अर्ज भरणे, डिमांड नोटचा भरणे)



संपर्क :

महावितरणच्या www.mahadiscom.in
या संकेतस्थळावरील ग्राहक वेब स्वयंसेवा
किंवा महावितरण मोबाईल ॲपचा वापर करावा

Important Message

- Consumers can pay online using Net Banking, Credit/Debit cards at <https://wss.mahadiscom.in/wss/wss> after registration.
- Submit / update your E-mail id and mobile number to Circle office for receiving prompt alerts through SMS.
- Submit / update your PAN and GSTIN to circle office with copies of PAN and GSTIN for verification.
- Special desk is operational for HT Consumers, please contact : htconsumer@mahadiscom.in for any clarification / query or grievance.
- This Electricity Bill should not be use for the address proof and as a proof of property ownership.
- For Any Payment to MSEDCL , ENSURE & INSIST for computerised receipt with unique system generated receipt number. Do not accept handwritten receipts. Pay online to avoid any inconvenience.

CURRENT CONSUMPTION DETAILS

Reading Date	KWH	KVAH	RKVAH (LAG)	RKVAH (LEAD)	KW (MD)	KVA (MD)
Current 31-07-2022	382498.200	384663.400	11049.000	19478.800	23.000	23.060
Previous 30-06-2022	372044.000	374178.400	10450.200	19442.400		
Difference	10454.200	10485.000	598.800	36.400		
Multiplying Factor	1.000	1.000	1.000	1.000	1.000	1.000
Consumption	10454.000	10485.000	599.000	36.000	23.000	23.000
LT Metering	0.000	0.000	0.000	0.000	0.000	0.000

Adjustment	0.000	0.000	0.000	0.000		
Assessed Consump	0.000	0.000	0.000	0.000	0.000	0.000
Total Consumption	10454.000	10485.000	599.000	36.000	23.000	23.000

BILLING DETAILS

Billed Demand (KVA)	17	@ Rs.	321	Demand Charges	5,457.00
Assessed P.F.		Avg. P.F.	1.000	Wheeling Charge @ 01.35	14,112.90
Billed P.F.	1.000	L.F.		Energy Charges	63,246.70
Consumption Type	Units	Rate	Charges Rs.	TOD Tariff EC	-2,491.00
Industrial	10,454	6.05	63,246.70	FAC @ 01.20 Ps/U	12,544.80
Residential	0	0.00	0.00	Electricity Duty (07.50 %)	6,965.28
Commercial	0	0.00	0.00	Other charges	00.00
E.D. on(Rs)	Rate %	Amount Rs.		Tax on Sale @ 19.04 Ps/U	1,990.44
92,870.40	7.5	6965.28		P.F. Penal Charges/P.F. Inc.	-3,250.46
0.00	0	0.00		Charges For Excess Demand	00.00
0.00	0	0.00		Debit Bill Adjustment	00.00
TOD Zone	Rate	Units	Demand	Charges Rs.	TOTAL CURRENT BILL
2200 Hrs-0600 Hrs	-01.50	3675	19.00	-5,512.50	98,575.66
0600 Hrs-0900 Hrs & 1200 Hrs-1800 Hrs	00.00	3682	23.00	0.00	Current Interest 01-08-2022
0900 Hrs - 1200 Hrs	00.80	1284	22.00	1,027.20	Principle Arrears
1800 Hrs-2200 Hrs	01.10	1813	21.00	1,994.30	Interest Arrears
Amount in Words	NINETY EIGHT THOUSAND THREE HUNDRED TWENTY ONLY			Total Bill (Rounded) Rs.	98,320.00
				Delayed Payment Charges Rs.	1,232.20
				Amount Payable 25-08-2022 After	
				Amount Rounded to Nearest Rs.(10/-)	99,550.00

Message:

As per GoM Notification dtd.14.08.2020, rate of Electricity Duty for PART-F Industrial is revised from 9.3% to 7.5% from Billing Month Aug-2020.
Your mobile number is 98*****05 For updation/registration of mobile number use Mahadiscom website or Mobile App or send sms to 9930399303 as follows MREG 002290860248.
As per MERC order dt.24/02/2021, Monthly energy bill receipt in cash is limited to Rs.5000/- w.e.f 01/11/2021.
DIGITAL PAYMENT DISCOUNT OF Rs. 224.05 WILL BE CREDITED IN SUBSEQUENT BILL, IF PAID BY DIGITAL MODE ON OR BEFORE 25-08-2022
In case of energy bill paid through NEFT / RTGS, date of amount credited in MSEDCL bank account will be considered as bill payment date.
As per MERC order for Case No 322 of 2019 revised Cheque Bounce charges of Rs. 750 plus GST or Bank charges whichever is higher will be applicable from 01 April 2020.
Message: Prev.Prompt Payment Cr.(Rs.): -1035.67/Please refer copy of the bill for details./
As per Income Tax provision vide section 269 ST cash receipt of Rs.2.00 lakhs and above will not be accepted by MSEDCL against any type of Payment.
Prev Prompt Payment Credit:-1035.67
Prev Digital Mode Payment Credit:-258.92
As per MTR order (322/2019) revised tariff for FY 2022-23 is effective from 01.04.2022.
Prompt Payment Discount: Rs. 896.20 , if bill is paid on or before 11-08-2022 .

CONDITIONS

1. The total bill amount of the bill may be remitted by a Crossed Demand Draft/Cheque drawn in favor of 'Maharashtra State Electricity Distribution Co. Ltd.' Whenever Security Deposit is demanded separate Cheque/Bank Draft should be sent.
2. The current bill is payable within fifteen days from the date of issue of the bill. Even if there is any discrepancy in the bill or any other clarification needed, consumers are requested to pay the billed amount in full provisionally or under protest subject to review and subsequent adjustment, so that payment of delayed payment charges is avoided.
3. This bill is issued subject to the provision of the 'Conditions and Miscellaneous charges for supply of Electrical Energy' of the company.
4. Please quote the Consumer Number on the back of the Cheque. The payment of this bill should be made at Company's office

वीज पुरवठा देयक माहे: AUG-2022

Website : www.mahadiscom.in
GSTIN of MSEDCL 27AAECM2933K1ZB
BILL NO.(GGN): 000001682720567

HSN code 27160000

ग्राहक क्रमांक: 002290860094
AGROSURG IRRGDIATORS I P LTD
S NO 86 (PT) 96 (PT) JUCHANDRA N H 8 KOLHI VAS KOLHI 401202
मोबाइल/ ईमेल:

देयक दिनांक: 09-AUG-22

देयक रक्कम रु: 1,910.00

देय दिनांक: 29-AUG-22

या तारखे नंतर भरल्यास: 1,930.00

बिलिंग युनिट: 4359 :VASAI RD. EAST S/DN.

दर संकेत: 052 /LT-II COMM < 20KW

पोल नं: 00000000

पी.सी./घर+मार्ग-क्रमा/डि.टी.सी.: 0 / 37-0200-5848 /4155848

मिटर क्रमांक: 05309039759

रिडिंग ग्रुप: 00

पुरवठा दिनांक: 05-Jun-04

मंजूर भार: 5 KW

सुरक्षा ठेव जमा(रु): 34,310.00

चालू रिडिंग दिनांक: 06-AUG-22

मागील रिडिंग दिनांक: 05-JUL-22

Scan this QR
Code with BHIM
App for UPI
Payment



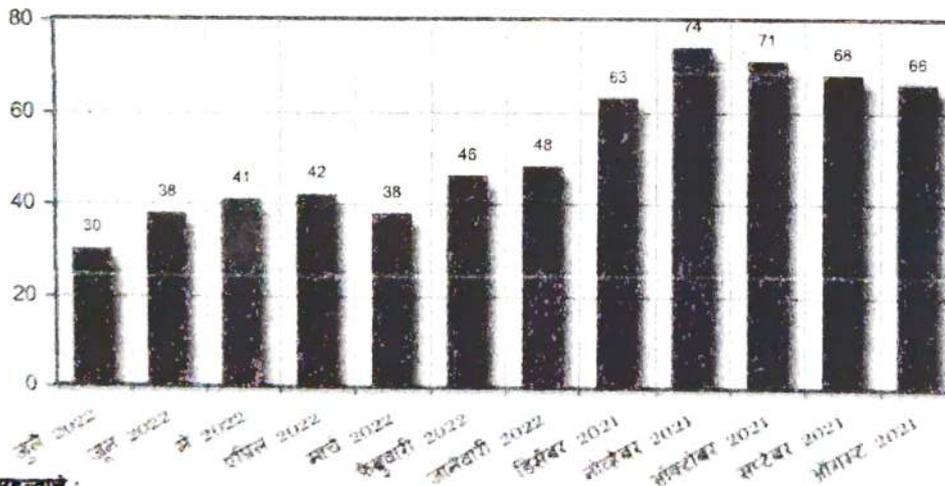
QR कोडद्वारे भरणा केल्यास, भरणा दिनांकानुसार लागू असलेली तत्पर देयक भरणा सूट किंवा विलंब आकार पुढील देयकात समाविष्ट करण्यात येईल.

चालू रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा. युनिट	एकूण
21117	21075	01	42	0	42

NORMAL

Bill Period:1.07 Month(s) /

मागील वीज वापर



* मध्यवर्ती तक्रार निवारण केंद्र 24*7

MSEDCL Call Center:

18002333435

18001023435

1912

ग्राहकांच्या तक्रारीचे निवारण करण्यासंबंधीचे

नियम व कार्यपद्धति महावितरणच्या

संकेत स्थळ:-

www.mahadiscom.in >

ConsumerPortal > CGRF

वावर उपलब्ध आहे.

महत्वाचे :

१. छापील बिला ऐवजी ई-बिला साठी नोंदणी करा व प्रत्येक बिलामागे १० रुपयांचा गो-ग्रीन डिस्काउंट मिळवा. नोंदणी करण्यासाठी:- <https://consumerinfo.mahadiscom.in/gogreen.php> (GGN नंबर तुमच्या छापील बिलावर वरच्या बाजूला डाव्या कोपऱ्यामध्ये उपलब्ध आहे.)

२. डिजिटल माध्यमाद्वारे विज बिल भरा व 0.२५% (रु.५००/- पर्यंत) सवलत मिळवा. (टॅक्स व इयूटीज वगळून)

३. तुमच्या मोबाइल नंबर व ईमेल पत्ता चुकिचा असल्यास दुरुस्त करा त्यासाठी -<https://consumerinfo.mahadiscom.in/> येथे भेट द्या.

४. पुढील महिन्याची रिडिंग साधारणतः 06-09-2022 ह्या तारखेला होईल.

विशेष संदेश :

* प्रिय ग्राहक, आपला नोंदणीकृत भ्रमणध्वनी क्र. आहे. आपला भ्रमणध्वनी क्रमांक बदलण्यासाठी/नवीन क्रमांक नोंदणीसाठी महावितरण संकेतस्थळ/मोबाइल ॲप वापरा किंवा ९९९०३९९९०३ ह्या क्रमांक वर खालील संदेश पाठवा MREG 002290860094

* महावितरणला कोणत्याही प्रकारच्या रक्कमेचा भरणा करताना संगणकीकृत क्रमांक असलेली संगणकीय पावतीच स्वीकारावी. हस्तलिखित पावती स्वीकारू नये. भ्रमसौम्य टाळण्यास ऑनलाइन भरणा सुविधेचा पर्याय वापरावा.

For making Energy Bill Payment through RTGS/NEFT mode, use following details

• Beneficiary Name: MSEDCL

• Beneficiary Account Number: MSEDCL01002290860094

- IFS Code: **SBIN0008965**
- Name of Bank: **STATE BANK OF INDIA**
- Name of Branch: **IFB BKC**
- Amount: **As per Bill**

Disclaimer: Please use above bank details only for payment against consumer number mentioned in beneficiary account number.

स्थळप्रत वित्तीय युनिट:	4359	ग्राहक क्रमांक:	002290860094	पी.सी.:	00	दर:	052
अंतिम तारीख	29-AUG-22		1,910.00				

या तारखे पर्यंत भरल्यास	18-AUG-22	1,900.00
या तारखे नंतर भरल्यास	29-AUG-22	1,930.00

बँकेची स्थळप्रत	डिटीसी क्र.:	4155848					
स्थळप्रत वित्तीय युनिट:	4359	ग्राहक क्रमांक:	002290860094	पी.सी.:	00	दर:	052

अंतिम तारीख	29-AUG-22	1,910.00
या तारखे पर्यंत भरल्यास	18-AUG-22	1,900.00
या तारखे नंतर भरल्यास	29-AUG-22	1,930.00

सूचना व अटी

- वीज शुल्क शासन अधिसूचना क्र इएलडी/ प्र.क.-273/उर्जा-1 दि.21/10/2016 अन्वये आकारण्यात येईल. वीज विक्रीकर शासन अधिसूचना दि. 21/10/2016 अन्वये आकारण्यात येईल. *वेळेवर आधारित दरासाठी किंवा इतर स्पष्टीकरणासाठी कृपया विद्युत नियामक आयोगाचे आदेश बघावे. **मीटर बसविण्यात येईपर्यंत ठराविक दराने आकारणी करण्यात येईल.
- 1) देयकातील चुकीबद्दलची कोणतीही तक्रार कंपनीच्या स्थानिक कार्यालयात/कॉल सेंटर/ मोबाइल ॲप/वेब सेल्फ सर्विस मध्ये दाखल करावी लागेल. देयकात काही चूक असली तरी विलंब शुल्क भरावे लागू नये म्हणून देयक तात्पुरत्या स्वरूपात अथवा परत तपासणी करून दुरुस्ती करण्याची हरकत नोंदवून पूर्ण रक्कम भरावी. मात्र अयवादात्मक अगर वाजवीपेक्षा जास्त रकमेचे देयक असेल तर तक्रारीचे निवारण होईपर्यंत ग्राहकास त्याने त्यापूर्वी वापरलेल्या युनिट इतके बिल दिले जाईल व त्यासंबंधी मेळ पूर्ण तपास करून नंतर घालण्यात येईल.
- 2) देय तारखेच्या नंतर मागील देयकाची रक्कम भरली असेल व ती बाकी म्हणून सध्याच्या चालू देयकात असेल तर सध्याचे देयक भरतांना मागील देयक व त्याची पावती रोखपालास दाखवावी.
- 3) विद्युत पुरवठ्याच्या अटी, संकीर्ण आकार व दरसूची, आणि महाराष्ट्र शासनाच्या अधिनियमाद्वारे तयार केलेले नियम व आदेशातील तरतुदीनुसार हे देयक पाठविण्यात येत आहे.

चेक निहीण्यासाठी सूचना :

- 4) चेक अकाउंट पेयी असावा * चेक 'MSEDCL' च्या नावे असावा, चेक स्थानिक बँकेचा असावा चेक सोबत पावती स्थळप्रत जोडावी, स्टॅंपल करू नये * चेक पुढील तारखेचा नसावा. चेक/ डीडी ने देयकाचा भरणा केल्यास, महावितरणच्या खात्यात रक्कम जमा होण्याची दिनांक, भरणा दिनांक म्हणून गृहित धरली जाईल.
- 5) देयक चेक कलेक्शन पेटीत टाकतांना चेकच्या मागे ग्राहक क्रमांक (पी.सी., बि. यु. साहित) लिहावा व स्थळप्रतीच्या मागे चेकचा तपशील लिहावा.
- 6) परक्राम्य संलेख अधिनियम (Negotiable Instrument Act) 1881 कलम 138 प्रमाणे चेक न वठणे हा टंडनीय अपराध असून कायदेशीर कारवाईस पात्र आहे.
- 7) एम.ई.आर.सी.ऑर्डर 2019 च्या केस क्रमांक 322 नुसार,चेक बाउन्स चार्जस रुपये 750 + जी.एस.टी. किंवा बँक चार्जस यार्पेकी जे अधिक असेल ते 01-04-2020 पासून लागू आहेत.

MTR Order २२२/२०१९ च्या आदेशानुसार विद्युत निवामक आयोगाने दिनांक 01-APR-22 पासून निर्धारित केलेले वीज दर खाली नमूद केल्याप्रमाणे एक महिन्याच्या वीज वापरासाठी आहेत

LT-II COMM < 20KW	युनिट	0-200	201-0	1-0	1-0	>200
स्थिर आकार ₹. 427	वीज आकार(₹.)	7.07	0	0	0	7.07
	इं.स.आ.(₹.)	1.40	0	0	0	1.40

ग्राहक क्रमांक: 002290860094

	₹. पैसे.
स्थिर आकार	427.00
वीज आकार	296.94
वहन आकार @ 1.35/ युनिट	56.70
इंधन समायोजन आकार	58.80
वीज शुल्क (21 %)	176.28
वीज विक्री कर @ 0.19/ युनिट	8.00
व्याज	0.02
इतर आकार	0.00
चालू वीज देयक(₹.)	1,023.74

निव्वळ थकबाकी/जमा	883.00
समायोजित रक्कम	0.00
व्याजाची थकबाकी	5.49
एकूण थकबाकी/जमा	888.49
देयकाची निव्वळ रक्कम	1,912.23
पूर्णांक देयक(₹.)	1,910.00

DPC:12.80
After this date: 29-AUG-22
Pay Rs. 1930

Prompt Payment Discount: Rs. 8.39 , if bill is paid on or before 18-AUG-22

देयक भरणा 04-AUG-22 पर्यंत विद्यारात घेतला आहे	
मागील पावतीचा दिनांक	09-JUL-22
मागील पावतीची रक्कम	420.00

Payment History:

Receipt Date	Paid Amount
09-Jul-2022	420.00
09-May-2022	1,880.00
07-Mar-2022	980.00
09-Feb-2022	1,020.00
11-Jan-2022	1,660.00
14-Dec-2021	1,300.00