

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:

Time:

GENERAL DETAILS

1.	Name of the Surveyor	J. ANANDA					
2.	Property shown by	<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>E. ANANDASOBA LMT INTERNATIONAL LTD</td> <td>Local available person 72599 79287</td> </tr> </table>		Name	Contact No.	E. ANANDASOBA LMT INTERNATIONAL LTD	Local available person 72599 79287
Name	Contact No.						
E. ANANDASOBA LMT INTERNATIONAL LTD	Local available person 72599 79287						
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	<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	<input checked="" type="checkbox"/> From schedule of the properties mentioned in the deed, <input checked="" 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					
6.	Type of Industry	<input type="checkbox"/> Small Manufacturing Unit, <input checked="" 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 checked="" 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 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.,					

J. ANANDA, B.E., MIE, FIV
CHARTED ENGINEER &
REGISTERED VALUER

No. 13/A (33), 1st Floor, Srinivas Nilaya,
 1st Main, B. Kempanna Layout,
 E. C. Halli BANGALORE-560 020

		<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	M/s. LMT international limited
2.	Legal Owner Name/s	Mr Navin Kumar Jain & Nagaraja
3.	Property Purchaser Name	—
4.	Plant Address under Valuation	Plot no 24/15, 24/14, 24/16, 24/17 of Kushtalnagar
5.	Present Residence Address of the Owner/ Director	Industrial Area in Survey no 36/1, 36/7, 36/8 of Kudalur village Somwarpet Taluk Kodagu
6.	Property constitution	<input checked="" type="checkbox"/> Free Hold, <input type="checkbox"/> Lease Hold

LOCATION DETAILS

LOCATION DETAILS					
1.	Adjoining Properties (Match it with papers with the help of compass or Sun direction and also confirm it with nearby people)	East	West	North	South
		Plot 24/13	24/18	KIADB Road	Private land
2.	Property Facing	<input type="checkbox"/> East Facing, <input checked="" 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	Industrial area, Kushtal Nagar. 152 Grampanchayat			
4.	Ward Name/ No.	Kudalur Taluk Somwarpet TA			
5.	Zone Name	Somwarpet TA			
6.	Main Road Name & Width	Name	Width	Distance from property	
		Madikeri Hassan	60 feet	400mtr	
7.	Approach Road Name & Width	Industrial Town Road 40 feet wide			
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			

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10.	Location characteristics	<input checked="" 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 type="checkbox"/> Urban developed, <input type="checkbox"/> Urban developing, <input checked="" 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 checked="" 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 M/s. LMJ International Limited Industrial Area Kudalur Kushalnagar, Kodaigar District					
14.	Proximity to civic amenities	School	Hospital	Market	Metro	Railway Station	Airport
		All within 1 to 2.5 Km, distance available					
15.	Any new development in surrounding area	New Santhi school, & Sports school. Recently inaugurated					
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 (Kudumangalore)					
17.	Jurisdiction Development Authority Name	Name: Gram panchayat Kudu Mangalore <input type="checkbox"/> Area not within any development authority limits					
18.	Municipality/ Municipal Corporation Name	Name: Kushal Nagar					

		<input type="checkbox"/> Area not within any municipal limits
19.	Surrounding land uses and adjoining/ nearby establishment details	East stone crushers South:- West - do Forest Area North - Coffee Curing works
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?	Yes, It is a belt
22.	In case Industry gets closed then does the land can be used for any other purpose?	Similar type industry can be established

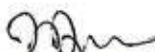
PHYSICAL DETAILS				
1.	Land Area	As per Title deed	As per Map	As per site survey
		10357.87 sqm	10357.87 sqm	10357.87 sqm
		Area as per mortgage deed: 8m		
2.	Any conversion to the land use	-NO-		
3.	Land Type	<input type="checkbox"/> Solid, <input checked="" type="checkbox"/> Rocky, <input type="checkbox"/> Marsh Land, <input type="checkbox"/> Reclaimed Land, <input type="checkbox"/> Water logged		
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 type="checkbox"/> Irregular, <input type="checkbox"/> NA		
5.	Level of Land	<input type="checkbox"/> On road level, <input type="checkbox"/> Below road level, <input checked="" type="checkbox"/> Above road level, <input type="checkbox"/> NA		
6.	Frontage to depth ratio	<input type="checkbox"/> Normal frontage, <input type="checkbox"/> Less frontage, <input checked="" type="checkbox"/> Large frontage, <input type="checkbox"/> NA		
7.	Are Boundaries matched	<input checked="" 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, <input type="checkbox"/> Very large land parcel forming multiple lands so not possible to match it with papers		
8.	Is Independent access available to the property	<input checked="" type="checkbox"/> Clear independent access is available, <input type="checkbox"/> Access is available in sharing of other adjoining property, <input type="checkbox"/> No clear access is available, <input type="checkbox"/> Access is closed due to dispute, <input type="checkbox"/> Land locked		
9.	Is property clearly demarcated with permanent boundaries?	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Only partially, <input type="checkbox"/> Only with Temporary boundaries,		
10.	Is the property merged or colluded with any other property	Defects -NO-		
11.	Is complete property mortgaged with the Bank under valuation or only portion of it?	Defects to be seen		
12.	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		
13.	Current activity carried out in the property	<input checked="" type="checkbox"/> Industrial, <input type="checkbox"/> Vacant, <input type="checkbox"/> Locked, <input type="checkbox"/> Sealed <input type="checkbox"/> Any other use:		

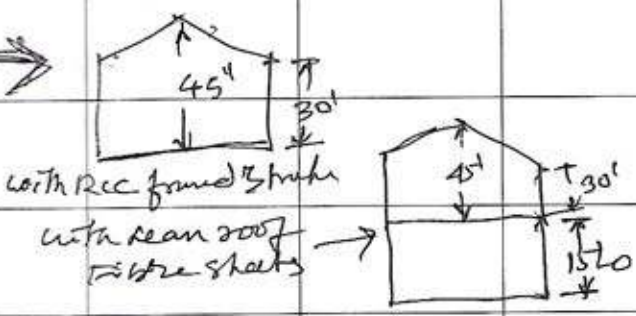
J. ANANDA, B.E., MIE, FIV
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No. 15/A (33), 1st Floor, Srinivas Nilaya,
1st Main, B. Kempanna Layout

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		
2.	Covered Built-up Area	As per Title deed	As per Map	As per site survey
	RCC	H See Separate note Sheet		
	Shed			
3.	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"/> Shed mounted on Iron trusses & Pillars, <input type="checkbox"/> Scrap abandoned structure		
4.	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		
5.	Maintenance of the Building	<input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Average, <input type="checkbox"/> Poor, <input type="checkbox"/> Under construction		
6.	Age of Building/ Recent Improvements done	20 Years		
7.	Maintenance of the Building	<input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Average, <input type="checkbox"/> Poor		
8.	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 checked="" type="checkbox"/> Electricity issues, <input type="checkbox"/> Structural issues, <input type="checkbox"/> Visible cracks in the building		
9.	Any violation done in the property ↓ not visible	<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		
10.	Boundary Wall (Only for individual property)	<input type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Common boundary wall of a complex <div style="display: flex; justify-content: space-between;"> <div> Running Mtr. 436 Rmtr ← Partly fencing & compound wall </div> <div> Height 10 feet </div> <div> Width 9" wall </div> <div> Finish Partly compound with Expanded metal </div> </div>		
11.	Garden/ Landscaping	<input type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Beautiful, <input type="checkbox"/> Ordinary		
12.	Parking facilities	<input checked="" type="checkbox"/> Available within the property <input type="checkbox"/> Not available within the property	<input type="checkbox"/> On Ground, <input type="checkbox"/> In Basement, <input type="checkbox"/> On stilt <input type="checkbox"/> On road, <input type="checkbox"/> Acute parking problem	
13.	Special Comments if any	This industry is not functioning from 2018 onwards		

NOTE: Use table below to mention the individual building/ shed/ blocks details. Mentioned Type of construction (RCC/ Corrugated GI Shed Mounted on Brick Wall or Iron Pillars & Trusses/ Corrugated Colored GI Shed/ Simple GI Shed/ Simple Tin Shed), Height & Area of each block in the table below.


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S.No.	Block/ Building Name	Total Slabs/ Floors	Floor wise height	Year of construct ion	Type of construction	Structure condition	Area Sq.ft
①	Total Builtup area	6401.92					
②	total area of godown	5523.54 sq.mtr					
③	Area of Plachu = 351 sq.mtr				with RCC framed Struch with lean roof Tibre sheets		
④	Guest room/ Store	= 168.98 sq.mtr			RCC framed Struch Butchup height 3.10 mtr		
	GF + FF +						
(5)	Guest room = 600 sq.ft				godown type		
(6)	DG Room = 400 sq.ft						
(7)	weigh bridge room						
	and other facilities = 600 sq.ft				RCC framed Struch with ht of 3.10 mtr		
<u>Note:-</u>							
① The above buildings are constructed and completed around the year 2001-2002. Production also started in the Year 2001-2002. It is under stood that the godown is stop functioning during the year 2018. Till now it is not in functioning.							
② Layout plan sketch is similar to back of Sale deed. Its Longitude and Latitude is $12^{\circ}28'50''N$ $75^{\circ}57'7''E$. Its 870 ft Elevated. This site is facing north							

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	Jordustry is not working since 20/8
18.	Any major failure, fault, breakdown in last 3 years?	To be assessed
19.	Any Technology collaboration of the Plant	Can be seen [^] Only after operation
20.	Average Plant Capacity Utilization rate in last one month. Attach Production chart of last one week.	NA - Since Stopped
21.	Name & Function of each block in the plant - Use Separate Sheet If Required	NA -
22.	Main machines used in the Plant - Use Separate Sheet If Required	NA -
23.	Estimated net weight of the large machines and of total machines present at site - Use Separate Sheet If Required	Details are not available
24.	Estimated Economic Life of the Plant/ Machines	Details are not available
25.	Age of the Plant/ Remaining Life of Machines	about 16 years
26.	Record of Last Maintenance Done (Attach Copy Of Maintenance Log Book If Possible)	NA - Since Stopped
27.	Production Capacity In Quantity & Weight For Different Products/ Units	During Production 2 lines $\frac{1}{2}$ 4 Tons / each unit
28.	Description Of Products Manufactured	Cleaned - Coffee Seeds
29.	Brand Name under which Products are sold in the Market	LMJ International Limited
30.	Raw Material Used & Sources Of Primary Raw Material Used	raw Coffee seeds from plantation

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31.	No. & Type of Furnace	not available (not required for this industry)
32.	No./ Type/ Height of Chimney/ Exhaust	60' height
33.	Is Plant using obsolete technology or currently used technology in the market? Please comment.	This plant is being manufactured in India Coimbatore Presently improved plants are available
34.	Whether STP is installed (Mention Type & Capacity)	not available
35.	Whether ETP is installed (Mention Type & Capacity)	not available
36.	Fire Fighting System	- yes -
37.	No. of Resources Working In the Plant (Managerial, Skilled, Unskilled)	80 to 100 persons Industry when it was functioning
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)	250kv no consumption since forklift not functioning
40.	Auxiliary power arrangements type in the plant (Type & Capacity)	<input checked="" type="checkbox"/> DG Sets, <input type="checkbox"/> Captive Power Plant 125kv & 225kv (2 nos) Kishor Kumar Moha
41.	HVAC System In the Plant	not available
42.	Cooling System In the Plant	not available
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, Borewells <input type="checkbox"/> Any other: 12.1 ADB Supply available
44.	Major issues noticed in the Industry which can create issues in operations	Management Issues


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 P. G. Halli, BANGALORE-560 020.

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))	enclosed -
2.	Flow chart / Block diagram from raw material to finished product	not available
3.	Plant Layout	not produced
4.	Factories registration	no -
5.	Labor license	no -
6.	Fire NOC	-
7.	Copy of last paid Electricity Bill	- December 2018
8.	NOC from Pollution Control Board	old noc is available
9.	Environment Clearance (if applicable)	NA
10.	Petroleum Product Storage license (if applicable)	NA
11.	Explosive Product Storage license (if applicable)	NA
12.	Export/ Import Code (if applicable)	IEC certificate available
13.	Any other approval or NOC as per industry	- no -
14.	Daily Performance Report	NA
15.	Production data of last one week	NA
16.	Plant maintenance log	NA

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LAND RATES INFORMATION DETAILS

Gather information on the basis of the factors like Area location, Property location, Floor level, Block, Position, Frontage, Width of lane/ road in front of the property, Nearby development

1.	Demand & Supply condition in the Market for such properties	<input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low	
2.	At what True rate Owner bought this Property	Year of purchase	2001
		Purchase Price	As per Records }
3.	Minimum Rate in the locality	—	
4.	Maximum Rate in the locality	—	
5.	Local Information gathered during Site survey (Minimum 2 enquiries are must):		
	1. Name:	Mr. Nanjunda Rao	
	Contact No.	72599 79287	
	Sale Purchase Rate	—	
	Rental Rate	—	
	Comments	—	
	2. Name:		
	Contact No.		
	Sale Purchase Rate		
	Rental Rate		
	Comments		
	3. Name:		
	Contact No.		
	Sale Purchase Rate		
	Rental Rate		
	Comments		

Surveyor Name: J. Ananda Rao

Signature: [Signature]

Date:

14.11.2002
J. ANANDA, B.E., MIE, FIV
CHARTED ENGINEER &
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No. 15/A (33), 1st Floor, Srinivas Nilaya,
 1st Main, B. Kempanna Layout,
 P. G. Halli, BANGALORE 560 056

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:

Signature:


Mobile No.:

Date:

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: J. ANANDA

Signature: 

Date: 12-11-2022

J. ANANDA, B.E., MIE, FIV
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No. 15/A (33), 1st Floor, Srinivas Nilaya,
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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:

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	J. ANANDA						
3.	Borrower Name							
4.	Name of the Owner	LMI International Limited (Nawenkonat Jain)						
5.	Property Address which has to be valued	24/14, 24/15, 24/16 & 24/17 Kuthalwagar Industrial Estate Kudalwara						
6.	Property shown & identified by at spot	<input 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 <table border="1"> <tr> <th>Name</th> <th>Contact No.</th> </tr> <tr> <td>Mr. Nanyunda Raja Agrawal</td> <td>7259979 287</td> </tr> </table>			Name	Contact No.	Mr. Nanyunda Raja Agrawal	7259979 287
Name	Contact No.							
Mr. Nanyunda Raja Agrawal	7259979 287							
7.	How Property is Identified by the Surveyor	<input checked="" 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 checked="" 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 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	<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 checked="" type="checkbox"/> Agricultural Land						
12.	Property Measurement	<input checked="" 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				
		10357.87 sqm	10357.87 sqm	10357.87 sqm				
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 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	mild ferran Area						

J. ANANDA, B.E., MIE, FIV
CHARTED ENGINEER &
REGISTERED VALUER
No. 15/A (33), 1st Floor, Srinivas Nilaya,
1st Main, B. Kempanna Layout,
P. G. Halli, BANGALORE-560 020

	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 - It is clearly independent property
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: *Narayande Raja Urs*
b. Relation: *Supervisor of M/s LMT International Industries*
c. Signature: *signed.*
d. Date: *12-11-2022*

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:

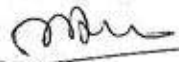
2. Surveyor Signature who did site inspection:

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: *J. ANANDA*
b. Signature: *[Signature]*
c. Date: *12-11-2022*

**J. ANANDA, B.E., MIE, FIV
CHARTED ENGINEER &
REGISTERED VALUER
No. 15/A (33), 1st Floor, Srinivas NBS, 1
1st Main, B. Kempanna Layout
P. G. Halli, BANGALORE-560 020.**

- (4) During the verification of Machinery and Machines all the processing units are available and shown. Most of the machineries are not being used from the year 2018 onwards. It is not certain that these machineries are functioning alright ~~not~~ if ~~they~~ these are operated. In other words their useful life is doubtful.
- (5) During inspection only individual functional machinery were shown. Other items like Computer office equipments were not able to see since the ~~office~~ ^{office} portion is locked.
- (6) Hence I am certify that all the equipments are as per the list are available (Substantiated to function) except of the furniture, computer, car, etc are not shown.
- (7) Plant & Machinery valuation cost may be considered keeping view of the above points plus considering necessary.
- (8) In view of above necessary Suitable reduction in Plant Machinery please be considered.


J. Ananda

J. ANANDA, B.E., MIE, FIV
CHARTED ENGINEER &
REGISTERED VALUER
No. 15/A (33), 1st Floor, Srinivas Nilaya,
1st Main, B. Kempanna Layout,
P. G. Halli, BANGALORE-560 020.

LMJ INTERNATIONAL LIMITED - KUSHALNAGAR

LIST OF MACHINERIES

Sl.No.	Name of Machine	Make	Invoice no & Date	Invoice Value	Date of Installation	Depreciation	Present Value	Remarks
1	Color Sortex	World Sorter	58155	2566229.40	2001			
2	Color Sortex	Iguazu	4141	2288134.50	2004			
3	Color Sortex	Iguazu	.	2288134.50	2004			
4	Color Sortex - 2nos.	spectrum	.	1000000.00	2004			
1	Coffee Dryer	Mc Kinnon	55	530400	2001			
	a) Drum.	Mc Kinnon	55		2001			
	b) Burner	Mc Kinnon	55		2001			
	c) Blower	Mc Kinnon	55		2001			
2	Elevator	NN Engineering Products	24	30500	2004			
3	Grader with Aspirator	NN Engineering Products	.	24000	2004			
	Unit#1							
1	Elevator # 1	Mini Equipments	45	34615	2001			
2	Elevator # 2	Mini Equipments	45	34615	2001			
3	Elevator # 3	Mini Equipments	45	34615	2001			
4	Elevator # 4	Mini Equipments	45	34615	2001			
5	Elevator # 5	Mini Equipments	45	34615	2001			
6	Elevator # 6	Mini Equipments	45	34615	2001			
7	Elevator # 7	DMS	8	27500	2001			
8	Elevator # 8	DMS	8	27500	2001			
9	Catadors # 1	Mini Equipments	47	47000	2001			
10	Catadors # 2	Mini Equipments	47	47000	2001			
11	Dust Blower	DMS	.	8000	2001			
12	Pre Cleaner	Mini Equipments	47	65000	2001			
13	DeStoner	DMS	8	61800	2001			
14	DeStoner Blower	DMS	8	8000	2001			
15	Huller	Spectrum	65	317810	2001			
16	Huller Blower	Spectrum	65	60000	2001			
17	Peeler Polisher	MC kinnon	19	270000	2007			
18	Polish Blower	MC kinnon	19	270000	2006			
19	Oscillator	Spectrum	.	60000	.			
20	Winnower	DMS	47	47000	2001			
21	Rotary Garder	Mini Equipments	54	254800	2001			
22	Gravity Seperator	Spectrum	58	310000	2001			
Sl.No.	Name of Machine	Make						
	Unit#II							
1	Elevator # 1	DMS	8	24000	2001			
2	Elevator # 2	DMS	8	24000	2001			
3	Elevator # 3	DMS	8	24000	2001			
4	Elevator # 4	DMS	8	24000	2001			
5	Elevator # 5	DMS	8	24000	2001			
6	Elevator # 6	DMS	8	24000	2001			
7	Elevator # 7	DMS	.	32000	.			
8	Catadors # 1	Mini Equipments	48	47000	2001			
9	Catadors # 2	Mini Equipments	48	47000	2001			
10	Dust Blower- Aspirator	DMS	.	20000	.			
11	Pre Cleaner	CBE	.	17000				
12	DeStoner	DMS	14	61800	2001			
13	Huller	Spectrum	57	315000	2001			
15	Peeler Polisher	MC kinnon	19	647862	2007			
16	Polish Blower	MC kinnon	19	Same	.			
17	Oscillator	Spectrum	.	60000	.			
18	Unhulled Elevator	DMS	.	24000	2001			
19	Master Blower	DMS	16	66249	.			
20	Winnower	DMS	2	32395	2001			
21	Rptary Grader	DMS	11	283250	2001			
22	Gravity Seperator	Spectrum	.	319000	2001			
			.	.	.			
Sl.No.	Name of Machine	Make						

J. ANANDA, B.E., MIE, F
CHARTED ENGINEER &
REGISTERED VALUER
 No. 15/A (33), 1st Floor, Srinivas Nila
 1st Main, B Kempanna Layout,
 P, G. Halli, BANGALORE-560 02

Certify that

All the above item are existing except items pertaining to
 the items etc.

1	Sortex Feeder	DMS	.	27500	2001			
2	Reject / refeed Elv. #2	DMS	1	27500	2001			
3	Feeder to Stx # 2	DMS	1	27500	2001			
4	Reject / refeed Elv. #1	DMS	1	27500	2001			
5	Reject / Refeed Elv. # 1	DMS	1	27500	2001			
6	Air Compressor	Atlas Copco	7343	192400	2001			
7	Air Receiver	Atlas Copco	1	21473	2001			
8	Air Receiver Tank	Sai Pneumatic Co.,	35	13520	2004			
9	Belt Conveyors - 3nos.	Mini Equipments	32	71440	2001			
11	Air Dryer	Sanpar	46	66000	2001			
12	Vibro Grader	DMS	.	325000	.			
13	Feeder Elevator	DMS	12	34600	2001			
15	Gravity Separator	Spectrum	4	319030	2004			
16	Elevator	Mini Equipments	12	40000	2001			
17	PB Separator	NN ENG PROD	24	59280	2004			
18	PB Sep. Elevator	NN ENG PROD	24	Same	2004			
19	Baby Huller	DMS	68	Same	2001			
20	Fuel Pump Motor	Aqua Pump	.	2500	.			
21	Water Pump	V-Guard	.	4000	.			
22	Mini Grader	DMS	.	125000	.			
23	Pre Cleaner	CBE	.	21000	.			
24	Gear Box - 2nos.	Shanthi Gears	1880-2567	104370	2001			
25	Gear Box - 3nos.	Shanthi Gears	9880	24000	.			
26	D-stoner	Mini Equipments	46	35000	2001			
27	Hand sieves	T R Engineering	101	23150	2001			
28	Hand sieves	T R Engineering	97	7150	2001			
29	Hand sieves	T R Engineering	100	3000	2001			
30	Weigh Bridge	Eassae Terakoa	95	300000	2001			
31	Weigh Scales - 3nos. 150 Capacity	BlueBird	2667	13200	2002			
32	Electronic Platform Scales 4nos.	Eassae Terakoa	6856	23750	2001			
33	Electronic Sample Scales	Eassae Terakoa	.	12000	.			
34	HT Line 250 KVA	KPTCL	.	1150000	.			
35	DG Set 225 KVA	Cummins	.	670000	2001			
35	DG Set 125 kva	Ashok Leyland	34	150000	2001			
36	Gear Box	Shanthi Gears	.	53751	.			
37	Control Panel - Mill Section - 3nos.	OM Electricals	.	564000	.			
38	Conveyors - 2nos	M.K.Associates	85	610178	2008			
39	Peeler Polisher - 2nos	D.M.S	67	125000	2001			
40	Electrification & Wiring	Essae Terakoa	1486-1487	24962	2007			
41	Catadors 2nos	DMS	9	67925	2001			
Sl.No.	Name of Machine	Make						
42	Electrification & Wiring	OM Electricals	1	402975	2002			
43	Control Panel - DG Room - 2nos.	Powerica	.	270000	.			
44	Lightning Arrestors - 3 nos.		.	15000	.			
45	Borewell - 1no.	Cauvery Irrigations	12061/13.1	39430	.			
46	Fire Extinguishers - 25nos.	Excellent Fires	546	42169	2001			
47	UPS - 3kva with batteries - 6nos.	Powerone	492	63579	2001			
48	Voltage Stabilizer 7.5kva	Proline power system	212	20831	2001			
49	Tublar Batteries - 2 nos.	Dyna Diesels	.	8000	.			
50	UPS for Computers	APC	.	18000	.			
51	TV	Philips	.	11000	.			
52	Electrical Battery	Dyna Diesels	.	13000	.			
53	Hand Carts - 15nos.	DMS	87	30000	2001			
54	Cooking Gas	Bharath Gas	.	4500	.			
55	Inverter	Kasca	.	29000	.			
56	Motor Byke	Bajaj- Boxer	.	30000	.			
57	Car	Maruthi 800	.	150000	.			

19474717.40

Certify that

All the above items are existing except
Office Furniture, Computers, Car and other
Items.

Mr
J. ANANDA, B.E., MIE,
CHARTED ENGINEER
REGISTERED VALUE
No. 15/A (33), 1st Floor, Srinivas N
1st Main B Kempanna L

ಸಾಮಾನ್ಯ ರಸೀದಿ

[illegible][illegible]

ಪ್ರಾಚೀನ ಸಂಸ್ಕೃತ ಶಾಸ್ತ್ರಗಳಲ್ಲಿ ಉಲ್ಲೇಖಿಸಿದಂತೆ
 ಪ್ರಾಚೀನ ಸಂಸ್ಕೃತ ಶಾಸ್ತ್ರಗಳಲ್ಲಿ ಉಲ್ಲೇಖಿಸಿದಂತೆ
 ಪ್ರಾಚೀನ ಸಂಸ್ಕೃತ ಶಾಸ್ತ್ರಗಳಲ್ಲಿ ಉಲ್ಲೇಖಿಸಿದಂತೆ
 ಪ್ರಾಚೀನ ಸಂಸ್ಕೃತ ಶಾಸ್ತ್ರಗಳಲ್ಲಿ ಉಲ್ಲೇಖಿಸಿದಂತೆ

ಸ್ವೀಕೃತಿಗಳ ವಿವರ	ತದರಿ	ಮೊಬಲಗ
1. ಕುಟುಂಬ ತೆರಿಗೆ		160000
2. ಭೂಮಿ ಮಾಲಿಕತೆ ತೆರಿಗೆ		
ಕಡಗಲು		
• ಅರೋಗ್ಯ ಕಡ (15%)		
• ಶಿಕ್ಷಣ ಕಡ (10%)		
• ಗೌರವಾನ್ವಿತ ಕಡ (5%)		
• ಭವಿಷ್ಯ ಕಡ (3%)		
3. ಮೊಲತ ದರ		
4. ವಿವರಣೆ ದರ		
5. ಪರಿಶೋಧನೆ ತೆರಿಗೆ		
6. ಮನುಷ್ಯತ್ವ ತೆರಿಗೆ		
7. ವಾಣಿಜ್ಯ ತೆರಿಗೆ		
8. ಕಡತ ಸ್ವೀಕೃತಿಗಳು (ಸ್ವೀಕೃತಿ ವಿವರಗಳನ್ನು ಕಡತದಲ್ಲಿ ನೋಡಿ)		
(1)		
(2)		160000

ಮೊತ್ತ ಸ್ವೀಕೃತಿಗಳು

ಮೊತ್ತ ಅಕ್ಷರಗಳಲ್ಲಿ:

DATE: 10/16-7-16, 10:00, 3,000 mms x 50.00 mms (10.00 mms)



ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಕಾರ್ಖಾನೆಗಳು, ಬಾಯ್ಲರುಗಳು, ಕೈಗಾರಿಕಾ ಸುರಕ್ಷತೆ ಮತ್ತು ಸ್ವಾಸ್ಥ್ಯ ಇಲಾಖೆ

ನಿರ್ದೇಶಕರ ಕಾರ್ಯಾಲಯ
2ನೇ ಮಹಡಿ, "ಕಲ್ಯಾಣ-ಸುರಕ್ಷಾ ಭವನ"
ಬಸ್ಸೇರುಘಟ್ಟ ರಸ್ತೆ, ಬೆಂಗಳೂರು-560029

ಸಮೂಹ ಸಂ. 3
(ನಿಯಮ 5 ರಂತೆ ನಿಗದಿಪಡಿಸಲಾದದ್ದು)
ಕಾರ್ಖಾನೆ ನಡೆಸಲು ಪರವಾನಗಿ

ಕಾರ್ಖಾನೆಯ ಪರವಾನಗಿ ಸಂ.: MYCRG-117

ಮೌಲ್ಯ : 13500.00

ಮೆ: LMI INTERNATIONAL LIMITED

ಇದರ

ಶ್ರೀ NAVIN JAIN

ಇವರಿಗೆ ಈ ಮೂಲಕ ಪರವಾನಗಿ ನೀಡಿದೆ. ಕಾರ್ಖಾನೆಗಳ

ಅಧಿನಿಯಮ 1948 ಮತ್ತು ಕರ್ನಾಟಕ ಕಾರ್ಖಾನೆಗಳ ನಿಯಮ 1969 ರಡಿಯಲ್ಲಿ ರಚಿಸಲಾಗಿದೆ ನಿಯಮಗಳ
ಉಪಬಂಧಗಳಿಗೆ ಒಳಪಟ್ಟು ವರ್ಷದ ಯಾವುದೇ ಒಂದು ದಿನ ನಿರ್ದಿಷ್ಟ ಸಂಖ್ಯೆಗೆ ಮೀರದಷ್ಟು ಕೆಲಸಗಾರರನ್ನು
ನಿಯೋಜಿಸುವ ಮತ್ತು ನಿರ್ದಿಷ್ಟ ಅಶ್ವತ್ಥ / ಕೆರೋವ್ಯಾಟ್ ಉಪಯೋಗಿಸಿ, ಕೆಳಗೆ ವಿವರಿಸಿದ ನಿವೇಶನದಲ್ಲಿ
ಪರವಾನಗಿ ನೀಡಲಾದ ಅವಧಿಗೆ ಕಾರ್ಖಾನೆಯನ್ನಾಗಿ ಉಪಯೋಗಿಸಲು ಮಾತ್ರ ಇದು ಮಾನ್ಯವಾಗಿದೆ.

LOCATION OF THE FACTORY:

24 14-17 KIADB INDUSTRIAL AREA

KUDLUR KUSHALNAGAR

KUSHALNAGAR

MADIKERI(KODAGU)

MADIKERI(KODAGU)

ಕಾರ್ಖಾನೆಯ ಪರವಾನಗಿ ನೋಂದಣಿ

ನಿವೇಶನ ಪ್ರಾರಂಭ ದಿನಾಂಕ	ಅವಧಿ ಅಂತ್ಯಗೊಳ್ಳುವ ದಿನಾಂಕ	ಪರಮಾವಧಿ ಕಾರ್ಮಿಕರ ಸಂಖ್ಯೆ	ಪರಮಾವಧಿ ಅಶ್ವತ್ಥ/ಕೆರೋವ್ಯಾಟ್
01/01/2022	31/12/2022	70	309 / 350

LIST OF DIRECTORS/PARTNERS:

Date : 29/03/2022

Place : Bengaluru

ನಿರ್ದೇಶಕರು
ಕಾರ್ಖಾನೆಗಳು, ಬಾಯ್ಲರುಗಳು, ಕೈಗಾರಿಕಾ
ಸುರಕ್ಷತೆ ಮತ್ತು ಸ್ವಾಸ್ಥ್ಯ ಇಲಾಖೆ

This is a computer generated licence and signature is not required.

ಚಾಮುಂಡೇಶ್ವರಿ ವಿದ್ಯುತ್ ಸರಬರಾಜು ನಿಗಮ ನಿಯಮಿತ

Name And Address :

THE MANAGER L.M.J

CURRING WORKS

KUDLUR

KUSHALNAGAR

Bill Date

01/01/2019

Bill For The Month Of

DECEMBER

Payable On or Before

15/01/2019

Disconnection Date

29/01/2019

ACCOUNT ID : C243123070

Installation Information

RRNO : KNHT16

TARIFF: HT2A

CONTRACT DEMAND : 250.0

Meter Reading Information:	Recorded Demand In (KVA)	Energy In (KWH)	Apparent Energy In (KVAH)	Energy Exp In (KWH)	PF
Reading as on 01/01/2019	0.0372	11883.18	14719.93		
Reading as on 01/12/2018		11878.77	14703.51		
Difference		4.41	16.42		
Meter Constant	300.0	300.0	300.0		300.0
Total Consumption	11.16	1323.00	4926.00		
Net Consumption	11.16	1323.00	4926.00		0.25
Sub Meter Consumption	0				

CURRENT MONTH CHARGES

Demand Charges	Amount (Rs)
Demand Charges	213.00 KVA@ 200.0 Rs. 42600.00
Demand Penalty Charges	0.00 KVA@ 400.00 Rs. 0.00
Energy Charges	
EC 1st Slab	1323.0 KWH@ 6.75 Rs. 8930.25
EC 2nd Slab	0.0 KWH@ 7.0 Rs. 0.00
P.F. Surcharge	1323.0 @ 1.95 Rs. 2579.85
Less: HV Rebates & TOD (+) / (-)	0.00 & 0.0 Rs. 0.00
Total Power supply charges	Rs. 54110.10
Interest charges for Revenue overdue	Rs. 0.0
Interest charges for Tax overdue	Rs. 0
Total Others (FAC+BBC+ASC+DR+SUR.CH - ADJ WITHD)	Rs. 0.0
Total Charges for the month	Rs. 54110.10
Electricity Tax	@ 9 % Rs. 803.72
Arrears	
I.T.on Interest on Deposit	Rs.
Tax arrears	Rs. 0.00
Revenue arrears + FAC	Rs. 0.00
Interest on tax arrears	Rs. 0
Interest on revenue arrears	Rs. 0.00
TOTAL AMOUNT	Rs. 54913.82
Rebates & TOD (+) / (-)	Rs. 0.00
NET PAYABLE	Rs. 54914
AS D	Rs. 0

TOD	FR	IR	CONSUMPTION	IMP UNITS	NET CONS	EC
T0 (06 TO 10)	0.00	0.00	0.00	0.00	0.00	0.00

ಅನುಬಂಧ-2/ANNEXURE-2

ಹೊಸಕೋಟೆ ಗ್ರಾಮೀಣಾಭಿವೃದ್ಧಿ ಕಾರ್ಯಕ್ರಮದಲ್ಲಿ ಬರುವ ಗ್ರಾಮದ ಸ್ಥಿರಾಸ್ತಿಗಳ ಅಂದಾಜು ಸರಾಸರಿ ಮಾರುಕಟ್ಟೆ ಮೌಲ್ಯಗಳು
ಮಾರ್ಗಸೂಚಿ

Village/Area/No. of Name of the Road	ಮೋಬಲಿ/ ಗ್ರಾಮ/ ಪ್ರದೇಶ/ಸರ್ವೆ ನಂಬರ್ /ರಸ್ತೆಯ ಹೆಸರು	ಖುಷ್ಕ/ಬಾಣ	ತರಿ	ಭಾಗಾಯ್ತು	ಕಾಫಿ	ಏಲಕ್ಕಿ	ಸ್ಥಳೀಯ ಸಂಸ್ಥೆ ವಸತಿ ನಿರ್ಮಾಣ ಮೌಲ್ಯ
							ಪ್ರತಿ ಚ.ಮೀಗೆ ರೂ.ಗಳಲ್ಲಿ
		ಎಕರೆಗೆ ರೂ. ಲಕ್ಷಗಳಲ್ಲಿ	ಎಕರೆಗೆ ರೂ. ಲಕ್ಷಗಳಲ್ಲಿ	ಎಕರೆಗೆ ರೂ. ಲಕ್ಷಗಳಲ್ಲಿ	ಎಕರೆಗೆ ರೂ. ಲಕ್ಷಗಳಲ್ಲಿ	ಎಕರೆಗೆ ರೂ. ಲಕ್ಷಗಳಲ್ಲಿ	
		Dry Rs/acre	Wet Rs/acre	Bhagyath Rs/acre	Coffee Rs/acre	Cardamm Rs/acre	HOUSEITE Rs/SQ meter
6th Hosakotte ✓	6 ನೇ ಹೊಸಕೋಟೆ	165000	165000	319000	517000	451000	815
7th Hosakotte ✓	7 ನೇ ಹೊಸಕೋಟೆ	367000	367000	440000	583000	253000	1360
Arachinaguppe ✓	ಆರಾಚಿನಗುಪ್ಪೆ	187000	187000	462000	517000	506000	545
Arachinaguppe ✓	ಆರಾಚಿನಗುಪ್ಪೆ	165000	165000	319000	830000	341000	545
Arachinaguppe ✓	ಆರಾಚಿನಗುಪ್ಪೆ	165000	165000	319000	506000	341000	545
Arachinaguppe ✓	ಆರಾಚಿನಗುಪ್ಪೆ	165000	165000	319000	506000	341000	545

		ಶಾಲೆದೇವರ	165000	165000	319000	506000	319000	545
		ಪೂಜಾರಿಗಳು						
39	Kalidevara Hosuru ✓	ಶಾಲೆಗೋಡು ✓	✓	165000	319000	506000	319000	545
40	Kasalagudu ✓	ಕೂಡಿಗ ✓	✓	955000	966000	1139000	1035000	2775
41	Kudige ✓	ರಾಜ್ಯ ಪದ್ಧತಿ ಸಂಖ್ಯೆ.56,53,52,50,51,54, 49/1,74,38,35,34,35,36,27, 76,25,23,15,70,6,16,70,19 5,195/2,18,17	✓	1194000	1208000	1424000	1294000	-
42	Kudlur(K.Nagar)	ಕೂಡಲೂರು (ಕು.ನಗರ) ✓	✓	955000	966000	1139000	1035000	2560

J. ANANDA, B.E., MIE, FIV.
CHARTED ENGINEER &
REGISTERED VALUER
No. 15/A (33), 1st Floor, Srinivas Nilaya,
1st Main, B- Kempanna Layout,
P. G. Halli, BANGALORE-560 020

J. ANANDA, B.E., MIE., FIV.,

Chartered Engineer & Register Govt. Approved Valuer

CAT-1/Reg. No. 68/CC-III/2009-10

No. 15/A (33), Srinivasa Nilaya

1st Floor, Kempanna Layout

Palace Guttahalli, Bangalore-560 020.

Res. : +91-80-23466408

Mobile : 9449854644

E-mail : ananda1949@gmail.com

Ref. No.

Date :

In voice for the Survey Report


To R.K. Associates Valuers & Techno Engineering
Consultants pt Ltd
Registered office D-39
Second floor, Sector-2
NOIDA 201301 (UP)

Charges towards inspection, verification, photographs
and other details towards M/s. LMT International
Limited. Kudalur village, Kushal Nagar,
Somavarapet TA, Kodagu Dist. Karnataka State.

LMT International Ltd Rs. 8000/-
Rs. 8000/-

Repees Eight thousand only

Date 14-11-2022
Bangalore


J. ANANDA, B.E., MIE, FIV
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