**FILE NO.: VIS(2023-24)-PL030-026-026 Dated: 02/05/2023**

**SITE INSPECTION REPORT**

**OF**

**M/S. BASTI CARE HOSPITAL PRIVATE LIMITED**

**SITUATED AT**

**PART OF KHASRA NO. 11, VILLAGE HARDIYA BUJURG, DISTRICT BASTI, UTTAR PRADESH**

**REPORT PREPARED FOR**

**IFCI VENTURE CAPITAL FUNDS LIMITED**

***\*\*Important - In case of any query/ issue or escalation you may please contact Incident Manager***

***at le@rkassociates.org. We will appreciate your feedback in order to improve our services.***

***NOTE: As per IBA Guidelines please provide your feedback on the report within 15 days of its submission after which report will be considered to be correct.***

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| **PART A** | **REPORT SUMMARY** |

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| **S.NO.** | **PARTICULARS** | **DESCRIPTION** |
|  | Name of the Project | Basti Care Hospital & Eye Centre |
|  | Project Location | Part Of Khasra No. 11, Village Hardiya Bujurg, District Basti, Uttar Pradesh |
|  | Nearest Landmark | Badevan Chauraha |
|  | Site Coordinate | 26°49'11.3"N 82°43'43.8"E |
|  | Land Owners | Mrs. Ramrati w/o Mr. Ramkeval  (As per the copy of documents provided to us) |
|  | Name of the promoters | Mr. Sanjay Kumar & Mr. Manoj Kumar |
|  | Prepared for Bank | IFCI Venture Capital Funds Limited |
|  | Consultant Firm | M/s. R.K. Associates Valuers & Techno Engineering Consultants (P) Ltd. |
|  | Work Order Details | IFCI Venture / VCF-SC/ 2023-24 dated 13.04.2023 |
|  | Date of Survey | 25.04.2023 |
|  | Date of Report | 02.05.2023 |
|  | Purpose of the Report | Site inspection & Macro market overview |
|  | Scope of the work provided by the Lender | Only to comment on the following below points based on the scope of work:   * Site inspection details. * Summary of the interaction made with the promoter / director of the project. * Overview of macro market of the subject location. * Photographs of the subject site.   *NOTE: This report doesn’t contains any other kind of recommendation or suggestions other than the above mentioned point.* |

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| **PART B** | **BRIEF DETAILS ABOUT SITE SURVEY** |

M/s. Basti Care Hospital Private Limited has proposed to construct a hospital addressed as Khasra No. 11, Village Hardiya, Bujurg, District Basti, Uttar Pradesh. The subject building is being developed on 126.5 sq. mtr. / 1,362 sq. ft. of land area as per the sale deed copy provided to us. As per the copy of sale deed nature of land is defined as residential whereas currently the subject property is proposed to be built as a hospital. Since the subject property is located on main road/NH therefore commercial/Institutional usage of the subject property is permissible and approval of building plan for setting up a hospital have been taken from Gram Panchayat Authority.

Our site surveyor Mr. Sachin Pandey had visited the site on 25th April, 2023 accompanied by Dr. Sanjay Kumar of the hospital. The followings are the observation was gathered by our surveyor during site visit:

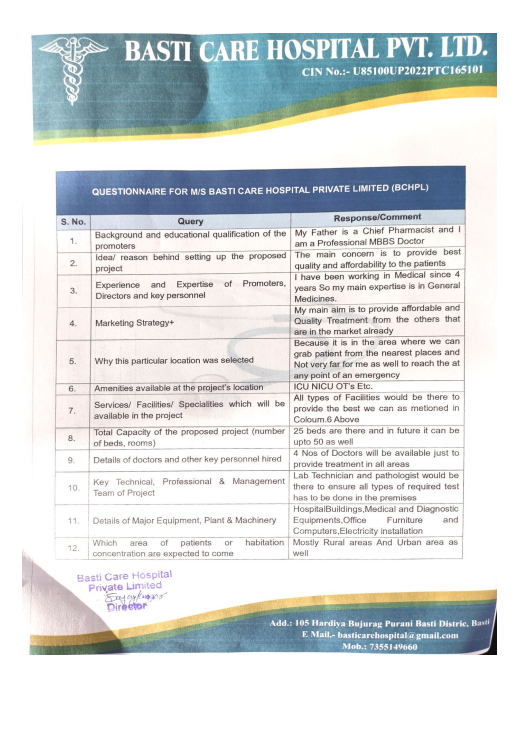
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| **Description** | **Remarks** |
| Total Land Area | 126.5 sq. mtr. / 1,362 sq. ft. |
| Number of proposed building | 1 No. |
| Configuration of building (taken for this progress report) | Basement + Ground + First Floor |
| Configuration of each floor | 1) Basement: Two Bedrooms, 1 washroom, 1 kitchen, 1 hallway.  2) Ground Floor: Reception area, OT room, Testing room, Ward room comprises of 8 beds.  3) First Floor: Under Finishing |
| Usage of each floor | 1) Basement: Residential  2) Ground Floor: Hospital  3) First Floor: Under finishing |
| Opening date of hospital | 17/01/2023 |
| Carpet Area of each floor (as per site survey) | Approx. 1260 sq. ft. |
| Adjoining property details | East: Entrance / Road  West: Other’s Property  North: Other’s Property  South: House of Mr. Sanjay Singh (Promoter) |
| Name of main road & width | Lucknow – Gorakhpur Road (~120 ft. wide) |
| Name of approach road and width | NH 28 (~ 40 ft. wide) |
| Distance of approach road from main road | ~1km |
| Type of approach road | Bituminous |
| Availability of parking | Open parking spaces available for small and light vehicles like motorcycle, car or ambulance. |
| Any other observation | The property is used as preliminary healthcare village unit. At the time of visit patients were seen for checkup as can see in photographs also. |

**Physical Progress of the proposed project is given below floor wise:**

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| **Floor** | **Current Status** |
| Basement | * RCC structure work of Basement is completed. * Being used as residential by caretakers of hospital. * MEP services installed. * PCC flooring. * Plastering work is yet to done in some part of the internal wall. |
| Ground Floor | * RCC structure work of Ground floor completed. * Being used as hospital. * MEP services installed. * Finishing work completed & floor is used as hospital. |
| First Floor | * RCC structure work of first floor completed. * Finishing work is in progress. * Floor and plastering work is approx. 50% completed. * MEP services not installed yet. * Doors, Windows fittings and other finishing works are remaining. |

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| **PART C** | **SUMMARY OF THE INTERACTION MADE WITH THE PROMOTER** |

On 9th May, 2023 our analyst team of two members Mr. Babul Akhtar Gazi & Mr. Rachit Gupta had an interaction through video conference with the project proponent, Mr. Sanjay Kumar of the project. The brief summary of the interaction has been sent to us later in documented form which is attached below:



**Note:** Interaction Video with the customer is shared over email to IFCI Ventures.

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| **PART C** | **MACRO OVERVIEW OF SUBJECT LOCATION** |

The subject property is located in the small village of Hardiya Bujurg, which is part of the Basti district of the Uttar Pradesh state in northern India. The settlement is located approximately 6-7 km southwest of Basti. Agriculture is the main livelihood in Hardiya Bujurg, as it is in many other nearby villages.

School, a health center, market, a post office are just a few of the essential services that Hardiya Bujurg offers. Although there are a few tiny stores in the village that supply necessities, locals typically travel to neighboring towns for larger-scale shopping. Through a network of highways (mainly NH27, NH28), Hardiya Bujurg is well connected to nearby villages and towns in terms of transportation. The closest airport is in Gorakhpur, about 76 kilometers away, and the closest railway station is in Basti, about 5 kilometers away.

In general, Hardiya Bujurg is a typical Uttar Pradeshi rural village with a largely agrarian economy and minimal services. The village's close-knit community, cultural traditions, and straightforward way of life are its defining features.

The following general information has been presented in relation to our subject property's accessibility to other essential civic amenities.

**Approachability of the subject land:**

The subject property can be abutted by ~40 ft. wide NH 28 road which is ~1 km. away from main Lucknow – Gorakhpur Road. Type of approach road is bituminous.

**Proximity to the nearest civic amenities & social infrastructure like school, hospital, bus stop, market, etc.**

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| School | Hospital | Market | Bus Stop | Railway Station | Metro | Airport |
| ~ 2 km. | ~ 1.5 kms. | ~4 kms. | ~ 4.5 km. | ~5 km.  (Basti Railway station) | NA | ~76 kms.  (Gorakhpur Airport) |

**Physical Infrastructure availability factors of the locality:**

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| Water Supply | Sewerage/ sanitation system | Electricity | Road and Public Transport connectivity |
| Yes | Underground | Yes | Easily available |
| Availability of other public utilities nearby | | Availability of communication facilities | |
| Transport, Market, Hospital etc. are available in close vicinity | | Major Telecommunication Service Provider & ISP connections are available | |

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| **PART D** | **GOOGLE MAP LOCATION** |





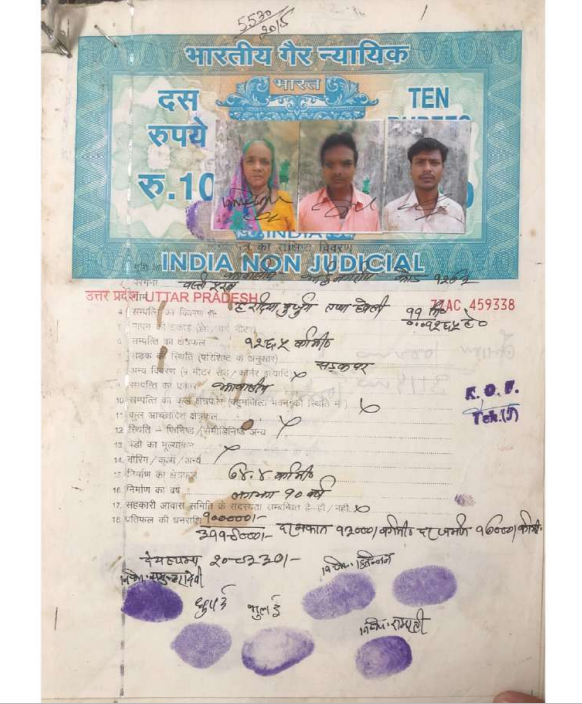
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| **PART E** | **PHOTOGRAPHS OF THE PROPERTY** |

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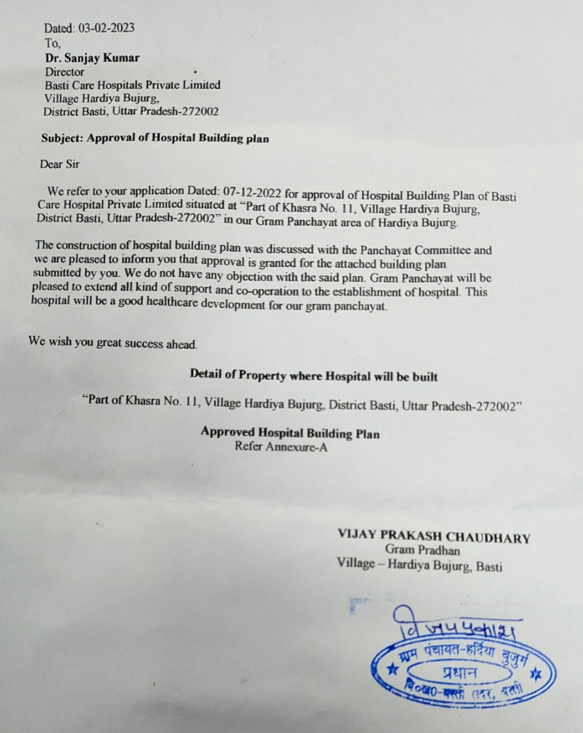
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| **PART F** | **IMPORTANT PROPERTY DOCUMENTS EXHIBIT** |

**COPY OF SALE DEED:**

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**COPY OF BUILDING APPROVAL LETTER:**

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| **PART G** | **DISCLAIMER** |

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| **SURVEYED BY** | **PREPARED BY** | **REVIEWED BY** |
| Sachin Pandey | Babul Akhtar Gazi | Sr. V.P. Projects |
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