

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

- Corporate Valuers
- Business/ Enterprise/ Equity Valuations
- Lender's Independent Engineers (LIE)
- Techno Economic Viability Consultants (TEV)
- Agency for Specialized Account Monitoring (ASM)
- Project Techno-Financial Advisors
- Chartered Engineers
- Industry/ Trade Rehabilitation Consultants
- NPA Management

- Panel Valuer & Techno Economic Consultants for PSU Banks

Important: In case of any query/ issue or escalation you may please contact Incident Manager at ie@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.

CORPORATE OFFICE:

D-39, 2nd floor, Sector 2, Noida-201301

Ph - +91-0120-4110117, 4324647, +91 - 9958632707

E-mail - valuers@rkassociates.org | Website: www.rkassociates.org

IMPORTANT NOTICE

COPYRIGHT FORMAT: *This report is prepared on the copyright format of R.K Associates to serve our clients with the best possible information and analysis to facilitate them to take rational business decisions. Legally no one can copy or distribute this format without prior approval from R.K Associates. It is meant only for the advisory/ reference purpose for the organization/s as mentioned on the cover page of this report. Distribution or use of this format by any organization or individual other than R.K Associates will be seen as an unlawful act and necessary legal action can be taken against the defaulters.*

*This report is intended for the sole use of the intended recipient/s and contains material that is **STRICTLY CONFIDENTIAL AND PRIVATE**.*

DEFECT LIABILITY PERIOD: - *In case of any query/ issue or escalation you may please contact Incident Manager at le@rkassociates.org.*

Though adequate care has been taken while preparing this report as per its scope, but still, we can't rule out typing, human errors, over sightedness of any information or any other mistakes. Therefore, the concerned organization is advised to satisfy themselves that the report is complete & satisfactory in all respect. Intimation regarding any discrepancy shall be brought into our notice immediately. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, to rectify these timely, then it shall be considered that the report is complete in all respect and has been accepted by the client up to their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner.



PART A

REPORT SUMMARY

S.NO.	PARTICULARS	DESCRIPTION
1.	Name of the Project	Basti Care Hospital & Eye Centre
2.	Project Location	Part Of Khasra No. 11, Village Hardiya Bujurg, District Basti, Uttar Pradesh
3.	Nearest Landmark	Badevan Chauraha
4.	Site Coordinate	26°49'11.3"N 82°43'43.8"E
5.	Land Owners	Mrs. Ramrati w/o Mr. Ramkeval (As per the copy of documents provided to us)
6.	Name of the promoters	Mr. Sanjay Kumar & Mr. Manoj Kumar
7.	Prepared for Bank	IFCI Venture Capital Funds Limited
8.	Consultant Firm	M/s. R.K. Associates Valuers & Techno Engineering Consultants (P) Ltd.
9.	Work Order Details	IFCI Venture / VCF-SC/ 2023-24 dated 13.04.2023
10.	Date of Survey	25.04.2023
11.	Date of Report	02.05.2023
12.	Purpose of the Report	Site inspection & Macro market overview
13.	Scope of the work provided by the Lender	<p>Only to comment on the following below points based on the scope of work:</p> <ul style="list-style-type: none"> • 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. <p><i>NOTE: This report doesn't contains any other kind of recommendation or suggestions other than the above mentioned point.</i></p>



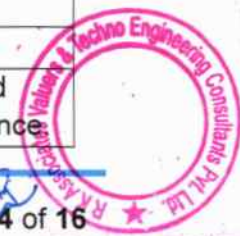
PART B

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:

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: Worker room / storage, washroom & 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:

Floor	Current Status
Basement	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • RCC structure work of Ground floor completed. • Being used as hospital. • MEP services installed. • Finishing work completed & floor is used as hospital.
First Floor	<ul style="list-style-type: none"> • 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.



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:



BASTI CARE HOSPITAL PVT. LTD.

CIN No.:- U85100UP2022PTC165101

QUESTIONNAIRE FOR M/S BASTI CARE HOSPITAL PRIVATE LIMITED (BCHPL)		
S. No.	Query	Response/Comment
1.	Background and educational qualification of the promoters	My Father is a Chief Pharmacist and I am a Professional MBBS Doctor
2.	Idea/ reason behind setting up the proposed project	The main concern is to provide best quality and affordability to the patients
3.	Experience and Expertise of Promoters, Directors and key personnel	I have been working in Medical since 4 years So my main expertise is in General Medicines.
4.	Marketing Strategy+	My main aim is to provide affordable and Quality Treatment from the others that are in the market already
5.	Why this particular location was selected	Because it is in the area where we can grab patient from the nearest places and Not very far for me as well to reach the at any point of an emergency
6.	Amenities available at the project's location	ICU NICU OT's Etc.
7.	Services/ Facilities/ Specialities which will be available in the project	All types of Facilities would be there to provide the best we can as mentioned in Column 6 Above
8.	Total Capacity of the proposed project (number of beds, rooms)	25 beds are there and in future it can be upto 50 as well
9.	Details of doctors and other key personnel hired	4 Nos of Doctors will be available just to provide treatment in all areas
10.	Key Technical, Professional & Management Team of Project	Lab Technician and pathologist would be there to ensure all types of required test has to be done in the premises
11.	Details of Major Equipment, Plant & Machinery	Hospital Buildings, Medical and Diagnostic Equipments, Office Furniture and Computers, Electricity installation
12.	Which area of patients or habitation concentration are expected to come	Mostly Rural areas And Urban area as well



Basti Care Hospital Private Limited
Sanjay Kumar
Director

Add.: 105 Hardiya Bujrag Purani Basti Distric, Basti
E Mail:- basticarehospital@gmail.com
Mob.: 7355149660

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



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 6 kilometers away.

In general, Hardiya Bujurg is a typical Uttar Pradesh 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 hospital or health care center:

S. No.	Name of the hospital	Distance from the subject property
1	Patel Hospital Multispecialty & Trauma Centre	~350 mtr.
2	Sardar Patel hospital & Paramedical institute	~250 mtr.
3	Shri Krishna Mission Hospital	~1.5 km.
4	S.K Hospital	~650 mtr.



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

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)

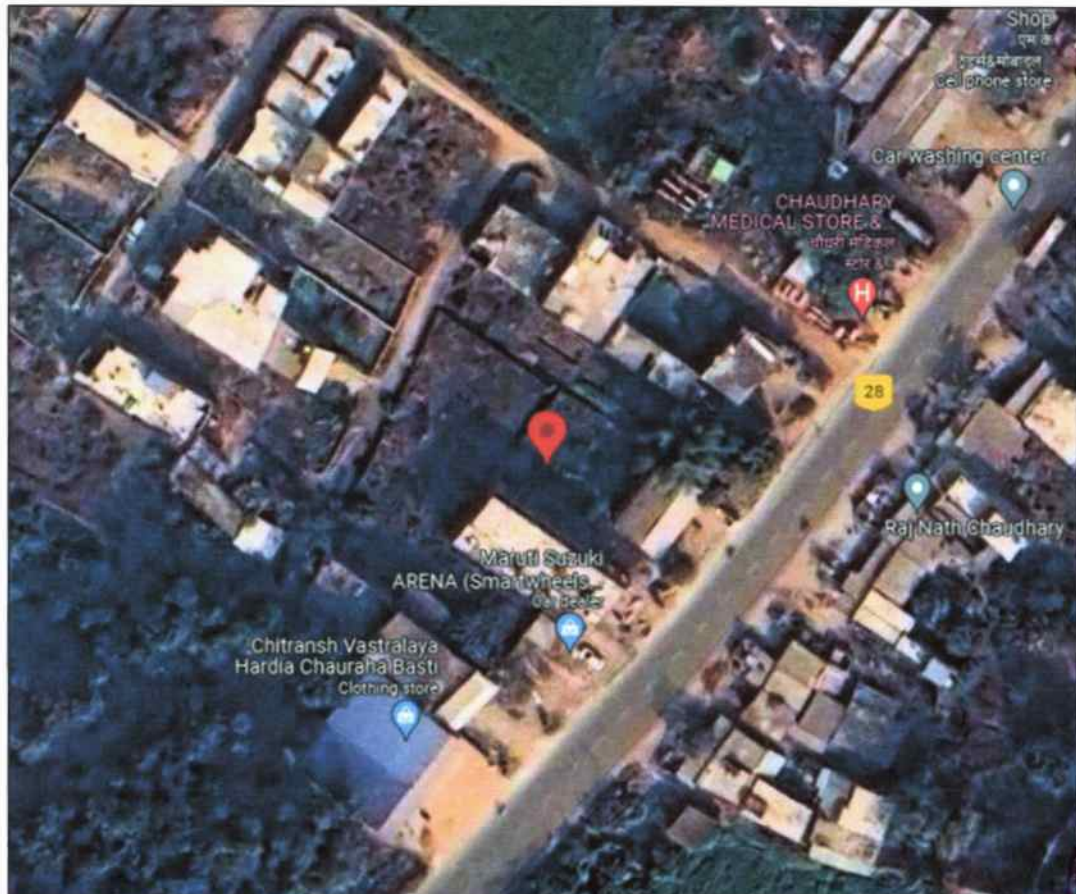
Physical Infrastructure availability factors of the locality:

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	



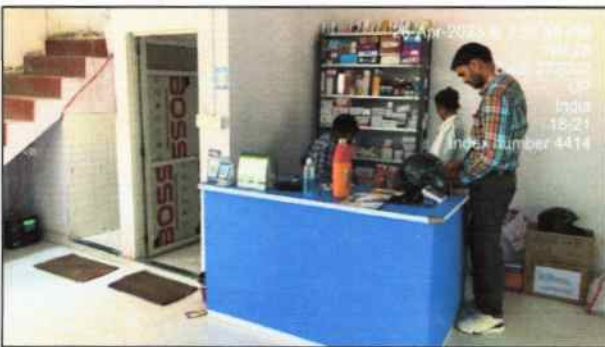
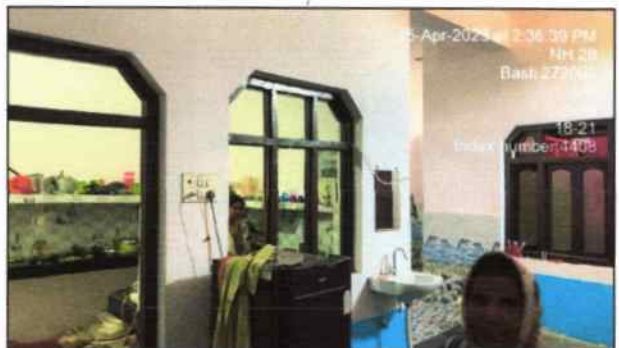
PART E

GOOGLE MAP LOCATION



PART F

PHOTOGRAPHS OF THE PROPERTY

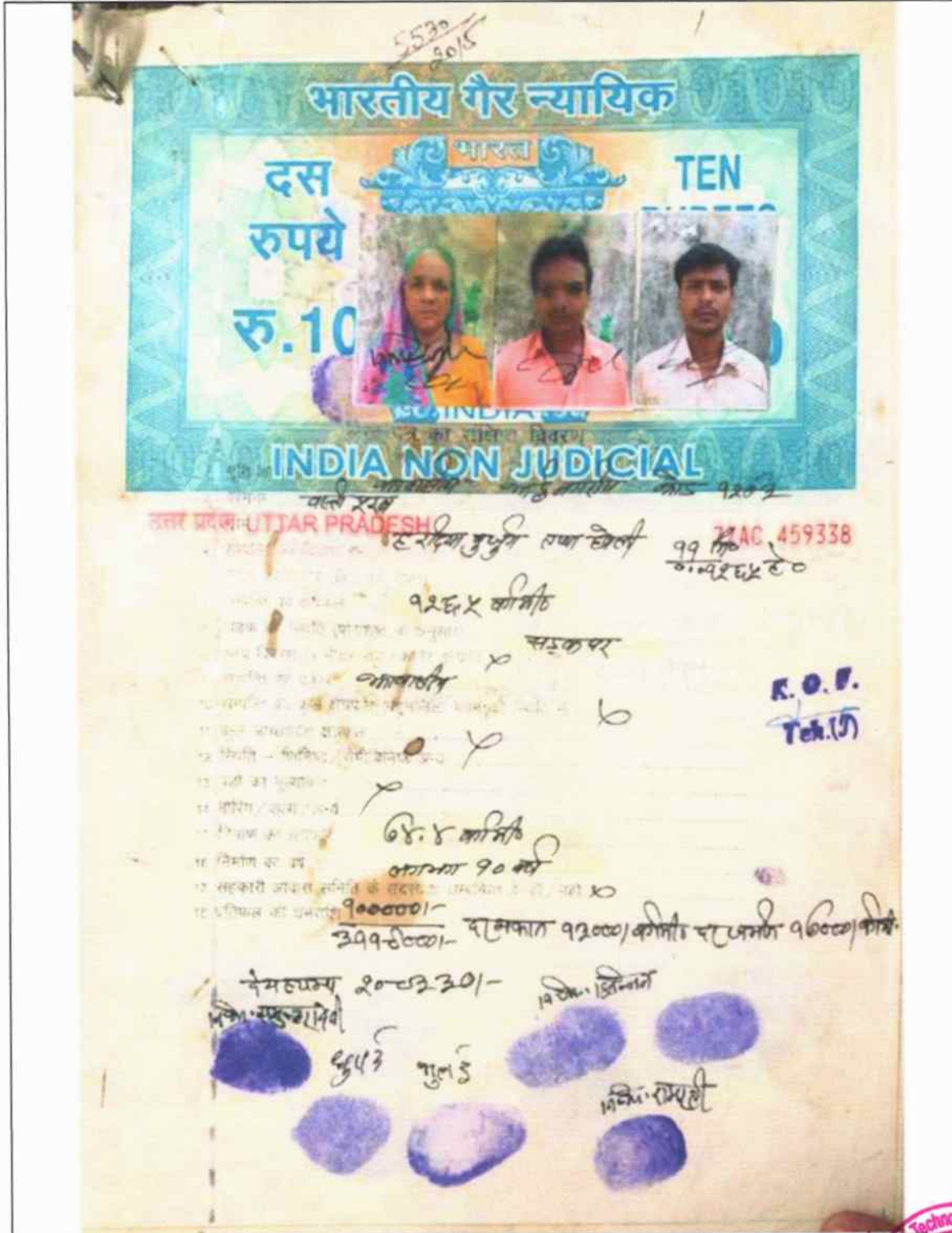




PART G

IMPORTANT PROPERTY DOCUMENTS EXHIBIT

COPY OF SALE DEED:



COPY OF BUILDING APPROVAL LETTER:

Dated: 03-02-2023

To,

Dr. Sanjay Kumar

Director

Basti Care Hospitals Private Limited

Village Hardiya Bujurg,

District Basti, Uttar Pradesh-272002

Subject: Approval of Hospital Building plan

Dear Sir

We refer to your application Dated: 07-12-2022 for approval of Hospital Building Plan of Basti Care Hospital Private Limited situated at "Part of Khasra No. 11, Village Hardiya Bujurg, District Basti, Uttar Pradesh-272002" in our Gram Panchayat area of Hardiya Bujurg.

The construction of hospital building plan was discussed with the Panchayat Committee and we are pleased to inform you that approval is granted for the attached building plan submitted by you. We do not have any objection with the said plan. Gram Panchayat will be pleased to extend all kind of support and co-operation to the establishment of hospital. This hospital will be a good healthcare development for our gram panchayat.

We wish you great success ahead.

Detail of Property where Hospital will be built

"Part of Khasra No. 11, Village Hardiya Bujurg, District Basti, Uttar Pradesh-272002"

Approved Hospital Building Plan

Refer Annexure-A

VIJAY PRAKASH CHAUDHARY

Gram Pradhan

Village - Hardiya Bujurg, Basti



PART H

DISCLAIMER

1. No employee or member of R.K Associates has any direct/ indirect interest in the Project.
2. This report is prepared based on the copies of the documents/ information which the Bank/ Company has provided to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct in all respect. Verification or cross checking of the documents provided to us has not been done at our end from the originals. If at any time in future, it is found or came to our knowledge that misrepresentation of facts or incomplete or distorted information has been provided to us then this report shall automatically become null & void.
3. This report is a general analysis of the project based on the scope mentioned in the report. This is not an Audit report, Design document, DPR or Techno-financial feasibility study. All the information gathered is based on the facts seen on the site during survey, verbal discussion & documentary evidence provided by the client and is believed that information given by the company is true best of their knowledge.
4. All observations mentioned in the report is only based on the visual observation and the documents/ data/ information provided by the client. No mechanical/ technical tests, measurements or any design review have been performed or carried out from our side during Project assessment.
5. Bank/FI should ONLY take this report as an Advisory document from the Financial/ Chartered Engineering firm and it's specifically advised to the creditor to cross verify the original documents for the facts mentioned in the report which can be availed from the borrowing company directly.
6. In case of any default in loans or the credit facility extended to the borrowing company, R.K Associates shall not be held responsible for whatsoever reason may be and any request for seeking any explanation from the employee/s of R.K Associates will not be entertained at any instance or situation.
7. This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Financial Institution which is using this report for taking financial decision on the project that they should consider all the different associated relevant & related factors also before taking any business decision based on the content of this report.





8. All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office.
9. Though adequate care has been taken while preparing this report as per its scope, but still we can't rule out typing, human errors, over sightedness of any information or any other mistakes. Therefore, the concerned organization is advised to satisfy themselves that the report is complete & satisfactory in all respect. Intimation regarding any discrepancy shall be brought into our notice immediately. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, to rectify these timely, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner.
10. Defect Liability Period is **15 DAYS**. We request the concerned authorized reader of this report to check the contents, data and calculations in the report within this period and intimate us in writing if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. Corrections only related to typographical, calculation, spelling mistakes, incorrect data/ figures/ statement will be entertained within the defect liability period. Any new changes for any additional information in already approved report will be regarded as additional work for which additional fees may be charged. No request for any illegitimate change in regard to any facts & figures will be entertained.
11. R.K Associates encourages its customers to give feedback or inform concerns over its services through proper channel at le@rkassociates.org in writing within 30 days of report delivery. After this period no concern/ complaint/ proceedings in connection with the Lender's Independent Engineering Services will be entertained due to possible change in situation and condition of the subject Project.
12. Our Data retention policy is of **ONE YEAR**. After this period, we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.
13. This report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) Information/ Data/ Inputs given to us by the client and (3) Information/ Data/ Facts given to us by our field/ office technical team. Management of R.K Associates never gives acceptance to any unethical or unprofessional practice which may affect fair, correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence, default, incorrect, misleading, misrepresentation or distortion of facts in the report then it is the responsibility of the user of this report to immediately or at least within the defect



liability period bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.

14. R.K Associates never releases any report doing alterations or modifications from pen. In case any information/ figure of this report is found altered with pen then this report will automatically become null & void.

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

DEFECT LIABILITY PERIOD - In case of any query/ issue or escalation you may please contact Incident Manager by writing at valuers@rkassociates.org. We ensure 100% accuracy in the Calculations done, Rates adopted and various other data points & information mentioned in the report but still can't rule out typing, human errors or any other mistakes. In case you find any mistake, variation, discrepancy or inaccuracy in any data point of the report, please help us by bringing all such points into our notice in writing at valuers@rkassociates.org within 30 days of the report delivery, to get these rectified timely, failing which R.K Associates Valuers Techno Engineering Consultants (P) Ltd. won't be held responsible for any inaccuracy in any manner. Also, if we will not hear back anything from you within 30 days, we will assume that report is correct in all respect and no further claim of any sort will be entertained thereafter. We would welcome and appreciate your feedback & suggestions in order to improve our services.

COPYRIGHT FORMAT - This report is prepared on the copyright format of R.K Associates Valuers Techno Engineering Consultants (P) Ltd. to serve our clients in the best possible way. Legally no one can copy or distribute this format without prior approval from R.K Associates. It is meant only for the organization as mentioned on the cover page of this report. Distribution or use of this format other than R.K Associates will be seen as unlawful act and necessary legal action can be taken against the defaulter.