

V/S (2023-24) - PC 138 - 117 - 156.

File No.	RKA/DNCR/...../.....
Date of Receiving	6/10/23


REINFORCING YOUR BUSINESS
ASSOCIATES

CASE COLLECTION FORMAT (INDUSTRIAL PLANT SURVEY FORM)

(Version 2.1) | Date of implementation: 9.02.2011 | Date of Revision: 04.01.2018, 30.01.2020

Items	Assigned To	Assigned to Date	To be completed by date	Submitted On date	Grade	HOD Engg. Signature
File Received By		NA	NA			NA
Survey	Dhawar					
Preparation						

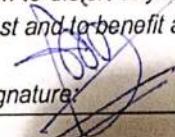
A - Very Good, B - Satisfactory, C - Average, D - Poor, E - Extremely Poor

File Returned to HOD Engg. unprepared due to reason	☐ Proper documents not received, ☐ Survey not done properly, ☐ Survey Form not properly filled, ☐ Market survey for rates is not properly done, ☐ Identification is not clearly done, ☐ Measurement is not properly done, ☐ Photographs not clearly taken, ☐ Selfie/ Owner or owner representative photo not taken, ☐ Owner/ owner representative signature not taken, ☐ Google Map not taken, ☐ Survey summary sheet not filled

In case File is returned by the preparer - HOD Engg. comment & Signature	☐ Minor defects in the survey hence approved for preparation with warning to Surveyor. Report preparer to collect the missing information on his own.
	☐ Major defects in the survey. Survey has to be done again.

GENERAL DETAILS					
1.	Proposal or Ref. No.	V/S (2023-24) - PC 138 - 117 - 156.			
2.	Type of Service	☒ Valuation Report			
3.	Type of customer	☒ Bank	☐ PSU	☐ NBFC	☐ Corporate
		☐ Company	☐ Private client	☐ Direct client through Bank	
4.	Bank/ FI/ Organization Name & Address	IFB, Jawahar Nagon Bhagan, SBI, New Delhi - 11.			
5.	Case Allotment Officer/ Fees paying party Details	Name	Contact Number	Email Id	
		Sourabh Agarwal	8189841800	sourabh.agarwal@sbicoin.	
6.	Case Type	☒ Case for Fresh Account		☐ Case for existing account/ customer	
7.	Fees Details	Amount of Fees	Advance Amount if any	Payment will be paid by	
		50,000/-		☒ Bank ☐ Customer	
8.	Billing Details	Billed To Party Name		GSTIN	

CASE DETAILS

1.	Name of the Industry/ Account	RADIO MV DISTILLERIES MAHARASHTRA		
2.	Type of Property	☐ Small Manufacturing Unit, ☐ Medium Scale Industrial Unit, ☐ Large Scale Industrial Plant, ☐ Very Large Scale Industrial Plant		
3.	Owner/ Applicant Details	Name	Contact Number	Email Id
		Joshi Sir	8805017623	Joshi@radio.mv.co.in
4.	Account Name			
5.	Plant Address	Plot No D-192-to D-195, 5 star Industrial Area, Jhendra MIDC, Aurangabad, Chhatrapati Sambhaji Nagar		
6.	Who will coordinate on site for the site survey	Name	Contact Number	
		Joshi Sir	8805017623	
7.	Preferred time of survey	Date	Time	
		9:30	5	6/10/23
8.	Documents Received (Any one ownership document and approved site plan/ map is must)	1. Ownership Documents: ☐ Sale Deed, ☐ Power of Attorney, ☐ Will Relinquishment Deed, ☐ Transfer Deed, ☐ Conveyance Deed, ☐ Allotment Letter, ☐ Possession Letter, ☐ Agreement to Sell, ☐ Mortgage Deed, ☐ Indenture of Mortgage 2. Map: ☐ Cizra Map, ☐ Sanctioned Map, ☐ Site Plan 3. Project Approval Documents: ☐ Factory Registration, ☐ Memorandum of Understanding with the State Govt., ☐ Industrial Entrepreneurs Memorandum, ☐ Environment Clearance, ☐ Fire NOC 4. Any Other document: ☐ TIR Report, ☐ Old Valuation Report, ☐ Plant & Machinery Inventory Sheet, ☐ Fixed Asset Register, ☐ Building Area Statement, ☐ CLU Document, ☐ Detailed Project Report, ☐ Invoices of the Major Equipment's, ☐ Daily Performance Report, ☐ TEV Report, ☐ LIE Report, ☐ Production data of last one week, ☐ Plant maintenance log, ☐ Copy of last paid Electricity Bill, ☐ Copy of municipal tax receipt ☐ Any other: 5. No documents provided: ☐		
9.	Special Instructions if any:	Total 2 land parcels were involved which were in diff different different villages.		
10.	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:			

INDUSTRIAL PLANT SURVEY FORM

(FOR INDUSTRIAL PROPERTIES ONLY)

(Version: 2.0) | Date of Implementation: 01.02.2011 | Date of Revision: 04.01.2018, 15.06.2019

File No. BK/EDUC/1

Date: 6/10/19

Time: 9:30

GENERAL DETAILS

1.	Name of the Surveyor	Dhawal Vohra	
2.	Property accessed by	☐ Owner/ Director, ☒ Company Representative, ☐ No one was available, ☐ Property is locked, survey could not be done from inside	
		Name	Contact No.
		Jash Sr	8805017623
3.	Survey Type	☐ Full survey (inside-out with approximate measurements & photographs), ☒ Full survey (inside-out with approximate sample random measurements & photographs), ☐ Half Survey (Approximate sample random measurements from outside & photographs), ☐ Only photographs taken (No measurements)	
4.	Reason for Half survey or only photographs taken	☐ Property was locked, ☐ Possessee didn't allow to inspect the property, ☐ NPA property so owner was hostile and survey couldn't be carried out, ☐ Under construction property, ☐ Very Large irregular Property, practically not possible to measure the entire area, ☐ Any other reason:	
		NA	
5.	How Property is Identified	☒ From schedule of the properties mentioned in the deed, ☐ From name plate displayed on the property, ☐ Identified by the owner/ owner representative, ☐ Enquired from nearby people, ☐ Identification of the property could not be done, ☐ Survey was not done	
6.	Type of Industry	☐ Small Manufacturing Unit, ☐ Medium Scale Industrial Unit, ☒ Large Scale Industrial Plant, ☐ Very Large Scale Industrial Plant	
7.	Property Measurement	☐ Self-measured, ☒ Sample measurement only, ☐ No measurement	
8.	Reason for no measurement	☐ Property was locked/ sealed, ☐ Owner/ possessee didn't allow it, ☐ NPA property so didn't enter the property, ☒ Very Large Property, practically not possible to measure the entire area ☐ Any other Reason:	
9.	Purpose of Valuation	☒ Value assessment of the asset for creating collateral mortgage ☐ Periodic Re-Valuation for Bank, ☐ Distress sale for NPA A/c.,	

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

OWNERSHIP DETAILS	
1.	Name of the Industry Radio MV DSKiller Maharashtra Ltd
2.	Legal Owner Name/s
3.	Property Purchaser Name Radio MR
4.	Plant Address under Valuation Radio MV
5.	Present Residence Address of the Owner/ Director Radio colony
6.	Property constitution ☐ Free Hold, ☒ Lease Hold

LOCATION DETAILS					
1.	Adjoining Properties (Match it with papers with the help of compass or Sun direction and also confirm it with nearby people)	East entry of property open	West 30m wide Road Remaining towards MIPC	North hilly Forest Area	South Plot No 196
2.	Property Facing	☒ East Facing, ☐ North Facing, ☐ West Facing, ☐ South Facing, ☐ North-East Facing, ☐ South-West Facing, ☐ South-East Facing, ☐ North-West Facing			
3.	Landmark	Sister Industrial Area, Shendur MIPC			
4.	Ward Name/ No.				
5.	Zone Name	MIPC			
6.	Main Road Name & Width	Name	Width	Distance from property	
		Jaina Highway	45m	500 31m	
7.	Approach Road Name & Width	MIPC Internal Road			
8.	Are proper road facilities available?	☒ Yes, ☐ No			
9.	Type of Approach Road Approach Road not was not that good, lots of potholes are	☒ Bituminous, ☐ Metalled, ☐ Cement concrete, ☐ Concrete paver block, ☐ Brick khadanja, ☐ Mud surfacing, ☐ Broken potholed metalled road, ☐ No proper approach road available, ☐ Very narrow approach road towards the property			

uneven Road,

10.	Location characteristics	☒ Within well-developed notified Industrial area, ☐ Within averagely maintained Industrial area, ☐ Within un-notified Industrial area, ☐ Within Main city, ☐ Within city suburbs, ☐ Within urban developed Area, ☐ Within urban developing zone, ☐ Within urban undeveloped area, ☐ Within urban remote area, ☐ Within commercial area, ☐ Within Institutional area, ☐ Out of municipal limits, no civic infrastructure available, ☐ Within rural village area, ☐ In interiors, ☐ Within Backward area, ☐ Within Remote area					
11.	Classification of the Locality	☐ Urban developed, ☒ Urban developing, ☐ Semi Urban, ☐ Rural, ☐ Backward, ☐ Industrial, ☐ Institutional					
12.	Location consideration	☒ Corner Plot, ☐ 2 side open, ☐ 3 side open, ☐ On >30' wide road, ☐ Near to Metro station, ☐ Near to Market, ☐ Near to Highway, ☐ Entrance North-East Facing, ☐ Ordinary location within locality, ☐ Good Location within the locality, ☐ Normal Location within the locality, ☐ Average Location within locality, ☐ Poor location within the locality, ☐ Property towards end of the locality, ☐ Any other					
13.	Is Plant part of notified Industrial Area? If yes then name of Industrial area/ estate & governing authority managing it.	☒ Yes, ☐ No					
14.	Proximity to civic amenities	School	Hospital	Market	Metro	Railway Station	Airport
15.	Any new development in surrounding area	1 km	5.5 km	-	-	32 km	23 km
16.	Jurisdiction limits	☐ Nagar Nigam, ☐ Nagar Panchayat, ☐ Gram Panchayat, ☐ Nagar Palika Parishad, ☐ Area not within any municipal limits					
17.	Jurisdiction Development Authority Name	Name: Shendra MIDC					
18.	Municipality/ Municipal Corporation Name	Name: Shendra MIDC					

		☐ Area not within any municipal limits
19.	Surrounding land uses and adjoining/ nearby establishment details	AIPE Area
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?	Standalone
22.	In case Industry gets closed then does the land can be used for any other purpose?	Industrial Purpose

PHYSICAL DETAILS			
1.	Land Area	As per Title deed	As per Map
		91.33 Acres	91.33 Acres
		Area as per mortgage deed: 90.99 acres (As per Co. Co.)	
2.	Any conversion to the land use	Not Applicable	
3.	Land Type	☒ Solid, ☐ Rocky, ☐ Marsh Land, ☐ Reclaimed Land, ☐ Water logged	
4.	Shape of the Land	☐ Square, ☐ Rectangular, ☐ Trapezium, ☐ Triangular, ☐ Trapezoid, ☒ Irregular, ☐ NA	
5.	Level of Land	☐ On road level, ☐ Below road level, ☒ Above road level, ☐ NA	
6.	Frontage to depth ratio	☒ Normal frontage, ☐ Less frontage, ☐ Large frontage, ☐ NA	
7.	Are Boundaries matched	☒ Yes, ☐ No, ☐ No relevant papers available to match the boundaries, ☐ Boundaries not mentioned in available documents, ☐ Very large land parcel forming multiple lands so not possible to match it with papers	
8.	Is Independent access available to the property	☒ Clear independent access is available, ☐ Access is available in sharing of other adjoining property, ☐ No clear access is available, ☐ Access is closed due to dispute, ☐ Land locked	
9.	Is property clearly demarcated with permanent boundaries?	☒ Yes, ☐ No, ☐ Only partially, ☐ Only with Temporary boundaries,	
10.	Is the property merged or colluded with any other property	NA.	
11.	Is complete property mortgaged with the Bank under valuation or only portion of it?	Not known.	
12.	Property possessed by at the time of survey	☒ Owner, ☐ Vacant, ☐ Lessee, ☐ Under Construction, ☐ Couldn't be Surveyed, ☐ Property was locked, ☐ Bank sealed, ☐ Court sealed	
13.	Current activity carried out in the property	☒ Industrial, ☐ Vacant, ☐ Locked, ☐ Sealed ☐ Any other use:	

2009/1

BUILDING/CONSTRUCTION/UTILITY/DETAILS

1. Construction Status		☐ Built-up property in use, ☐ Under construction, ☐ No construction	
Covered Built-up Area	As per Title deed	As per Map	As per site survey
RCC	✓	✓	✓
Shed	✓	✓	✓
2. Building Type	☐ RCC Framed Structure, ☐ Load bearing Pillar Beam column, ☐ Ordinary brick wall structure, ☐ Shed mounted on Iron trusses & Pillars, ☐ Scrap abandoned structure		
4. Appearance/ Condition of the Building	Internal - ☐ Excellent, ☒ Very Good, ☐ Good, ☐ Ordinary, ☐ Average, ☐ Poor ☐ Under construction, ☐ No Survey External - ☐ Excellent, ☒ Very Good, ☐ Good, ☐ Ordinary, ☐ Average, ☐ Poor ☐ Under construction		
5. Maintenance of the Building	☐ Very Good, ☐ Average, ☐ Poor, ☐ Under construction		
6. Age of Building/ Recent Improvements done	AS 13435-OLD RMV 4 MONTHS - NEW RMV		
7. Maintenance of the Building	☐ Very Good, ☐ Average, ☐ Poor		
8. Any defects in the building	☐ Maintenance issues, ☒ Finishing issues, ☐ Seepage issues, ☐ Water supply issues, ☐ Electricity issues, ☐ Structural issues, ☐ Visible cracks in the building		
9. Any violation done in the property	☐ Construction done without Map, ☐ Construction not as per approved Map, ☐ Extra covered without sanctioned Map, ☐ Joined adjacent property, ☒ Encroached adjacent area illegally		
10. Boundary Wall (Only for individual property)	☒ Yes, ☐ No, ☐ Common boundary wall of a complex		
	Running Mtr.	Height	Width
	15'	15'	1'
11. Garden/ Landscaping	☒ Yes, ☐ No, ☐ Beautiful, ☐ Ordinary		
12. Parking facilities	☒ Available within the property ☐ Not available within the property		
	☐ On Ground, ☐ In Basement, ☐ On still ☐ On road, ☐ Acute parking problem		
13. Special Comments if any	RUBBER MARKS LONGER PEN		

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 Tin Shed), Height & Area of each block in the table below.

S.No.	Block/ Building Name	Total Slabs/ Floors	Floor wise height	Year of construction	Type of construction	Structure condition	Area in Sq.ft
1	Security cabin	Ground Floor	8.54'	2009	R.C.C	Good.	L = 17.58' B = 9.13' L = 9.12' B = 11.32'
				2009			
				2009			
2	Admin building			2009			
3	Rice Office		11.79'	2009		Good	L = 18.67' B = 15.38'
4	Engg. Material Store room		11.79'	2009		Good	L = 7.5' B = 3.1'
5	cos laboratory Room		sheep height 10'	2009		Good	L = 10' B = 10'
6	Occupation Area	G+H G-R.C.C H-Feen shed	10' 18'	2009		Good	L = 57' B = 26'
7	Distribution shed	G+H-Feen shed	height 18'	2009			
8	Evaporative shed	G+H-Feen shed	height - 18'	2009			
9	Pump room	Ground Floor	20'	2009		Good	L = 36' B = 24'
10	Material Godown Watchman	Ground Floor	10'	2009	R.C.C	Good	L = 10' B = 10'
11	ETP Room	Ground Floor	12.67'	2009	R.C.C	Good	L = 24' B = 17'
	(ii) Paper Room	Ground Floor	12.67'	2009	R.C.C	Good	L = 28' B = 24'
	(iii) Office Room	Ground Floor	12.67'	2009	R.C.C	Good	L = 24' B = 20'
12	GSP bottling building (G.I column + Feen sheds + R.C.C)		H = 27'				L = 82' B = 305'

LAND RATES INFORMATION DETAILS

Continue information on the sheets of this folder's file Area location, Property location, Floor level, Street, Properties, Properties, Widths of lanes/road in front of the property, Nearby development

1	Desired & Supply conditions in the Market for such properties	Quantity Bought	() Good, () Average, () Low
2	At what Price rate Owner bought this property	Value of purchase	2007
3	Minimum Rate in the locality	Purchase Price	5,48,16,500/-
4	Maximum Rate in the locality		5,69,60,000/-
5	Local Information gathered during Site survey (Minimum 2 enquiries are must):		
	1. Name:	Dhendra N. Seth	
	Contact No.	9890509425	
	Sale Purchase Rate	850 / sq.ft	
	Rental Rate	-	
	Comments	It stand in 'C'- word Area not 'D':	
	2. Name:	Nisham	
	Contact No.	9028049095	
	Sale Purchase Rate	1100 / sq.ft	
	Rental Rate	-	
	Comments	- Wajji Village	
	3. Name:	Vireet	Property detail
	Contact No.	9829839996	8879760909
	Sale Purchase Rate		2.4 cr Per Per
	Rental Rate	1060 / sq.ft	
	Comments		

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'll 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 accepted 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:

Joshi Sir

Signature:



Mobile No.:

8805017623

Date:

6/10/23

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:

Dhawal Ranjan

Signature:



Date:

6/10/23

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	Dhawal Varjoni						
3.	Borrower Name	Radicon NV Maharashtra Ltd						
4.	Name of the Owner	Radicon NV Maharashtra Ltd						
5.	Property Address which has to be valued	Plot No D-192 - D-195.						
6.	Property shown & identified by at spot	☒ Owner, ☐ Representative, ☐ No one was available, ☐ Property is locked, survey could not be done from inside <table border="1"> <tr> <th>Name</th> <th>Contact No.</th> </tr> <tr> <td>Joshi, Sir</td> <td>8805017623</td> </tr> </table>			Name	Contact No.	Joshi, Sir	8805017623
Name	Contact No.							
Joshi, Sir	8805017623							
7.	How Property is Identified by the Surveyor	☒ From schedule of the properties mentioned in the deed, ☐ From name plate displayed on the property, ☐ Identified by the owner/ owner representative, ☐ Enquired from nearby people, ☐ Identification of the property could not be done, ☐ Survey was not done						
8.	Are Boundaries matched	☒ Yes, ☐ No, ☐ No relevant papers available to match the boundaries, ☐ Boundaries not mentioned in available documents						
9.	Survey Type	☒ Full survey (inside-out with measurements & photographs) ☐ Half Survey (Measurements from outside & photographs) ☐ Only photographs taken (No measurements)						
10.	Reason for Half survey or only photographs taken	☐ Property was locked, ☐ Possessee didn't allow to inspect the property, ☐ NPA property so couldn't be surveyed completely						
11.	Type of Property	☐ Flat in Multistoried Apartment, ☐ Residential House, ☐ Low Rise Apartment, ☐ Residential Builder Floor, ☐ Commercial Land & Building, ☐ Commercial Office, ☐ Commercial Shop, ☐ Commercial Floor, ☐ Shopping Mall, ☐ Hotel, ☒ Industrial, ☐ Institutional, ☐ School Building, ☐ Vacant Residential Plot, ☐ Vacant Industrial Plot, ☐ Agricultural Land						
12.	Property Measurement	☐ Self-measured, ☒ Sample measurement, ☐ No measurement						
13.	Reason for no measurement	☐ It's a flat in multi storey building so measurement not required ☐ Property was locked, ☐ Owner/ possessee didn't allow it, ☐ NPA property so didn't enter the property, ☒ Very Large Property, practically not possible to measure the area within limited time ☐ Any other Reason:						
14.	Land Area of the Property	As per Title deed	As per Map	As per site survey				
15.	Covered Built-up Area	91.33 Acre	91.33 Acre	90.9 Acre (Google Earth)				
16.	Property possessed by at the time of survey	As per Title deed	As per Map	As per site survey				
17.	Any negative observation of the	☒ Owner, ☐ Vacant, ☐ Lessee, ☐ Under Construction, ☐ Couldn't be Surveyed, ☐ Property was locked, ☐ Bank sealed, ☐ Court sealed						

2.0	is independent access available to the property	☒ Check independent access is available, ☐ Access available in writing, not otherwise independent property, ☐ Access is available in writing, ☐ Access is closed due to litigation
2.1	is property clearly identified with the person(s) occupying it?	☐ Yes, ☐ No, ☐ Only with temporary restrictions
2.2	is the property managed for the benefit of the person(s) occupying it?	☒ Yes, ☐ No
2.3	Local authorities have been notified	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.N. 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: Tariq Sir
b. Relation: Employer - Advocate
c. Signature: [Signature]
d. Date: 6/10/23

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: Phowal, Vajou
b. Signature: [Signature]
c. Date: 6/10/23

* TAKLI MAJI (Other land Porce.) *

Road: Pimpri Raj to Adgaon village Road 9m

Area: village - Ruhoi Area

School: 2Km, Hospital: 2km, Market: 3Km, Airport: 25km

Government Authority: Gram Panchayat Takli Maji.

Total land

Area as per Google map: 21.8 Acres

As per sale deed:

Polyshed Area: 6 Acres

height: 35'

Water Arrangement: Rain water is stored, and in worst condition water tank and 1 water well is also there.

$L \times B \times H$

* Toilet with Rec slab - $10' \times 10' \times 15'$

* Rec pond room with Rec slab - $13.14' \times 13.12' \times 10.18'$

* Boundary wall including columns and fencing only columns at every 10 to 15'.

* Diesel storage Room Petra
 $10.58' \times 12.19' \times 7'$

* Site container office
 $24' \times 12' \times 8'$

* Village - Takli Maji.

East - AGH land

West - AGH land

North - Government Road 9m then other land

South - Entry of property then other land.

* Weighing bridge office - container.
 $12' \times 12' \times 8'$

Purchase Year: 2016.

* TAKRI MATI Aurangabad Date: *

Purchase Year: March 2016
Amount: 3,48,90,075/-

Rates Inquiry:

As that of mentioned in
Survey Form.

Rever

present expected sale value
of the property:

13 cr - 14 cr.

Rodico man port

Date:

4/6/24
6/8/24

① Land Area

② service cabin

$17.58' \times 9.13' \times h = 8.54'$

$9.12' \times 11.32' \times h = 8.54'$

③ Admin building

G Floor only total Rec, with Air
cladding design.

④ Net Receiver moirer Area
height = 40'

⑤ RG - leafy nitrogen Rice
(Radicon Ketan limiter)

G + 1 (Total GI pier
sheet)

FRASERS Area

$27.26' \times 96.20' \times h = 18.94'$

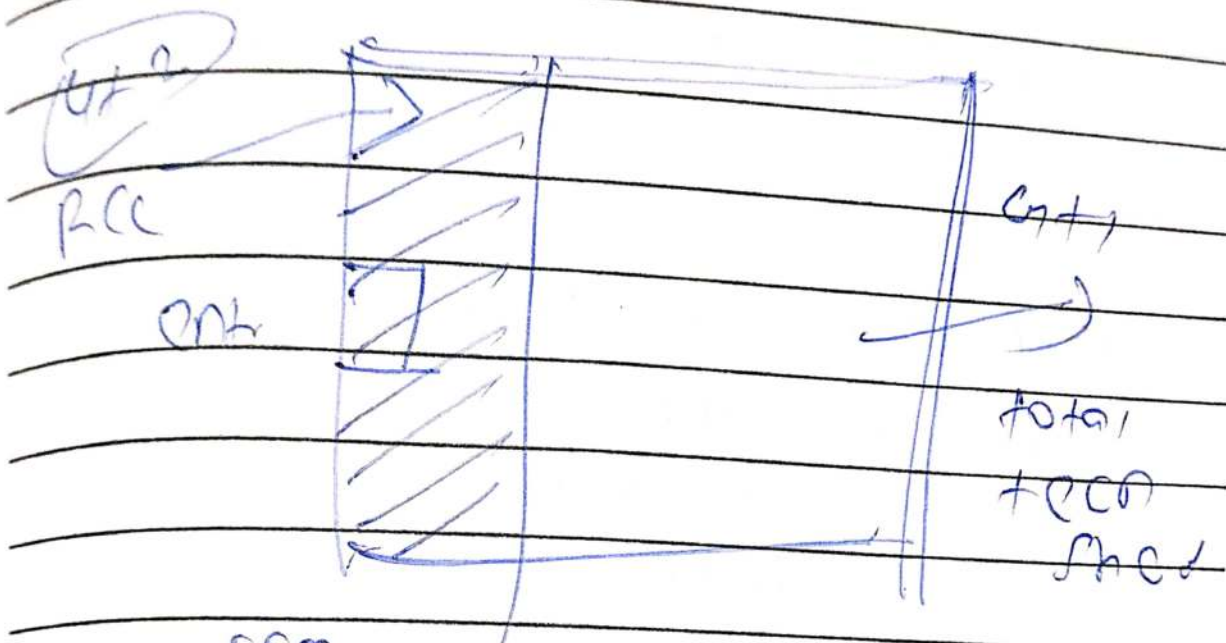
(1) RCC Office

Date:

- $18.67' \times 15.38' \times h = 9.74'$

(2) Engg Material Store Area
 $75' \times 31' \times h = 11.79'$

(3) Molasses Spill Plan



Office
(4) ~~area~~ on $\frac{1}{52}$ POC

$42' \times 19.50' \times h = 9.19'$

(5) Ethanol Storage Area

Beckmark: 10' Running man

Date:

* CO₂

laboratory ROOM: 10' x 10' x 10' - Ra
sheed height: 22' (GI + teen
sheed)

(10' + 40')

* CO₂ INK OFFICE

2 walls with teen sheed,

40' x 10' x height: 10'

+ permanent sheed

teen GI + teen sheed,

GI column.

height = 10'.

+ Distillation and evaporation sheed

Date:

1. Operation Area
57' x 26'

at 1

Ground Rec - height = 10'

First Floor + 1st shed = height 18'

= Distillation and evaporation
shed.

GIS (4th floor shed)

height = 180'

1. Pump room

2. Ground floor

36' x 24' height = 20'

Wall with shed.

3. Store Area - 5 Rm.

Date:

1 Material Gate 2
watchman cabin
10' x 10' x 10' (RCC)

ETP Area Room

Cob : 24' x 17' x 12.67'

Pump Room : 28' x 24' x 12.67'

Office Room : 24' x 20' x 12.67'

MOLASSES

Molasses for
MSP

Date:

Grain Spill PIA (GSP)

⑫ WSP boffering buildings

(CI column + to column + R.C.)
(82' x 200' x 27')

NEW PLANT GAP
OPENED MONTH

Date:

2023

✓ Workshop cabin.

(27' x 10' x 10')

✓ MEETING ROOM

(20' x 15' x 10')

✓ PAPER ROOM

(12' x 12' x 12')

✓ Admin building

(86' x 54' x 10')

✓ DOGS

98' x 72' x 26'

— Walls with
teen shield

✓ Store Room

94' x 25' x 20'

(Wall + sk panel
and flooring)

Date:

4 per of land lease : 2006. 27
Radio MV - 100 m per sqm

total 369803 sqm

Date:

Note:

① The land parcel of 21 Acres was in another village.

② Radicon my old plan had moarres plan (marp) and grain spin plan (cusp)

③ And the new grain plan which was measured in year 2023 only included grain spin plan (cusp).

④ Total no. of guest house available were:

2 7 BHK - 8 No's

2 BHK - 8 No's

5 BHK villa - 2 No's.