

VIS(2023-24) - PC393-322-513

**rk ASSOCIATES**  
REINFORCING YOUR BUSINESS

File No.	RKADNCR/...../.....
Date of Receiving	

Khoradpada

**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						
Preparation						

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

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

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

**GENERAL DETAILS**

1.	Proposal or Ref. No.	VIS(2023-24) - PC393-322-513		
2.	Type of Service	<input checked="" type="checkbox"/> Valuation Report		
3.	Type of customer	<input checked="" type="checkbox"/> Bank	<input type="checkbox"/> PSU	<input type="checkbox"/> NBFC
		<input type="checkbox"/> Company	<input type="checkbox"/> Private client	<input type="checkbox"/> Direct client through Bank
4.	Bank/ FI/ Organization Name & Address	Commercial branch, AMT-II, 2nd Floor, M.G.M. Vaidya Marg, Bank Street, Horniman Circle, Fort, Mumbai-400001		
5.	Case Allotment Officer/ Fees paying party Details	Name	Contact Number	Email Id
		Mahesh Kenny	9870091190	
6.	Case Type	<input type="checkbox"/> Case for Fresh Account	<input checked="" type="checkbox"/> Case for existing account/ customer	
7.	Fees Details	Amount of Fees	Advance Amount if any	Payment will be paid by
		6,50,000 + OPE + GST		<input checked="" type="checkbox"/> Bank <input type="checkbox"/> Customer
8.	Billing Details	Billed To Party Name	GSTIN	



# CASE DETAILS

1.	Name of the Industry/ Account	MIS. Milkamai Ltd.		
2.	Type of Property	<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		
3.	Owner/ Applicant Details	Name	Contact Number	Email Id
		Y Prashant Desai.	9051057973	-
4.	Account Name	MIS. Milkamai Ltd		
5.	Plant Address	Survey No. 393, Nanori - Kharadpada Road, Silvassa (UT of Dad & NH)		
6.	Who will coordinate on site for the site survey (GM)	Name	Contact Number	
		Prashant Desai	9051057973	
7.	Preferred time of survey	Date	Time	
		6/12/23	4:00 PM.	
8.	Documents Received (Any one ownership document and approved site plan/ map is must)	1. Ownership Documents: <input type="checkbox"/> Sale Deed, <input type="checkbox"/> Power of Attorney, <input type="checkbox"/> Will <input type="checkbox"/> Relinquishment Deed, <input type="checkbox"/> Transfer Deed, <input type="checkbox"/> Conveyance Deed, <input type="checkbox"/> Allotment Letter, <input type="checkbox"/> Possession Letter, <input type="checkbox"/> Agreement to Sell, <input type="checkbox"/> Mortgage Deed, <input type="checkbox"/> Indenture of Mortgage  2. Map: <input type="checkbox"/> Cizra Map, <input type="checkbox"/> Sanctioned Map, <input type="checkbox"/> Site Plan  3. Project Approval Documents: <input type="checkbox"/> Factory Registration, <input type="checkbox"/> Memorandum of Understanding with the State Govt., <input type="checkbox"/> Industrial Entrepreneurs Memorandum, <input type="checkbox"/> Environment Clearance, <input type="checkbox"/> Fire NOC  4. Any Other document: <input type="checkbox"/> TIR Report, <input type="checkbox"/> Old Valuation Report, <input type="checkbox"/> Plant & Machinery Inventory Sheet, <input type="checkbox"/> Fixed Asset Register, <input type="checkbox"/> Building Area Statement, <input type="checkbox"/> CLU Document, <input type="checkbox"/> Detailed Project Report, <input type="checkbox"/> Invoices of the Major Equipment's, <input type="checkbox"/> Daily Performance Report, <input type="checkbox"/> TEV Report, <input type="checkbox"/> LIE Report, <input type="checkbox"/> Production data of last one week, <input type="checkbox"/> Plant maintenance log, <input type="checkbox"/> Copy of last paid Electricity Bill, <input type="checkbox"/> Copy of municipal tax receipt <input type="checkbox"/> Any other:  5. No documents provided: <input type="checkbox"/>		
9.	Special Instructions if any:	Total plant is not been Mortgaged.		
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:

Prashant Desai  
6/12/23



# 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

VLS(0023-26)-PC393-300-513.

File No. RKA/DNCR/...../.....	Date: 6/12/23	Time: 4:00
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GENERAL DETAILS						
1.	Name of the Surveyor	Dhawal, Anil				
2.	Property shown by	<input type="checkbox"/> Owner/ Director, <input checked="" 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" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <tr> <th style="width: 50%; text-align: center;">Name</th> <th style="width: 50%; text-align: center;">Contact No.</th> </tr> <tr> <td>Prashant Desai</td> <td>9051057973</td> </tr> </table>	Name	Contact No.	Prashant Desai	9051057973
Name	Contact No.					
Prashant Desai	9051057973					
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  MR	<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 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 type="checkbox"/> Self-measured, <input checked="" type="checkbox"/> Sample measurement only, <input type="checkbox"/> No measurement				
8.	Reason for no measurement  MR	<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 checked="" type="checkbox"/> Periodic Re-Valuation for Bank, <input type="checkbox"/> Distress sale for NPA A/c.,				

	<input type="checkbox"/> For DRT Recovery purpose, <input type="checkbox"/> For Insolvency purpose, <input type="checkbox"/> For 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. MILKMAA LTD.
2	Legal Owner Name/s	_____
3	Property Purchaser Name	_____
4	Plant Address under Valuation	_____
5	Present Residence Address of the Owner/ Director	_____
6	Property constitution	<input checked="" type="checkbox"/> Free Hold, <input type="checkbox"/> Lease Hold

#### LOCATION DETAILS

	East	West	North	South
1	Adjoining Properties (Match it with papers with the help of compass or Sun direction and also confirm it with nearby people)			
	Heritage Marble company	Hindustan Benral	entry then open land	Approach Road then with bridge.
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			
	OPP. RELIANCE Industry,			
4	Ward Name/ No.			
	Village Khatrapada.			
5	Zone Name			
6	Main Road Name & Width			
	Name	Width	Distance from property	
	Nandi Khatrapada Road	1.5m	0 km.	
7	Approach Road Name & Width			
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 khadja, <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			



10.	Location characteristics	<input 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 checked="" type="checkbox"/> Urban developing, <input type="checkbox"/> Semi Urban, <input type="checkbox"/> Rural, <input type="checkbox"/> Backward, <input type="checkbox"/> Industrial, <input type="checkbox"/> Institutional					
12.	Location consideration	<input checked="" 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 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					
14.	Proximity to civic amenities	School	Hospital	Market	Metro	Railway Station	Airport
		2.5 km	1 km	1 km	-	15.11 km	13 km
15.	Any new development in surrounding area	<input checked="" type="checkbox"/>					
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					
17.	Jurisdiction Development Authority Name	Name: <u>Kharopada Gram Panchayat</u> <input type="checkbox"/> Area not within any development authority limits					
18.	Municipality/ Municipal Corporation Name	Name: _____					

		<input type="checkbox"/> Area not within any municipal limits
19.	Surrounding land uses and adjoining/ nearby establishment details	Industrial, private bungalow, water chiller.
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
22.	In case industry gets closed then does the land can be used for any other purpose?	—

### PHYSICAL DETAILS

		As per Title deed	As per Map	As per site survey
1.	Land Area	26,000 sq.m	—	25,600 sq.m
		Area as per mortgage deed: 26,000 sq.m		
2.	Any conversion to the land use	NO		
3.	Land Type	<input checked="" type="checkbox"/> Solid, <input type="checkbox"/> Rocky, <input type="checkbox"/> Marsh Land, <input type="checkbox"/> Reclaimed Land, <input type="checkbox"/> Water logged		
4.	Shape of the Land	<input type="checkbox"/> Square, <input type="checkbox"/> Rectangular, <input type="checkbox"/> Trapezium, <input type="checkbox"/> Triangular, <input type="checkbox"/> Trapezoid, <input checked="" type="checkbox"/> Irregular, <input type="checkbox"/> NA		
5.	Level of Land	<input 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 checked="" type="checkbox"/> Normal frontage, <input type="checkbox"/> Less frontage, <input type="checkbox"/> Large frontage, <input type="checkbox"/> NA		
7.	Are Boundaries matched As demarcated from corner monuments.	<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	NA		
11.	Is complete property mortgaged with the Bank under valuation or only portion of it?	only portion		
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:		



# **BUILDING/ CONSTRUCTION/ UTILITY DETAILS**

1.	Construction Status	<input 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	FAR: 4566.89 sq. m										
	Shed	5031.76 sq. m (RCC + 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 checked="" 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 checked="" type="checkbox"/> Very Good, <input 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 checked="" type="checkbox"/> Very Good, <input 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	1997	26 yr									
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 type="checkbox"/> Electricity issues, <input type="checkbox"/> Structural issues, <input type="checkbox"/> Visible cracks in the building MR										
9.	Any violation done in the property	<input type="checkbox"/> Construction done without Map, <input type="checkbox"/> Construction not as per approved Map, <input type="checkbox"/> Extra covered without sanctioned Map, <input type="checkbox"/> Joined adjacent property, <input type="checkbox"/> Encroached adjacent area illegally MR										
10.	Boundary Wall (Only for individual property)	<input type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Common boundary wall of a complex <table border="1"> <tr> <th>Running Mtr.</th> <th>Height</th> <th>Width</th> <th>Finish</th> </tr> <tr> <td></td> <td>15'</td> <td>2'</td> <td>Stone Rubble Masonry + Fining.</td> </tr> </table>			Running Mtr.	Height	Width	Finish		15'	2'	Stone Rubble Masonry + Fining.
Running Mtr.	Height	Width	Finish									
	15'	2'	Stone Rubble Masonry + Fining.									
11.	Garden/ Landscaping	<input type="checkbox"/> Yes, <input checked="" 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"/> On Ground, <input type="checkbox"/> In Basement, <input type="checkbox"/> On stilt <input type="checkbox"/> Not available within the property <input type="checkbox"/> On road, <input type="checkbox"/> Acute parking problem										
13.	Special Comments if any	Not total Area mentioned.										

**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

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	GF	9.21'	1997	RCC	Good	24.19' x 14.03'
2.	Admin bldg.	GF + 1	GF: 9.21' FF: 11.58'	1997	RCC	Good	GF: 70' x 50' FF: 79.69' x 50'
3.	Blow Molding Dept.	GF	15.79'	1997	RCC	Good	150' x 30'
4.	VFC (Volumetric Forming Area)	GF	15.62'	1997	RCC	Good	90' x 85'
5.	Raw Material Dept.	GF	15.62'	1997	RCC	Good	139.71' x 65.20'
6.	Finished Goods Area	FF	24.85'	1997	RCC + Sheel	Good	(241.58' x 338') + 66.52' x 18.8'
7.	Generator Store	GF	15.65'	1997	RCC	Good	140' x 45'
8.	Dock Area	GF	15.65'	1997	RCC	Good	21' x 36'
9.	± MD Area Program	GF	6.1'	1997	RCC + Sheel	Good	32' x 116'
10.	Tool Room	GF	4.11'	1997	RCC + Sheel	Good	68.25' x 81.66'
11.	Utility Area	GF	35'	1997	RCC	Good	40' x 36.47'
12.	Pump Room + DG Room + ST Panel + MT Panel + Roofing + Maintenance Room	GF	11'	1997	RCC	Good	36.47' x 217.08'
13.	Raw material storage and blending Area	GF	14.30'	1997	RCC	Good	138' x 79.09'
14.	Pallet Area (GMP)	GF	40'	1997	RCC + Sheel	Good	293.73' x 50'
15.	Pallet Loading Area	GF	35'	1997	RCC + Sheel	Good	181.14' x 6.18'
16.	Pallet Storage Area	GF FF	15' 12.1'	1997	RCC + Sheel	Good	1290' x 56.25'



**PLANT DETAILS**

S.No.	PARTICULARS	DESCRIPTION
1.	Brief History & Description of the Plant	Manufacturing unit
2.	Nature of Industry	Millroom 1-H
3.	Plant Inception Date	1997.
4.	Commercial Operational Date	1997.
5.	No. of Production Lines	2.
6.	Date of Inception of each Production Line	1997
7.	Total Block Value of the Machines (As on Year ending 31 <sup>st</sup> March)	-
8.	Industry benchmark cost for setting up these Plants (for eg. Per MW or Per MT)	-
9.	Establishment Type	<input checked="" type="checkbox"/> Indigenous, <input type="checkbox"/> EPC Contractor, <input type="checkbox"/> Local Contractor
10.	Plant Type	<input type="checkbox"/> Manual, <input checked="" type="checkbox"/> Semi-Automatic, <input type="checkbox"/> Fully Automatic, <input type="checkbox"/> Conventional, <input type="checkbox"/> Non-Conventional, <input type="checkbox"/> Computerized Controlled
11.	Plant & Machinery Purchase Type	<input checked="" type="checkbox"/> First Hand, <input type="checkbox"/> Second Hand
12.	Plant & Machinery Make	<input type="checkbox"/> Domestic branded, <input type="checkbox"/> Domestic local made, <input type="checkbox"/> Onsite fabrication <input type="checkbox"/> Imported machines, <input checked="" type="checkbox"/> Mix (Domestic + Foreign)
13.	Plant Overall Condition	<input type="checkbox"/> Newly Commissioned, <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Poor, <input type="checkbox"/> Completely scrap
14.	Plant Status	<input checked="" type="checkbox"/> In Operation, <input type="checkbox"/> Not Running, <input type="checkbox"/> Partially running, <input type="checkbox"/> Stopped For Maintenance, <input type="checkbox"/> Completely shutdown
15.	If Plant is not operational then period since it is not operational & reason for not being in operation	MP

16.	If Plant is not operational then does it require any money for refurbishing to restart the Plant?	NP
17.	Total money spent in last one year on maintenance of machines	—
18.	Any major failure, fault, breakdown in last 3 years?	—
19.	Any Technology collaboration of the Plant	—
20.	Average Plant Capacity Utilization rate in last one month. Attach Production chart of last one week.	✓
21.	Name & Function of each block in the plant - Use Separate Sheet If Required	✓
22.	Main machines used in the Plant - Use Separate Sheet If Required	✓
23.	Estimated net weight of the large machines and of total machines present at site - Use Separate Sheet If Required	—
24.	Estimated Economic Life of the Plant/ Machines	—
25.	Age of the Plant/ Remaining Life of Machines	—
26.	Record of Last Maintenance Done (Attach Copy Of Maintenance Log Book If Possible)	✓
27.	Production Capacity In Quantity & Weight For Different Products/ Units	✓
28.	Description Of Products Manufactured	✓
29.	Brand Name under which Products are sold in the Market	Milkmaid.
30.	Raw Material Used & Sources Of Primary Raw Material Used	Polyethylene, Polypropylene.



31.	No. & Type of Furnace	✓
32.	No./ Type/ Height of Chimney/ Exhaust	✓
33.	Is Plant using obsolete technology or currently used technology in the market? Please comment.	—
34.	Whether STP is installed (Mention Type & Capacity)	YES. (25K ITHOR)
35.	Whether ETP is installed (Mention Type & Capacity)	X
36.	Fire Fighting System	✓
37.	No. of Resources Working In the Plant (Managerial, Skilled, Unskilled) <i>with non-locals</i>	semi-skilled - 600 MO
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)	✓
40.	Auxiliary power arrangements type in the plant (Type & Capacity)	<input type="checkbox"/> DG Sets, <input type="checkbox"/> Captive Power Plant ✓
41.	HVAC System In the Plant	Y
42.	Cooling System In the Plant	✓
43.	Water Arrangements/ Source of water	<input type="checkbox"/> Jet pump, <input type="checkbox"/> Submersible, <input type="checkbox"/> Jal board supply, <input type="checkbox"/> Reservoir, <input type="checkbox"/> Any other: <i>Brown boiler water.</i>
44.	Major issues noticed in the Industry which can create issues in operations	Y

## 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	1996
		Purchase Price	2600000 / -
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:	RS Realtors	
	Contact No.	9023698915.	
	Sale Purchase Rate	15 lakh per Guntha XRSOKOBR, NA land	
	Rental Rate	-	
	Comments	Kharad, Silvassa, land is in different village from the concerned property	
	2. Name:	RS Realtors	
	Contact No.	9023698915	
	Sale Purchase Rate	5000 / sq.m.	
	Rental Rate	-	
	Comments	Kharadi, Silvassa, At a distance of 2km from the concerned property	
	3. Name:	8460446010	
	Contact No.	Royaal Pharms	
	Sale Purchase Rate	8 600-700 / sq.ft. NA land	
	Rental Rate		
	Comments	IN same village Kharadpada	

Surveyor Name:

Dhawan, Anit

Signature:



Date:

6/12/23

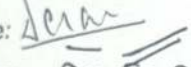


CASE NO.

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: Prashant Desai  
Signature:   
Mobile No.: 909057973  
Date: 6/12/20

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: Dhaval  
Signature:   
Date: 6/12/20

CASE NO.

	property during survey	
18.	Is independent access available to the property	<input 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 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	
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:

b. Relation:

c. Signature:

d. Date:

Prashant Dera  
GM sin. Dera  
6/12/23

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:

b. Signature:

c. Date:

Dhawal Anil  
6/12/23.



① Survey No: 393-26000 sq.m.

~~1460~~

~~1459~~

~~1458~~

File No.  
Date of R

① Main bldg :

File

Sur

Pr

① Security cabin

② Admin Office

③ Blow Moulding dept

④ Vacuum Forming

} storage

⑤ General storage

⑥ Raw Material storage

⑦ Quality lab

⑧ IMI shop floor

⑨ Raw Material department - 1<sup>st</sup> floor empty storage

storage

⑩ Pallet storage dept/ area

⑪

Boil-H-up Area:

to be considered

only (A) bldg to be considered

① Survey No: 393-26000

SRN	BusA	Asset description	Acquis.val.	Quantity	REMARKS
✓1	KHAR	KHAR-INJECTION MOULDING M/c JW3000TPSi4000p	77821374	1	0
✓2	KHAR	KHAR-INJECTION MOULDING M/c JW2000CFWBi175f	69008545.02	1	0
✓3	KHAR	KHAR-INJ MOULDING M/c JW-3000TPSi400P TR FROM SINN	61401399.7	1	0
✓4	KHAR	KHAR-INJECTION MOULDING M/c JW 3000 T FR SINN	50460985.8	1	0
✓5	KHAR	KHAR-INJECTION MOULDING MACHINE , JW 1450	38565532.6	1	0
✓6	KHAR	KHAR-INJECTION MOULDING M/c JW930JLWSi120p	32446321.87	1	0
✓7	KHAR	KHAR-INJ. MOULDING M/c , JW-850 SPBI 120 P	27449882.95	1	0
✓8	KHAR	KHAR-INJECTION MOULDING MACHINE CLF-1400TX-BARJ	23492126	1	0
✓9	KHAR	KHAR-MOLD INJE. PALLET AP1210-D version HW AP1210	21838137.7	1	0
✓10	KHAR	KHAR-MOLD INJECTION PALLET FP1012/AP1012-A ✓	19538485.04	1	0
✓11	KHAR	KHAR-INJECTION MOULDING M/c , JW-650 SPJ 85	16618217	1	0
✓12	KHAR	KHAR-INJECTION MOULDING M/C, JW 1750-TRF. FR. SIN	16611786.22	1	0
✓13	KHAR	KHAR-MOLD INJECTION PALLET AP1212-B ✓	16212962.24	1	0
✓14	KHAR	KHAR-MOLD INJECTION PALLET OW1111-E/OW105-C ,	16209208.44	1	0
✓15	KHAR	KHAR-MOLD INJECTION PALLET OW115-A/OW1111-C	14958621.3	1	0
✓16	KHAR	KHAR-MOLD INJECTION PALLET OW111-E/OW105-C ,	14852086	1	0
✓17	KHAR	KHAR - ROTATIONAL MOULDING M/c TYPE- "RS X 38"	14436168.6	1	0
✓18	KHAR	KHAR-ELECTRICAL WORK - NEW PROJECT	14218540.66	1	0
✓19	KHAR	KHAR-MOLD INJECTION PALLET AP1208-A	12572432.99	1	0
✓20	KHAR	KHAR - INJ. MOULDING M/c , JW-850 SPBI 120 P	12563432.99	1	0
✓21	KHAR	KHAR - INJ. MOULDING M/c , JW-850 SPBI 120 P	10434870.16	1	0
✓22	KHAR	KHAR-MOLD INSERT SET OW115-A/OW1111-C -1050	10417831.51	1	0
✓23	KHAR	KHAR-MOLD insert set OW-105105-D ✓	10386025.88	1	0
✓24	KHAR	KHAR-insert set OW-105105-E ✓	10061929.01	1	0
✓25	KHAR	KHAR-PALLET Insert set OW1050 LW-E - OW1111-E Mold ✓	9623075.88	1	0
✓26	KHAR	KHAR-MOLD CC/CCF 43090 / 100 / CC/CH/CCF/CHF	9508005.88	1	0
✓27	KHAR	KHAR-MOLD CC/CCF/JBC/JR 43175 / CC/CCF 43220	9372691	1	0
✓28	KHAR	KHAR-MOLD CC/CCF/JBC/JR 43175 / CC/CCF 43220	9372691	1	0
✓29	KHAR	KHAR-MOLD CC/CCF/JBC/JR 43175 / CC/CCF 43220	9372691	1	0
✓30	KHAR	KHAR-INJ MOULDING M/C JW 650SPBi85P TRSF FROM VASO	9284964.84	1	0
✓31	KHAR	KHAR-SERVOMOTOR 310KW WITH GEAR BOX & INVERTER	9179986.02	1	0
✓32	KHAR	KHAR - INJECTION MOULDING M/c , JW-650 SPI 85 P	8939152	1	0
✓33	KHAR	KHAR - INJECTION MOULDING M/c DGP WINDSOR SPM-650	8783358.64	962.55	0
✓34	KHAR	KHAR-Mould For Mineral Material Aluminium Formwork	8546000.75	1	0
✓35	KHAR	KHAR-ROTATIONAL MLDING M/c VEPL- 4A-3200-3200	8403341.92	1	0
✓36	KHAR	KHAR-ROTATIONAL MLDING M/c VEPL- 4A-3200-3200	8254887.69	1	0
✓37	KHAR	KHAR-Mold Giant Crates CC/CH-85425-B	8219573.57	1	0
✓38	KHAR	KHAR-DIE SPOTTING M/c HMG-200JM (ONEWAY TYPE)	8100000	1	0
✓39	KHAR	KHAR-ROTATIONAL MLDING M/c VEPL-4A-3200-3200 FR SI	8067060.09	1	0
✓40	KHAR	KHAR -Recycling Machine Line	7362000	1	0
✓41	KHAR	KHAR-ROTATIONAL MLDING M/c VEPL- 4A-3200-3200	6687977.34	1	0
✓42	KHAR	KHAR-MOLD LID CRATE CC/CCT64350 - ALC6X4-B	6548841	1	0
✓43	KHAR	BOLSTER FOR 5436 SERIES MOULD	6412637.06	1	0
✓44	KHAR	KHAR - BLOW MOLDING M/c,CW/BL-55/55/55-DL-V,20L	6281327.71	1	0
✓45	KHAR	KHAR-MOLD ATTACHED LID CRATE CC/CCF43222/282/	6272420	1	0
✓46	KHAR	5 X 3 SERIES MOULD-B WITH HT.100,150,200 BOLSTER	6209223.51	1	0
✓47	KHAR	KHAR-MOLD ATTACHED LID CRATE 64250P -A-ALC6X4P-A	6162580	1	0
✓48	KHAR	INJECTION MOULD FOR BC-48 DW-A	5800000	1	0
✓49	KHAR	KHAR-VACUUM FORMING MACHINE	5739953.4	1	0
✓50	KHAR	KHAR-Mold Stackable & Nestable 8855230SN-A	5699739.52	1	0
✓51	KHAR	KHAR-MOLD STACKABLE & NESTABLE 8045270SN-A	5558834.62	1	0
✓52	KHAR	KHAR-C5 Unloading Station & Pre-blending unit	5520062	1	0
✓53	KHAR	KHAR-PU FILLING HIGH PRESURE M/C,COMPACT 100	5303266.92	1	0
✓54	KHAR	KHAR-MOLD FOR BALLOT UNIT CARRYING CASE -B	5009760	1	0
✓55	KHAR	MOULD FOR VEGETABLE CONTAINER 600X400 M 52 BIG OLD	4987601.87	1	0
✓56	KHAR	KHAR-MOLD ATT. LID CRATE CC/CCF64250/300-ALC6X4-A	4845399	1	0
✓57	KHAR	KHAR - MOLD 5439345-B (5439345DW-A) (JR-DW-DWHW)	4786120.21	1	0
✓58	KHAR	KHAR-Mld CC/CCF/CCC64080/120/160/175/JBC	4686181.05	1	0
✓59	KHAR	KHAR-ROLL FORMING MACHINE LINE		1	0



Copy No: 393-26000

Sl. No.	BusA	Asset description	Acquis.val.	Quantity	REMARKS
113	KHAR	KHAR-Mold BIN SHB05-A	2636798.86	1	
114	KHAR	KHAR-MOLD ROTO INSULATED BOX 660LTR-B	2631791.95	1	
115	KHAR	KHAR-MOLD FOR BOTTOM HOUSING VVPATM2-M3	2570653.97	1	
116	KHAR	KHAR-MOLD FOR CONTROL UNIT CARRYING CASE-A	2566331	1	
117	KHAR	KHAR - MOLD PP GRID FILL-B	2541518	1	
118	KHAR	KHAR-SOLAR POWER GENERATION SYSTEM	2535474.94	1	
119	KHAR	KHAR-MOLD FOR TOP COVER FOR VVPAT-CC-B	2504666.51	1	
120	KHAR	KHAR-Mold Stackable MAX Crate 65-A - MAX65-A	2450000	1	
121	KHAR	64 Series mould base for 285,375,425	2401008.64	1	
122	KHAR	KHAR-EOT CRANE 20/10 TON DOUBLE CAPACITY	2358150	1	
123	KHAR	KHAR - RECON ENGINE 725 KVA	2345810	1	
124	KHAR	KHAR-MOLD FOR BOTTOM HOUSING VVPATM2-M3	2338867.06	1	
125	KHAR	KHAR-REAR PLATEN (B03) FOR JW 1750SP FR SINNAR	2277926.57	1	
126	KHAR	KHAR-Screw Barrel & Ring Plunger for JW3000TP	2256304.54	1	
127	KHAR	KHAR-Pallet AP1212 180H insert - AP1212-B	2238654.58	1	
128	KHAR	KHAR - ROTO MOULD FOR RIFT1000-A	2231045	1	
129	KHAR	KHAR-SPARES-SCREW BARREL SET - 150 L/D:25 JW1750	2223777.47	1	
130	KHAR	KHAR-GOODS LIFT CAPACITY -1000 KG	2177925	3	
131	KHAR	Vaccum Forming Machine-SPM-1313	2158252.82	1	
132	KHAR	KHAR-MOLD RC60L1-A	2155882.93	1	
133	KHAR	KHAR-HYDRULIC CLAMPS & HYRULIC POWER PACK	2146350.58	3	
134	KHAR	KHAR-INSERT SET CC/CCF/CCC 64120 DW - A	2128385.89	1	
135	KHAR	KHAR-MOLD PHARMA CRATE 5140080-A	2122868.42	1	
136	KHAR	KHAR-PU FILLING HIGH PRESURE M/C -CANNON AP30 .	2116322	1	
137	KHAR	KHAR-MOLD FOR WASTE BIN LID WITH TOP HANDLE	2092492.6	1	
138	KHAR	KHAR-Mld LID64000 -D - LID64-D	2068157.82	1	
139	KHAR	KHAR-Mld LID64000 -B - LID64-B	2068157.82	1	
140	KHAR	KHAR-Mld LID64000 -C - LID64-C	2060657.61	1	
141	KHAR	MOULD BASE FOR 4 X 3 SERIES MOULD	2060183	1	
142	KHAR	KHAR-MOLD STACKABLE-NESTABLE CC4030150-A	1969576.64	1	
143	KHAR	KHAR-INSERT SET CC/CCF/CCC 64160 DW - A	1969102.3	1	
144	KHAR	KHAR - ROTO MOULD FOR RIFT660-A	1950976	1	
145	KHAR	KHAR-MOLD CC33460-A	1950000	1	
146	KHAR	KHAR-Extra version CC/CCF 64350	1944959.38	1	
147	KHAR	KHAR-GOLIATH CRANE 10 T	1913240.01	1	
148	KHAR	KHAR-MOLD FOR TOP COVER VVPATM2-M3	1894427.47	1	
149	KHAR	KAHR-INSERT SET CC/CCF/CCC 64080 DW - A	1862911.56	1	
150	KHAR	KHAR-HP-40 HIGH PRESSURE PU FOAMING MACHINE	1851747.5	1	
151	KHAR	KHAR-CAVITY HOUSING FOR 64350NWALC	1851680	1	
152	KHAR	KHAR-Mold BIN SHB03-A	1851135.47	1	
153	KHAR	ELECTRICAL WORK FOR FACTORY	1848960	0	
154	KHAR	KHAR-MOLD ROTOINSULATED FISHTUBLID RIFL2535-C	1846668.22	1	
155	KHAR	KHAR-MOLD 6X4 FOLDING CRATE BASE-A	1836792.28	1	
156	KHAR	KHAR-MOLD FOR TOP COVER VVPATM2-M3	1835249.6	1	
157	KHAR	KHAR-MOLD 6X4 FOLDING CRATE LS & SS -A	1834329.28	1	
158	KHAR	KHAR-MOLD FOR TOP COVER VVPATM2-M3	1827901.12	1	
159	KHAR	KHAR - ROTO MOULD FOR RIFT460-A	1820278		
160	KHAR	KHAR-Cone Welding Hot Plate SPM	1810000		
161	KHAR	CHILLER MODEL UNI 16/W WATER EQUIPED	1809270		
162	KHAR	TWO CAVITY MOULD OF ROOT TRAINER BLOCK	1807040		
163	KHAR	KHAR-MOLD PARTITION FOR 444573-A	1800000		
164	KHAR	KHAR - MOLD FOR WASTE BIN LID WITH TOP HANDLE	1799518.8		
165	KHAR	KHAR-ULTRASONIC Plas. WELDING M/c, ADG20 3000	1789000		
166	KHAR	KHAR-MOLD STACKABLE-NESTABLE CC3727130-A	1761889.64		
167	KHAR	KHAR-KHAR-5X3 MOLD PARTS	1725000		
168	KHAR	KHAR-MOLD PARTITION FOR574336/448/498-A	1700000		