

VIS(2023-24)-PC393-322-517

Sinnar

File No.	RKA/DNCR/...../.....
Date of Receiving	5/12/23


ASSOCIATES
 REINFORCING YOUR BUSINESS

**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	Dhawa					
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
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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.
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GENERAL DETAILS			
1.	Proposal or Ref. No.	VIS(2023-24)-PC393-322-517	
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"/> Corporate <input type="checkbox"/> Company <input type="checkbox"/> Private client <input type="checkbox"/> Direct client through Bank	
4.	Bank/ FI/ Organization Name & Address	SBI, commercial Branch (Advances) M.G.M. Vaidya Marg, Bank Street, Horniman Circle Fort, Mumbai - 400001	
5.	Case Allotment Officer/ Fees paying party Details	Name Mr. Mahesh KENNY	Contact Number 9870091190 Email Id amt4.cbmun@sbi.co.
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 6,50,000+OPC+GST	Advance Amount if any - Payment will be paid by <input checked="" type="checkbox"/> Bank <input type="checkbox"/> Customer
8.	Billing Details	Billed To Party Name GSTIN	

CASE DETAILS

FILE PREPARED
THE BELT
SENIC

1	Name of the Industry/ Account	MIS NICKAMAL LTD		
2	Type of Property	<input type="checkbox"/> Small Manufacturing Unit, <input 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
		Avinash	9923822604	
4	Account Name	MIS NICKAMAL LTD		
5	Plant Address	SITE PLOT NO 97, 1st - 5th rd Road, & MUMBAI JINDA		
6	Who will coordinate on site for the site survey	Name	Contact Number	
		Avinash	9923822604	
7	Preferred time of survey	Date	Time	
		4/12/23	10:00	
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"/> <input type="checkbox"/> Allotment Letter, <input type="checkbox"/> Possession Letter, <input checked="" 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 checked="" 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 property is not 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:			

[Signature]



IMPORTANT INSTRUCTIONS

*FILE PREPARER TO START PREPARING THE FILES ONLY AFTER ENSURING THE STATUS OF ALL THE BELOW POINTS IS COMPLETED. FOR ANY EXCEPTION PLEASE BRING IT INTO NOTICE OF SENIOR GENERAL MANAGER (OPERATIONS), OTHERWISE PENAL ACTION WILL BE TAKEN AGAINST THE FILE PREPARER.

1.	Please do not accept the case if you do not have proper documents.
2.	Understand the nature of Industry before moving for survey
3.	Study the Plant Inventory sheet or FAR properly before moving for survey
4.	Firstly please take & study the current applicable ownership documents of the property which needs to get surveyed.
5.	Mark the Owner/ Area/ Boundaries mentioned in the ownership documents with bold florescent marker pen before moving for the survey. During site survey if any difference is found in the above fields from the ownership documents then please contact the owner immediately to know the reason for the difference.
6.	Identify the Property clearly by matching the boundaries and area mentioned in the property papers.
7.	Check whether Building Measurement Area is given in the Map or if they have any Building Area sheet or if self-measurement has to be carried out before moving for survey.
8.	Take Google Map location.
9.	Take one photograph of the property along with abutting road.
10.	Take nearby photographs of the Property.
11.	Check Jurisdiction Municipal Limits & Ward Name.
12.	Fill the details in the Survey form and tick the appropriate option clearly.
13.	In case customer is found providing misleading information to you or trying to influence you by money or cash then immediately report to the Management & Bank.

S.No.	CHECKLIST	STATUS
1.	IS PURPOSE OF THE ASSIGNMENT UNDERSTOOD CLEARLY	<input checked="" type="checkbox"/>
2.	IS WORK ORDER/ EMAIL/ CESA FORM FORMALITY COMPLETED	<input checked="" type="checkbox"/>
3.	FOR PRIVATE CASE OR FOR FRESH CASE 50% ADVANCE IS RECEIVED	<input checked="" type="checkbox"/>
4.	IS DOCUMENT CHECKLIST PROVIDED TO THE CUSTOMER	<input checked="" type="checkbox"/>

S.NO.	CHECKLIST	STATUS
1.	Check nearby prominent landmark	<input checked="" type="checkbox"/>
2.	DO CLEAR IDENTIFICATION OF THE PROPERTY	<input checked="" type="checkbox"/>
3.	Match the boundaries of the property and its directions with the help of compass or sun direction	<input checked="" type="checkbox"/>
4.	Do sample measurement	<input checked="" type="checkbox"/>
5.	CHECK IF ANY BUILDING VIOLATIONS DONE	<input checked="" type="checkbox"/>
6.	Click multiple proper photographs of the property from inside-out	<input checked="" type="checkbox"/>
7.	Take selfie with the available representative	<input checked="" type="checkbox"/>

INDUSTRIAL PLANT SURVEY FORM

(FOR INDUSTRIAL PROPERTIES ONLY)

(Version 2.0) | Date of implementation: 9.02.2011 | Date of Revision: 04.01.2018, 15.06.2019

File No. RKA/DNCR/...../.....

Date: 4/11/23

Time: 10:00

GENERAL DETAILS

1.	Name of the Surveyor	Dhawal Vaghra	
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	
		Name	Contact No.
		Avinash,	
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 NA	<input type="checkbox"/> Property was locked, <input type="checkbox"/> Possessee didn't allow to inspect the property, <input type="checkbox"/> NPA property so owner was hostile and survey couldn't be carried out, <input type="checkbox"/> Under construction property, <input type="checkbox"/> Very Large irregular Property, practically not possible to measure the entire area, <input type="checkbox"/> Any other reason:	
5.	How Property is Identified	<input checked="" type="checkbox"/> From schedule of the properties mentioned in the deed, <input checked="" type="checkbox"/> From name plate displayed on the property, <input checked="" 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 type="checkbox"/> Medium Scale Industrial Unit, <input checked="" 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 NA	<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.,	

10. Type of Loan	<input type="checkbox"/> For DRT Recovery purpose, <input type="checkbox"/> For Insolvency purpose, <input type="checkbox"/> Gains Wealth Tax purpose, <input type="checkbox"/> Partition purpose, <input type="checkbox"/> General purpose, <input type="checkbox"/> Assessment, <input type="checkbox"/> For company merger & amalgamation purpose, <input type="checkbox"/> For any other purpose:
11. Loan Amount	<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

OWNERSHIP DETAILS

1. Name of the Industry	M.P. Milkamai Ltd.
2. Legal Owner Name/s	
3. Property Purchaser Name	
4. Plant Address under Valuation	
5. Present Residence Address of the Owner/ Director	Stace Plot No 97, 1A/2, - Shirdi Road Mumbai 4000 Sion
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)	Open Plot.	MIPC Industrial Road.	entry then Indira Plot.	Sion Shirdi Road.
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	At landmark itself.			
4. Ward Name/ No.	97, 1A/2.			
5. Zone Name	MIPC - STICE (Sion Industrial Corporation Estate)			
6. Main Road Name & Width	Name	Width	Distance from property	
	Sion Shirdi Road.	32m	Pre 01cm	
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 type="checkbox"/> Bituminous, <input type="checkbox"/> Metalled, <input checked="" type="checkbox"/> Cement concrete, <input type="checkbox"/> Concrete paver block, <input type="checkbox"/> Brick khadaja, <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			

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 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 checked="" 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 STICE (Simar Taluka Industrial Corporation Estate).												
14. Proximity to civic amenities	<table border="1"> <tr> <td>School</td><td>Hospital</td><td>Market</td><td>Metro</td><td>Railway Station</td><td>Airport</td></tr> <tr> <td>8km</td><td>8km</td><td>8km</td><td>-</td><td>18km</td><td>65km</td></tr> </table>	School	Hospital	Market	Metro	Railway Station	Airport	8km	8km	8km	-	18km	65km
School	Hospital	Market	Metro	Railway Station	Airport								
8km	8km	8km	-	18km	65km								
15. Any new development in surrounding area	_____ (Dome)												
16. Jurisdiction limits STICE	<input type="checkbox"/> Nagar Nigam, <input type="checkbox"/> Nagar Panchayat, <input 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: STICE. <input type="checkbox"/> Area not within any development authority limits												
18. Municipality/ Municipal Corporation Name	Name: STICE												

	<input type="checkbox"/> Area not within any municipal limits
18. Surrounding land uses and adjoining nearby establishment details	STICE / TOTAL INDUSTRIAL AREA
19. Is the location proper for the subject industry?	YES
20. Is it a standalone industry in this area? is it a belt for the subject nature of industry?	BEIT
21. In case industry gets closed then does the land can be used for any other purpose?	NO

PHYSICAL DETAILS

	As per Title deed	As per Map	As per site survey
1. Land Area	2228659 m		22,35159 m
	Area as per mortgage deed: 2228659 m		
2. Any conversion to the land use	MP		
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 checked="" type="checkbox"/> Rectangular, <input type="checkbox"/> Trapezium, <input type="checkbox"/> Triangular, <input type="checkbox"/> Trapezoid, <input type="checkbox"/> Irregular, <input type="checkbox"/> NA		
5. Level of Land	<input type="checkbox"/> On road level, <input type="checkbox"/> Below road level, <input checked="" type="checkbox"/> Above road level, <input type="checkbox"/> NA		
6. Frontage to depth ratio	<input type="checkbox"/> Normal frontage, <input checked="" type="checkbox"/> Less frontage, <input type="checkbox"/> Large frontage, <input type="checkbox"/> NA		
7. Are Boundaries matched	<input type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> No relevant papers available to match the boundaries, <input checked="" 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 NO OF GATE = 4 NOS.	<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	MP		
11. Is complete property mortgaged with the Bank under valuation or only portion of it?	PORTION OF IT		
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 WITH DETAILS												
Construction Status		<input checked="" type="checkbox"/> Built up property in use, <input type="checkbox"/> Under construction, <input type="checkbox"/> No construction										
Covered Built up Area		As per Title deed	As per Map	As per site survey								
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 type="checkbox"/> Shed mounted on iron trusses & Pillars, <input type="checkbox"/> Semi detached 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	31/400	Yes									
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										
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										
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"> <thead> <tr> <th>Running Mtr.</th> <th>Height</th> <th>Width</th> <th>Finish</th> </tr> </thead> <tbody> <tr> <td></td> <td>12'</td> <td>2'</td> <td>80% - Brickwork Plaster & the 20% - Rubble Mason</td> </tr> </tbody> </table>			Running Mtr.	Height	Width	Finish		12'	2'	80% - Brickwork Plaster & the 20% - Rubble Mason
Running Mtr.	Height	Width	Finish									
	12'	2'	80% - Brickwork Plaster & the 20% - Rubble Mason									
11	Garden/ Landscaping	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Beautiful, <input type="checkbox"/> Ordinary										
12	Parking facilities	<input checked="" type="checkbox"/> Available within the property <input type="checkbox"/> Not available within the property	<input type="checkbox"/> On Ground, <input type="checkbox"/> In Basement, <input type="checkbox"/> On stilt <input type="checkbox"/> On road, <input type="checkbox"/> Acute parking problem									
13	Special Comments if any											

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.

PLANT DETAILS

No.	PARTICULARS	DESCRIPTION
1	Brief History & Description of the Plant	Manufacturing plant of different plastic and steel material injection molding machines.
2	Nature of Industry	Manufacturing
3	Plant Inception Date	1991.
4	Commercial Operational Date	1991.
5	No. of Production Lines	1.
6	Date of Inception of each Production Line	1991, Steel in 2020.
7	Total Block Value of the Machines (As on Year ending 31 st 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
	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)
	Plant Overall Condition	<input type="checkbox"/> Newly Commissioned, <input checked="" 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
	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
	If Plant is not operational then period since it is not operational & reason for not coming in operation	NA



31.	No. & Type of
32.	No./ Type of
33.	Ch

16	If plant is not operational how soon it require any money for refurbishing to restart the plant?	NP
17	What money spent in last year on maintenance of your plant or maintenance of machines	
18	Any major failure fault breakdown in last 3 years?	NP
19	Any technology substitution of the plant	
20	Average Plant Capacity production rate in last one month after production start of last one week	20-100. 94%.
21	Name & function of each stock in the plant - (Use Separate Sheet if Required)	
22	How 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	33 yrs.
26	Record of Last Maintenance Done (Attach Copy Of Maintenance Log Book if Available)	
27	Production Capacity in Quantity & Weight For Different Products Units	7860275/Kg - April to October 23.
28	Description Of Products Manufactured	
29	Export Name under which products are sold in the Market	Nilikam a1.
30	Raw Material Used & Sources Of Primary Raw Material Used	Steel coil, granulars.



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.	None
34.	Whether STP is installed (Mention Type & Capacity)	Yes ()
35.	Whether ETP is installed (Mention Type & Capacity)	Yes ()
36.	Fire Fighting System	Yes
37.	No. of Resources Working In the Plant (Managerial, Skilled, Unskilled)	325 425.
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	
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: BMTTC
44.	Major issues noticed in the Industry which can create issues in operations	

LAND RATES INFORMATION DETAILS

Complete information on the basis of the factors like Area location, Property location, Floor level, Road, Position, Perching, Width of house road in front of the property. Please by development

1	2	3	4	5
Assessed & Supply condition in the Market for such properties	At what Year rate Owner bought this Property	Year of purchase	Minimum Rate in the locality	Maximum Rate in the locality
Local Information gathered during Site survey (Minimum 2 enquiries are must):				
1. Name:	Sondarp Thakur			
Contact No.	9881370044			
Sale Purchase Rate	60 lach / Acre			
Rental Rate	-			
Comments	land is agricultural and is on Nashik 60th highway			
2. Name:	Sanjay Sonar			
Contact No.	9689708425			
Sale Purchase Rate	40 75-80 lach			
Rental Rate				
Comments	same Industrial Area			
3. Name:				
Contact No.				
Sale Purchase Rate				
Rental Rate				
Comments				

Surveyor Name:

Signature:

Date:

Phoyna

Signature

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 be undertaken 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 generated by R.K. Associates with forfeiting of the fees and I'll be completely responsible for its repercussions and legal actions taken for it.

IMPORTANT: We have not authorized any of our Surveyor to take Cash or kind from the customers in any situation. In case Surveyor or any member of R.K. Associates asks for any money or kind from you then kindly please inform on number +91-9999597597. Our Valuation process is very stringent and have multiple check points to ensure correct & error free reports to keep the lending agency risk free. In case Surveyor claims that he would be able to arbitrary effect the Valuation figures unfairly or as per your requirement & need then he is making a false claim to you and we request you to complaint such act immediately on the number provided above.

Name:

Signature:

Mobile No.:

Date:

Dishant Avinash 99203822604
4/12/23

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:

Signature:

Date:

Dhawal Varjari
4/12/23

CASE NO.

I confirm that this Valuation is in accordance with the Policy Guidelines. I have not provided any information which is prejudicial to the company or its members in any way.

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.	VIN(2023-24)-P1393-322-S17		
2.	Name of the Surveyor	Dhawal Vajpai		
3.	Borrower Name	M/S. Milkamai Ltd.		
4.	Name of the Owner	---		
5.	Property Address which has to be valued	<input type="checkbox"/> Owner, <input checked="" type="checkbox"/> Representative, <input type="checkbox"/> No one was available, <input type="checkbox"/> Property is locked, survey could not be done from inside		
6.	Property shown & identified by at spot	Name	Contact No.	
7.	How Property is identified by the Surveyor	<input checked="" type="checkbox"/> From schedule of the properties mentioned in the deed, <input type="checkbox"/> From name plate displayed on the property, <input type="checkbox"/> Identified by the owner/ owner representative, <input type="checkbox"/> Enquired from nearby people, <input type="checkbox"/> Identification of the property could not be done, <input type="checkbox"/> Survey was not done		
8.	Are Boundaries matched	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> No relevant papers available to match the boundaries, <input type="checkbox"/> Boundaries not mentioned in available documents		
9.	Survey Type	<input checked="" type="checkbox"/> Full survey (inside-out with measurements & photographs) <input type="checkbox"/> Half Survey (Measurements from outside & photographs) <input type="checkbox"/> Only photographs taken (No measurements)		
10.	Reason for Half survey or only photographs taken <i>NR</i>	<input type="checkbox"/> Property was locked, <input type="checkbox"/> Possessee didn't allow to inspect the property, <input type="checkbox"/> NPA property so couldn't be surveyed completely		
11.	Type of Property	<input type="checkbox"/> Flat in Multistoried Apartment, <input type="checkbox"/> Residential House, <input type="checkbox"/> Low Rise Apartment, <input type="checkbox"/> Residential Builder Floor, <input type="checkbox"/> Commercial Land & Building, <input type="checkbox"/> Commercial Office, <input type="checkbox"/> Commercial Shop, <input type="checkbox"/> Commercial Floor, <input type="checkbox"/> Shopping Mall, <input type="checkbox"/> Hotel, <input checked="" type="checkbox"/> Industrial, <input type="checkbox"/> Institutional, <input type="checkbox"/> School Building, <input type="checkbox"/> Vacant Residential Plot, <input type="checkbox"/> Vacant Industrial Plot, <input type="checkbox"/> Agricultural Land		
12.	Property Measurement	<input type="checkbox"/> Self-measured, <input checked="" type="checkbox"/> Sample measurement, <input type="checkbox"/> No measurement		
13.	Reason for no measurement <i>NR</i>	<input type="checkbox"/> It's a flat in multi storey building so measurement not required <input type="checkbox"/> Property was locked, <input type="checkbox"/> Owner/ possessee didn't allow it, <input type="checkbox"/> NPA property so didn't enter the property, <input type="checkbox"/> Very Large Property, practically not possible to measure the area within limited time <input type="checkbox"/> Any other Reason:		
14.	Land Area of the Property	As per Title deed	As per Map	As per site survey
15.	Covered Built-up Area	22.08659 m	---	22351.59 m
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	<input checked="" type="checkbox"/> Owner, <input type="checkbox"/> Vacant, <input type="checkbox"/> Lessee, <input type="checkbox"/> Under Construction, <input type="checkbox"/> Property was locked, <input type="checkbox"/> Bank sealed, <input type="checkbox"/> Court sealed, <input type="checkbox"/> Couldn't be Surveyed,		

property during survey	
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.

- Name of the Person:
- Relation:
- Signature: 
- Date:

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.

- Name of the Surveyor: Dha Waj
- Signature: 
- Date:

18/12/23

Admin bldg RCC: 1000 sq.m

Admin bldg: 6100 sq.m
G+1 RCC: 400

BUILD UP AREA:

S/N	DESCRIPTION	AREA (Sq.Mtr)
1	MAIN PLANT	7779
2	OLD F.G STORAGE	4007
3	NEW F.G STORAGE GROUND FLOOR	2737
	New Expand	1014
4	NEW F.G STORAGE FIRST FLOOR	1875
5	NEW F.G STORAGE SECOND FLOOR	1875
6	SECURITY GATE - ROOM	42.53
7	RECORD ROOM (1+1)	120.32
8	HT/LT PANNEL	191.75
9	HT/LT PANNEL	21
10	WORKER ROOM 1	213
11	WORKER ROOM 2	213
12	WORKER ROOM 3 GROUND	210
13	WORKER ROOM 3 FIRST	210
14	WORKER ROOM 4 GROUND	236
15	WORKER ROOM 4 FIRST	236
16	CANTEEN-GROUND	343
17	CANTEEN-1ST FLOOR	343
18	SOLAR ROOM	30
19	WEIGHING M/C ROOM.	11
20	TOOL ROOM TOILET	180
21	D.G. Room	89
22	Press Shop	140
23	New IMD Shed	3750
24	New RM Shed	845
TOTAL Build-up Area		26712

Plot 1 Area	22286
Plot 2 Area	6014
Plot 3 Area	16100
Total Area	44400 Sq.mtr

RCC + shed = 426 + 0.596 = 700.5 sq.m
RCC = 685.6 sq.m
shed = 845 sq.m