

File No.
Date of Receiving

RKA/DNCRI/.../...
6/12/23.

rk 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						
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.	V15(2023-24) - PL410-336 PL393-322-519		
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, Am-22 2nd Floor M.G.M. Vaidya Marg, Bank Street, Horniman Circle East, 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/- + 0% 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	M/S. Millkamal 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
4	Account Name	M/S. Millkamal Ltd.	
5	Plant Address	Survey No. 354/2, adma ching 18000 sq.m. Rakheri bridge, silvassa - Khanvel Road, Varan.	
6	Who will coordinate on site for the site survey	Name	Contact Number
7	Preferred time of survey	Date	Time
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 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 property 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: 			

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:

6/12/23

Time:

6/12/23

GENERAL DETAILS

1.	Name of the Surveyor	Dhanraj. Vojja	
2.	Property shown by	<input type="checkbox"/> Owner/ Director, <input 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.
		Pramod	96243
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	<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:	
	NA.		
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	<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:	
	NA		
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"/> 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. Milkamai Ltd.
2	Legal Owner Name/s	_____
3	Property Purchaser Name	_____
4	Plant Address under Valuation	Survey No. 356/2, Rakholi bridge, Silvassa
5	Present Residence Address of the Owner/ Director	Khanve Road, village Vasona, Dist. Silvassa
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)			
	Approach Road then open land	entry of property then open plot	Daman Ganga River	Land.
2	Property Facing <input type="checkbox"/> East Facing, <input type="checkbox"/> North Facing, <input checked="" 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 Rakholi bridge.			
4	Ward Name/ No.			
5	Zone Name Vasona - Silvassa.			
6	Main Road Name & Width		Distance from property	
	Silvassa Khanve Road 20m		1.5km	
7	Approach Road Name & Width Internal Village Road - 10m.			
8	Are proper road facilities available? <input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No (Not maintained)			
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 khadanja, <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 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 type="checkbox"/> Yes, <input type="checkbox"/> No 					
14	Proximity to civic amenities	School	Hospital	Market	Metro	Railway Station	Airport
		3-4km	3-4km	3-4km	-	35km.	Jurat/MON
15	Any new development in surrounding area	NA.					
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: Dapada Gram Panchayat <input type="checkbox"/> Area not within any development authority limits					
18	Municipality/ Municipal Corporation Name	Name: Dapada Gram Panchayat					

NG MAC
20/3/5/42
2

☐ Area not within any municipal limits

19 Surrounding land uses and adjoining/ nearby establishment details
Beloso, POK plant nearby straight.

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 belt.

22 In case Industry gets closed then does the land can be used for any other purpose?
YES for Agriculture/ PAPER.

PHYSICAL DETAILS			
	As per Title deed	As per Map	As per site survey
1 Land Area	30,000 sq.m	30,000 sq.m	29,500 sq.m.
	Area as per mortgage deed: 18,000 sq.m		
2 Any conversion to the land use	YES.		
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	<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 No of entry, 2.	<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	NO.		
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	<div> <div>As per Title deed</div> <div>As per Map</div> <div>As per site survey</div> </div>										
	X ✓ RCC	24156.31 sq.m										
	X ✓ Shed											
3	Building Type RCC + shed.	<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"/> 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 X	29 yrs.										
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 MP.	<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 MP	<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 checked="" 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>20'</td> <td>71'</td> <td>stone Rubble masonry</td> </tr> </tbody> </table>			Running Mtr.	Height	Width	Finish		20'	71'	stone Rubble masonry
Running Mtr.	Height	Width	Finish									
	20'	71'	stone Rubble masonry									
11	Garden/ Landscaping	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Beautiful, <input type="checkbox"/> Ordinary (small park)										
12	Parking facilities	<input type="checkbox"/> Available within the property <input type="checkbox"/> Not available within the property	<input checked="" 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	not total land is mortgaged.										

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	G.F	11.42'	2000	R.CC	Good	19.54' x 14.28'
2.	Dispatch office	G.F	11.61'	2000	R.CC.	Good	50' x 23'
3.	Storage Area for finished goods	G+1 1st Floor shed	G=30' FF=30'	2000	R.C.C + shed	Good	64' x 130' = 117' x 135' GF=410' x 130'
4.	IMD Area	G.F	40'	2000	R.C.C + shed	Good	1st Floor=390' x 130' 65.58' x 413'
5.	Design office	G.F	9'	2000	Walls + meta, shed	Good	15' x 16.38'
6.	Raw material storage Area	G+1	18'	2000	G.F=RCC FF=RCC + shed.	Good	G.F=86' x 150' FF=86' x 150'
7.	Load Room	G.F	15'	2000	R.C.C	Good	57' x 23' 26' x 9.5'
8.	LT room	G.F	15.92'	2000	RCC	Good	57' x 23'
9.	DR room	G.F	15.92'	2000	RCC	Good	57' x 23'
10.	Fabrication room	G.F	15.92'	2000	RCC	Good	38' x 15'
11.	Pump Room	G.F	35'	2000	shed	Good	30' x 70'
12.	Admin building	G+1	G=12' FF=8.77'	2000	RCC + shed	Good	GF=64' x 23.62' FF=65' x 24'

PLANT DETAILS		
S.No.	PARTICULARS	DESCRIPTION
1.	Brief History & Description of the Plant	Manufacturing unit
2.	Nature of Industry	Manufacturing
3.	Plant Inception Date	
4.	Commercial Operational Date	
5.	No. of Production Lines	1
6.	Date of Inception of each Production Line	
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
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 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
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	M.A.

16	If Plant is not operational then does it require any money for refurbishing to restart the Plant?	NA
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	NA
20	Average Plant Capacity Utilization rate in last one month. Attach Production chart of last one week.	85%
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	900 tonne (April - Oct)
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	<p> SAP, HDPE, G rannu 15, LLDPE, PPCPE, PPHP, FPP, Myla, poly carbonate, ABS </p>

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.	Obsolete technology
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)	Managerial - 14 Nos. Skilled - 118 Nos. Unskilled - 310 Nos.
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)	10001 - Tera Torrent power. 1450 kVA - 1000 kVA.
40.	Auxiliary power arrangements type in the plant (Type & Capacity)	<input checked="" 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: <u>Bonaveri</u> .
44.	Major issues noticed in the Industry which can create issues in operations	✓

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	1999
		Purchase Price	
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:	Moroj Patel	
	Contact No.	8469973818	
	Sale Purchase Rate	5.5 lakh / Gunta	
	Rental Rate	— (5.5 lakh / Gunta for Milkamai Plant too)	
	Comments	Land is at a distance of 51km from Milkamai Plant. Village: Surangi, Amboli, Varona.	
	2. Name:	DEEPOIC.	
	Contact No.	7046838202	
	Sale Purchase Rate	500-500 rupees / sq. ft	
	Rental Rate	—	
	Comments	Land is available at a distance of 1km from Milkamai Plant. Village: Varona.	
	3. Name:		
	Contact No.		
	Sale Purchase Rate		
	Rental Rate		
	Comments		

Surveyor Name: Dhanya, Anita

Signature:

Date:

6/12/23

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: Promod, Sir.
Signature: [Signature]
Mobile No.: 9824367375
Date: 6/12/23

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: Dhaval
Signature: [Signature]
Date: 6/12/23

CASE NO.

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.	VJF 2023-26 - PC393-322-519						
2.	Name of the Surveyor	Oha Waj Vohja						
3.	Borrower Name	MR. MILKANGI LTD.						
4.	Name of the Owner							
5.	Property Address which has to be valued							
6.	Property shown & identified by at spot	<input type="checkbox"/> Owner, <input type="checkbox"/> Representative, <input type="checkbox"/> No one was available, <input type="checkbox"/> Property is locked, survey could not be done from inside <table border="1"> <thead> <tr> <th>Name</th> <th>Contact No.</th> </tr> </thead> <tbody> <tr> <td>Promod Khire</td> <td>9626367375</td> </tr> </tbody> </table>			Name	Contact No.	Promod Khire	9626367375
Name	Contact No.							
Promod Khire	9626367375							
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	<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 checked="" type="checkbox"/> Self-measured, <input type="checkbox"/> Sample measurement, <input type="checkbox"/> No measurement						
13.	Reason for no measurement	<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	30,000 sq.m	-	29,500 sq.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"/> Couldn't be Surveyed, <input type="checkbox"/> Property was locked, <input type="checkbox"/> Bank sealed, <input type="checkbox"/> Court sealed						

	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: Pramod
b. Relation: Representative
c. Signature: [Signature]
d. Date: 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: Pharao
b. Signature: [Signature]
c. Date: 6/12/23

Land Area: 30,000 sq.m

R.C.C Area:

R.C.C + shed Area:

Sr No.	Item No.	Asset description	Acquis.val.	Quantity	REMARKS
1	1	INJECTION MOULDING MACHINE JW 1450	2,38,44,632	1	0
2	2	VASO MOLD 63320/12/425/485 1B	1,65,41,195	1	0
3	3	VASO MOLD FOR IND 44 & 45 2 NOX (HC 2400 "I" & "II")	1,56,91,221	0	0
4	4	VASO INI. MOLDING M/C W TYPE, JW850 SPBTC	1,41,01,513	1	0
5	5	VASO INI. MOLDING M/C, JW 850 SPBH 120 P	1,40,07,921	1	0
6	6	VASO MOLD 51150/51250 D	1,39,15,478	1	0
7	7	VASO MOLD INJECTION CC64125/CC164125/CC64350	1,35,76,879	1	0
8	8	VASO Inj Moulding Machine JW-1450 trsf from Jammu	1,35,66,916	1	0
9	9	VASO MOLD INJECTION PALLET SP1210 C	1,32,43,077	1	0
10	10	VASO MOLD JUMBO DOUBLE WALL DWCC/CH/DWIW D	1,29,42,617	1	0
11	11	INJECTION MOULDING M/C - CLF JA 1000 T	1,23,13,988	1	0
12	12	VASO MOLD FOR HQ CORE TRAY A	1,09,56,834	1	0
13	13	VASO MOLD FOR HQ CORE TRAY A	1,09,46,380	1	0
14	14	VASO INI MOLDING MACHINE MAGNA 775	1,08,02,505	1	0
15	15	VASO MOLD for CRYSTAL B	1,05,62,505	1	0
16	16	VASO-INJECTION MOULDING M/C MAGNA 775-II(holda)	97,01,083	1	0
17	17	VASO-INI MOLDING M/C JW 650 SPB5p	1,00,40,821	1	0
18	18	VASO MOLD for CHAIR MYSTIQUE / ROSA H	96,82,040	0	0
19	19	VASO MOLD for CHAIR MYSTIQUE / ROSA G	95,86,095	1	0
20	20	VASO ASSEMBLY AUTOMATION m/c for CABINETS	95,73,400	0	0
21	21	VASO MOLD for CHR 2260/61 C(HI XX/IRENDY)	95,56,070	1	0
22	22	VASO MOLD for CHIREXOTICA B CHIREXOTICA B	90,36,196	1	0
23	23	INJECTION MOULDING M/C CLF JA 600 T	89,45,916	1	0
24	24	VASO MOLD for BRLEZL CHAIR BODY -A	89,25,750	0	0
25	25	VASO MOLD for CHAIR MYSTIQUE / ROSA -E	89,11,540	1	0
26	26	VASO MOLD for chair CHR2245 / 2246-A	89,08,061	1	0
27	27	VASO MOLD FOR HIGHBACK CHAIR CHR2225/26-B	88,85,371	1	0
28	28	BC 6000	86,94,420	1	0
29	29	MOLD BOTTLE CRATE 300 FULL PFD300-B	85,51,413	1	0
30	30	MOLD BOTTLE CRATE 300 FULL DEPTH 24 PFD300-C	85,13,643	1	0
31	31	Mold for chair CAPTAIN -A	85,12,895	1	0
32	32	MOLD BOTTLE CRATE 300 FULL PFD300-A	84,99,403	1	0
33	33	VASO MOLD FOR DOUBLE SOFA CHAIR	84,75,032	1	0
34	34	Mold for CLUB chair CHRCLUB -A	83,37,322	1	0
35	35	Mold Multipurpose JRS3300B/BJHW/BILV-Q	81,95,648	1	0
36	36	Mold for CHAIR PLATINUM / DYNASTY-A	81,68,127	1	0
37	37	Mold EASY CHAIR 1 SUNDAY -B	81,61,212	1	0
38	38	BC 2400 C	81,21,188	1	0
39	39	GRAND TABLE	81,15,654	1	0
40	40	VASO -MOLD DLC CRATE CCT64300-B	80,37,637	1	0
41	41	Mold MID BACK CHR2210/09/2211/2220/2221-A	79,04,787	1	0
42	42	VASO - Mold for CHAIR MYSTIQUE / ROSA -F	78,68,776	1	0
43	43	Mold for CHAIR MYSTIQUE/OVAL-B	78,35,698	1	0
44	44	Mold for CHAIR URBANA / UMBER-A	77,82,232	1	0
45	45	Mold MID BACK CHR2210/11/13/20/21/23-B	77,67,071	1	0
46	46	VASO - Mold EASY CHAIR 1 SUNDAY -A	77,66,431	1	0
47	47	VASO -MOLD JUMBO CC/CH 6545315-F	76,77,322	1	0
48	48	VASO - INI MOLDING M/C JW 850	75,73,264	1	0
49	49	VASO -MOLD DLC CRATE CCT64300-D	75,72,314	1	0
50	50	VASO -MOLD DLC CRATE CCT64300-C	75,67,662	1	0
51	51	Mold for CHAIR MYSTIQUE / ROSA-A	75,35,420	1	0
52	52	VASO Mold for High Back chair CHR2240/41-A	75,32,296	1	0
53	53	MOLD BOTILE CRATE 200 FULL DEPTH 24 PFD200-G	75,29,202	1	0
54	54	Mold for chair MYSTIQUE / MAGIC C	74,89,951	1	0
55	55	MOLD BOTTLE CRATE 200 FULL DEPTH 24 PFD200-C	74,84,883	1	0
56	56	MOLD BOTTLE CRATE 200 FULL DEPTH 24 PFD200-D	74,78,195	1	0
57	57	MOLD FOR HIGHBACK CHAIR CHR2225/26-A	74,60,408	1	0
58	58	VASO - Mold for high back chair CHR2230 / 31-A	73,94,965	1	0
59	59	MOLD BOTTLE CRATE 200 FULL DEPTH 24 PFD200-F	73,84,187	1	0
60	60	MOLD BOTTLE CRATE 200 FULL PFD200-B	73,67,908	1	0
61	61	MOLD BOTTLE CRATE 200 FULL PFD200-A	73,67,109	1	0
62	62	VASO - MOLD FOR LID CORE TRAY - A	73,57,301	1	0
63	63	VASO -Mold for chair EEZYGO-D	73,46,739	1	0
64	64	MOLD BOTTLE CRATE 200 FULL DEPTH 24 PFD200-E	73,09,630	1	0
65	65	VASO - Mold for chair EEZYGO - C	72,05,976	1	0
66	66	Mold for chair EEZYGO-A	71,16,714	1	0
67	67	Mold for chair EEZYGO-A	70,09,367	0	0
68	68	VASO -Mold for High back chair CHR2230 / 31-B	69,52,265	1	0
69	69	VASO -MOLD MILK POUCH CRATE CH4737168/175-N	69,21,809	1	0
70	70	VASO -MOLD MILK POUCH CRATE CH4737168/175-O	69,00,146	1	0
71	71	VASO -MOLD MILK POUCH CRATE CH4737168-M	68,99,385	1	0
72	72	VASO-MOULD MULTIPURPOSE 53300 F	68,78,49	1	0
73	73	MOLD JUMBO CC/CH 6545315-D	68,42,44	1	0

7

[illegible]



List of IMD Machines

Sr. No.	Name of the Equipment	No. of Units	Kind & Make	Age & Condition (Mfg. Year)
1	VIMD07	1	MIR-1050T MIR (Italy)	1995
2	VIMD02	1	CLF-600T & Chuan Lih Fa (Taiwan)	1999
3	VIMD04	1	CLF-1000T & Chuan Lih Fa (Taiwan)	2000
4	VIMD10	1	MGN-775T & Ferromatik Milacron (India)	2005
5	VIMD11	1	MGN-775T & Ferromatik Milacron (India)	2006
6	VIMD13	1	JW-850T & Jon Wai (Taiwan)	2007
7	VIMD17	1	JW-1450T & Jon Wai (Taiwan)	2007
8	VIMD15	1	JW-650T Jon Wai (Taiwan)	2009
9	VIMD16	1	JW-500T Jon Wai (Taiwan)	2009
10	VIMD19	1	JW-850T Jon Wai (Taiwan)	2010
11	VIMD18	1	JW-850T Jon Wai (Taiwan)	2010
12	VIMD20	1	JW-1450T & Jon Wai (Taiwan)	2018
13	VIMD21	1	150T & Ferromatik Milacron (India)	2020

