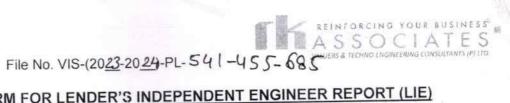


is st faily digital Automated Platform for error arms Valuation Life Cycle— has enter of 8 © Associates



SURVEY FORM FOR LENDER'S INDEPENDENT ENGINEER REPORT (LIE)

CASE COLLECTION FORM

(Version 10.0)

	Items	Assigned T	o Assigned to Date	To be completed by date	Submitted On date	Grade	HOD Engg. Signature
File R	eceived By		NA	NA			
Surve	У	2 Base	10/00kt	(14
Prepa	ration						
	A - Very Goo	od, B - Satisfact	ory, C - Average,	D - Poor, E - E	xtremely Poor		Market survey for
reaso	unprepared due n	properly of representation Google Ma	done, ☐ Photogative photo not take ap not taken, ☐ S	graphs not c ken, □ Owner/ urvey summar	learly taken, owner represo y sheet not fille	☐ Selfie/ entative sigr	Measurement is no Owner or owner nature not taken, □
by th	se File is returned e preparer - HOD . comment & iture	Surveyor.	defects in the s Report preparer to efects in the surve	o collect the mi	ssing informat	ion on his ov	n with warning to wn.
	医性的医医疗性		GENER/	AL DETAILS			
1.	Ret No.	Order or					
2	Type of Service		Valuation Report, her CE Certificate			te, Cost v	retting certificate
3.	Type of custome	er 🗀	Bank	☐ PSU ☐ Private clier	□ NBFC	□ Corporation Corporation	
4.	Bank/ Fl/ Organi Name & Address	ization	Company				3
5.	Case Allotment	Officer/	Name	Conta	act Number		Email Id
6.	Fees paying par Case Type	ty Details	☐ Case for Fres	sh Account	□ Case	for exiting account/ customer	
7.			mount of Fees	Advance A	nount if any	Fees will be paid by	
						☐ Bank	□ Customer
8.	Billing Details		Billed To F	Party Name		GS	STIN
							3

			CASE DETAI	<u>LS</u>				
1.	Type of Property							
2.	Purpose of LIE Report/ Assignment	 □ Value assessment of the asset for creating new collateral mortgage □ Periodic Re-Valuation for Bank, □ Distress sale for NPA A/c., □ For DRT Recovery purpose, □ Capital Gains Wealth Tax purpose □ Partition purpose, □ General Value Assessment, □ Verification of Physical Progress and Expenditure incurred till □ Any other: 						
3.	Owner/ Applicant Details		Name	Contac	ct Numb	per Email Id		
4.	Account Name		047					
5.	Property Address				n	* o		
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, CA Certificate and approved site plan/ map is must)	Reg Con 2. Map: 3. Utility receipt, 4. Any Ot	istered Will, □ Ri veyance Deed, □ □ Cizra Map, □ A Bills: □ Electric , □ House Tax de	elinquishmer Allotment L Approved Ma ity Bill & pay emand & pay CLU, C	nt Deed, etter, □ p and Apyment re ment re	Power of Attorney, Transfer Deed, Possession Letter pproval Letter, Site Plan eceipt, Water Bill & payment eceipt ficate TEV Report/DPR		
9.	Documents received from							
10.	Special Instructions if any:							
11.	I agree to pay the amount in Valuer firm to distort any facts interest and to benefit any ind	s and would i	not try to influence	any member	or official	agree that I'll not put pressure on all of the firm in the ill spirit or vested		
	Customer Signature:							

	FILE RECEIVER CASE COLLECTION PROCE (To be filled by Surv		ANCE CHECKLIST
S.NO.	COMPLIANCE CHECKLIST	STATUS	APPROVER SIGNATURE/ REMARKS IN CASE OF ANY (X)
1.	Is Case collection Form properly filled by Receiver?		, ,
2.	Is purpose of the assignment understood clearly by the receiver?		4
3.	Has receiver checked if this is a new case or existing case of the Bank?		9 8
4.	Has receiver fixed the fees with the manager/ client and sent quotation properly or have taken approval of the work over email?		
5.	Has receiver taken proper Work Order/ Email/ CESA form formality?		
6.	In case of private case or for fresh case 50% advance is received?		-
7.	Is document checklist email sent to the customer?		R
8.	Has the received documents is having 'documents provided by stamp'?		

IMPORTANT INSTRUCTIONS TO SURVEYOR

1.	Please fill the above compliance checklist before moving for the survey.
2.	Please do not do the survey if you do not have proper documents.
3.	For Vacant Plot/ Land - Cizra Map/ Master/ Zonal/ Site Plan is must to identify the Plot. For Agriculture or
	converted land from agriculture - Mutation documents, CLU is must.
4.	Firstly please first study the 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.	Confirm ongoing property rates in the subject location through public domain, property sites and contact dealers to show you the available properties in that area during your survey.
7.	Identify the Property clearly by matching the boundaries and area mentioned in the property papers.
8.	Do sample physical or google measurements of the property.
9	PHOTOGRAPH INSTRUCTIONS: a. Take owner/ representative photograph along with the property. b. Take your selfie along with the property and the owner/ representative. c. Take full scale photo of the property with gate. d. Take photo of the property along with abutting road, towards left, right and center. e. Take multiple photos of inside-out of the property. f. Take nearby photographs of the Property. g. Take a short video to cover property and neighborhood.
10.	Take Google Map location.
11.	Check main road name & width and approach road width and distance of property from main road.
12.	Check Jurisdiction Municipal Limits & Ward Name.
13	Fill each column of survey form diligently in detail and tick the appropriate option clearly.
14.	Check any defects or negativity in the property and comment in detail on survey form.
15.	Do extensive market rate enquiries and confirm for any recent past transactions.
16.	In case customer appears to be providing misleading information to you or trying to influence you by money or cash then immediately report to the Management & Bank.

	SURVEY GRADING MATRIX
GRADE	PARAMETERS/ CRITERIA
A	In case all the points below are done properly, timely with full care and diligence:
	 Survey started with proper work order and knowing the source of payment. Survey done with proper documents. Done complete homework and studied the documents properly with highlighting the main points before moving for the survey. Chosen correct survey form as per the property type. All fields of Survey form are properly filled. All site special observations and negative and positive factors are clearly mentioned. Self & client signatures taken on survey form. Property rates information properly taken, mentioned and verified. Site rough sketch plan made. Proper photographs taken. Selfie with property taken. Selfie and owner photograph with property taken.
В	In case of 3 minor mistakes in any of the above points except Point 1, 2, 3, 4, 6, 8, 10, 11, 12 but all the points are covered.
C	In case of more than 3 minor mistakes and any 1 major mistake in any of the above points and if any points are completely missing except Point 1, 2, 3, 4, 6, 8, 10, 11, 12.
D	In case of 1 major mistake or missing of any 1 point out of 1, 2, 3, 4, 6, 8, 10, 11, 12.
E	In case of more than 1 major mistakes or missing of more than 1 point out of 1, 2, 3, 4, 6, 8, 10, 11, 12.

Note (Survey Grading Matrix):

1. Similar Grading Matrix is issued for Case Collection & Report Preparation as well.

Note (Overall Grading Matrix):

1. In case client reports any careless mistake in the report for which revision has to be done in the report then in that case Grading Matrix may be revised and Grade E will be awarded.

	SURVEY PROCESS COMPLIANCE CHECKLIST	
S.NO	(To be submitted by Surveyor with each Survey)	
100000000	The state of the s	STATUS
1.	Did you take proper property documents to carry out the survey?	
2.	Have you properly studied & highlighted Owner/ Area/ Boundaries in the property	
	documents with bold florescent before moving for the survey?	
3.	Did you check prominent landmark nearby the subject property and mentioned in the survey form?	
4.	Did you identified the Property clearly by matching the boundaries and area mentioned in the property papers?	
5.	Did you check if property is merged with any other property or it is an independent property?	
6.	Did you do sample physical or google measurements of the property in case of property more than 2500 sq.mtr?	
7.	Did you check for any building violations in the property?	
8.	Did you check municipal limits/ jurisdiction/ ward?	
9.	Did you take Google Map location and shared it to Maps whatsapp group?	
10.	Did you check Main Road name & width and its distance from the subject property?	
11.	Did you check approach Lane width on which property is located?	
12.	Have you taken property full scale photograph with gate?	
13.	Have you taken owner/ representative photograph with the property?	
14.	Have you taken your selfie with the property along with owner/ representative?	
15.	right of the property?	
16.	Have you taken multiple photographs of the property from inside-out?	
17.	Did you check nearby development and whereabouts and commented on survey form?	
18	Did you check any defects or negativity in the property in terms of location, legality,	F***
	disputes, marketability, salability, etc. and commented on survey form in detail?	
19.	properly?	
20:	Did you draw site key plan (location map)?	
21.	Did you draw rough site sketch plan?	
22.	Have you taken self-attested documents from owner/ representative and stamped "documents provided by stamp"?	
23.	Did you check any defects or negativity in the property in terms of location, legality, disputes, marketability, salability, etc. and commented on survey form in detail?	
24.	Have you confirmed any recent past transactions during market enquiries and enquired property rates locally very rigorously?	
25.	Did you take signatures of the owner/ representative on undertaking and survey summary sheet?	
26	Did you sign the undertaking?	Ş.

		OFNED AL DED		
126		GENERAL DETAILS		
1	PROJECT NAME	M/s Nikita Pape	re. Char	e- 17 1
2.	PROJECT PROMOTER/S (Company Name/ Director/s Name			
3.	TYPE OF PROJECT	Paper Industry	(Craff	mallin
4	CAPACITY OF PROJECT	Paper Industry 200 MTPD.	(PM02)	Count
5.	BANK NAME/ CONSORTIUM MEMBERS	PICEUP		(TIMO !
6.	LIE REPORT PERIOD	7		_
7.	PROJECT LAND AREA	29,851 (M2)		
8.	TOTAL BUILT UP AREA	5338+533	8 (m²)
9.	PROJECT START DATE	Aug -19.	0	
10	PROPOSED COMMERCIAL OPERATIONS DATE (COD) 2	01		
11	OPERATIONS DATE		i cuech	
12.	REASONS FOR DELAY IN PROJECT COMPLETION, IF ANY			
13.	STATUS OF OCCUPANCY CERTIFICATE/ CERTIFICATE			
14.	MAJOR CONTRACTORS HIRED ON SITE	COMPANY NAME	NATURE OF WORK	WO/ PO Amount
		ISHUSANG	Rougherdon	Machine.
	MATER >	YUNDA	Pulh seign	ion Markin
	(+2-18 100) C	MECRO .	Boiles	000, 100000
		Nowi (Make) 10	Turbu	ne)
		Salory Enel.	Exection	_
		Particulars	Envisaged Cost of Project	Incurred Till
		Land	Toject	
	ESTIMATED PROJECT COST /	Building		
15.	CA CERTIFICATE:	Plant and Machinery		
		Miscellaneous Fixed assets		
		Preliminary and Pre-operative cost		
		Advances		
		Total		

Notificel Inclustried Brear Shauch' Internel wood. 17. APPROACH ROAD WIDTH:

1.65	ALLINOACH NOAD WIDTH.	Intelliel weil.
18.	DISTANCE FROM NATIONAL/ STATE HIGHWAY	'Shamli Pampart Road,
19.	BOUNDARIES OF THE PROPERTY:	
	NORTH:	
	SOUTH:	
	EAST:	
	WEST	
20.	PHYSICAL PROGRESS OF THE PROJECT TOWER/ BUILDING WISE	Refer Annexure Coupleded. Jan -21
21.	TIME SCHEDULE (FOR THE CONSTRUCTION WORK)-TO BE PROVIDED BY THE CLIENT	Mourch-19 - Jan. 21
22.	PHYSICAL PROGRESS OF SITE DEVELOPMENT WORKS LIKE ROADS, LANDSCAPING	
23	MACHINERIES OBSERVED DURING SITE VISIT (Attach a separate sheet if	
	required along with photographs of their Specifications/ tag plates)	
24.	PLANT (ETP) - MAKE / MODEL/CAPACITY	Nof in PM-02
25.	SEWAGE TREATMENT PLANT (STP)- MAKE / MODEL / CAPACITY	
26.	WATER TREATMENT PLANT (WTP)MAKE / MODEL / CAPACITY	4
27.	NO OF WATER TANKS AND	Underground/ Overhead
	STORAGE CAPACITY	Domestic Usage Fire Water
28.	NO. OF RAIN WATER HARVESTING PITS	Yes.
29.	Сарасіту)	-) 33 KDA - D 30001664
30.		UPPCL.
31.		Supmersible. (HP-1)
32.	ANY MAJOR OBSERVATION WHICH MIGHT PROVE RISKY	Neve -

16. LANDMARK:

	FOR BANK IN FUTURE FOR TERM LOAN AMOUNT RECOVERY		7.0
33,	APPROXIMATE NO. OF LABOURS OBSERVED DURING SITE VISIT	- 240	

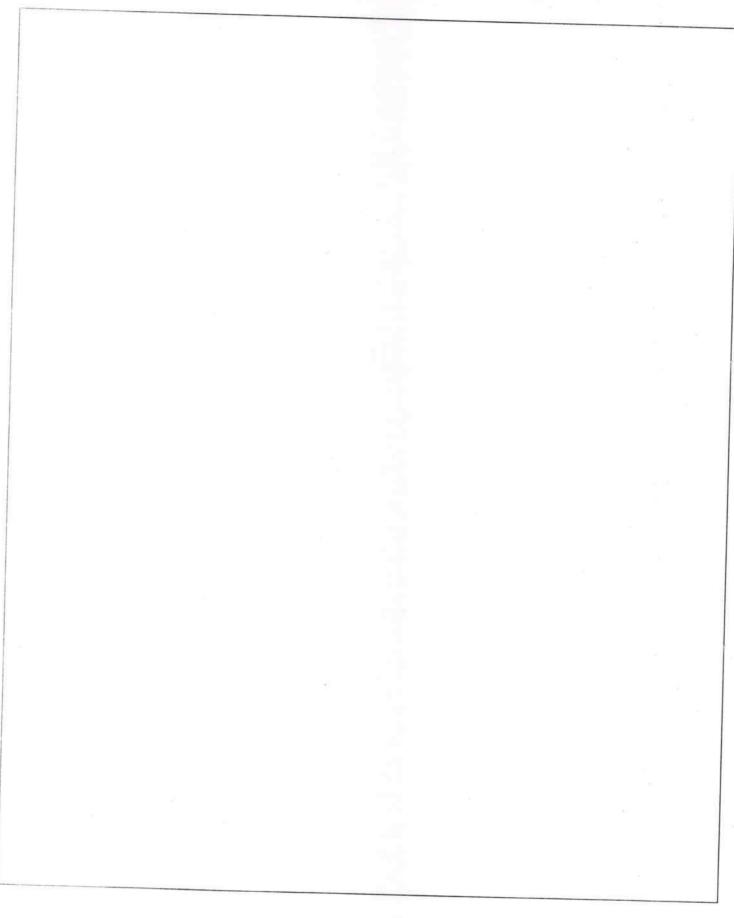
ATTACH & VERIFY ON SITE:

1. LIE DOCUMENTS CHECKLIST

- a) Project land Sale deed/Lease deeds
- b) Building plan approval letter.
- c) Sanctioned Map/ Building Plans from GNIDA
- d) Labor License
- e) CLU in case of Change of Land Usage
- f) NOC from Airport Authority of India (If Applicable)
- g) NOC from Pollution Control Board (Consent to establish/ Consent to operate)
- h) NOC from SEIAA for Environmental clearance
- i) NOC from Fire department (Provisional/ Final)
- 2. LOCATION MAP
- 3. PROJECT SPECIFICATIONS
- 4. PHOTOGRAPHS

*NOTE: Please complete all the details reference to the sanctioned Maps and Approvals.

DRAW SITE KEY PLAN & SKETCH PLAN



UNDERTAKING BY THE CUSTOMER

I confirm that I have made the inspection of the subject property to the surveyor of R.K Associates, which is correct property in question for which the documents have been provided/ submitted by me. I further confirm that I am aware of all the information related to the subject property and I have provided all its information to the surveyor true 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 LIE 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 have not 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 person/ 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 +91-9958632707, 0120-4110117. Our LIE Reporting 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 LIE Report 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	M	1. 1	tul Aeron.
Relationship with owner	/	C F	- O.
Signature		AM	m_
Mobile No.	*	98	37400349
Date	10	06	2024.

UNDERTAKING BY THE SURVEYOR

Valuation & Survey policy guidelines issued by R.K Associates. I have not taken any cash or kind from the customer nor have I come into any kind of influence of the customer / bank for arbitrary providing the Property LIE Reprot as per one's need. I further state that I have not given any assurances to the customer nor given any wrong or false information or statement. 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.

For File No.				
Surveyor Name	VW	rol	3	Babul
Signature	Cin	2		
Date		10	20	nous

UNDERTAKING BY THE PREPARER

I confirm that this LIE Report is prepared as per the fair professional best practices and Valuation & Survey Policy Guidelines issued by the organization. I also confirm that without any personal interest, partiality or prejudice, I have worked on this LIE assignment. Rates adopted for the asset is based on various facts, information collected from the site came to my knowledge during the course of the assignment and I have taken all sincere efforts to review, cross check & confirm this data/ information from all different angles using my prudent approach without any biasedness or pressure. I have prepared the report based on true facts & information as per best of my knowledge & case facts. I understand that any false information provided by me will lead to the incorrect LIE report and I'd be solely responsible for it and will bear the losses which will be put on the Company in form of monetary or reputation loss by its client or statutory bodies.

I also undertake that I did not come into any influence by the customer, Bank representative (officer or agent), colleagues, coworkers or any other person to arbitrary change the LIE Report figures or facts unethically or illegitimately which may put the public money at risk which is in the form of Bank deposits.

in case at any point of time in future, if I am found guilty of illegitimately distorting the facts in the LIE Report or any other professional services which company offers in the market on being influenced by the customer or Bank representative (officer or agent) or for whatsoever reason then I'd solely responsible of any such act and I understand that the Company can take appropriate legal action against me which may include suspension from the current roles & responsibilities or termination from the employment with immediate effect.

I also undertake that I have not taken any cash, favor or in kind from the customer for favoring any individual or organization by unfair means.

l also undertake that I'll not prepare any report on incomplete Survey form which is not properly filled as per the Company guidelines and in case I am preparing it which is creating an incorrect report then I'd be responsible for its consequences.

For File No.	3/500
Preparer Name	74-
Signature	
Date	

Annexure-1

	THE REST OF THE PERSON		2 Yrff Pa	ling/Towe	r Name	(Status till No		Contract of the Contract of th
	Activity			TIE/ TOWE	1 Maille	Status tili No	. Of Floors	
1.	Proposed floors							-
2.	Sub structure as Foundation/Footings	1257-1	O Z	I F-9-		t- Bac	0-1 ()	
-3.	Basement	101V15	3	N.V	7		-	-
4.	Super Structure	1						
Б.	Brick/Block Work/Partition Wall							
7.	Electrical Work							-
71.	Electrical Fixtures							
8.	Plumbing Work					T Pik		
8.1	Plumbing line for water supply	pr of the	39				78.7	
8.2	Plumbing line for drainage	THE NEW		(%)	The World	50417.7	- C	PICVI
8.3 9.	Plumbing fixtures brass items as taps; shower; mixtures; sinks Internal Plaster							
10.	External Plaster							
11.	Fire Fighting Work	100 30	COL	3000		as it bill a	E 100 500	S N
11.1	Fire Fighting sensor and sprinkler or other accessories	· a	ſ,		è.	out A	Apoleof 1	U.pq
120	Installation of Lifts			ACT OF	CLE	W. Marine		1 - 5
13.	Flooring in Apartment							-
14	Flooring in Common Area		-			95.		
14.1	Reception	although				- 10	7	
14.2	Corridors of floors	1 /						
14.3	Stair Case							
15.	Frames	- Allerton		9 (-	Car	Common	/	
5.1	Door						N. T.	
5.2	Window	1750		3.0				
16.	Door installation					N.		
17.	Window installation	Mary I	e e e	50.00	11.5	<u> </u>		
19.	Paint Work-internal							
9.1	In Apartments							
9.2	In Corridors of floors	O HAY				11-1		
20.	Paint Work-External			6		241		
21.	Lift Machine Room					1.		

ish is the (Demb wars) (& c c ryles

many to sent already

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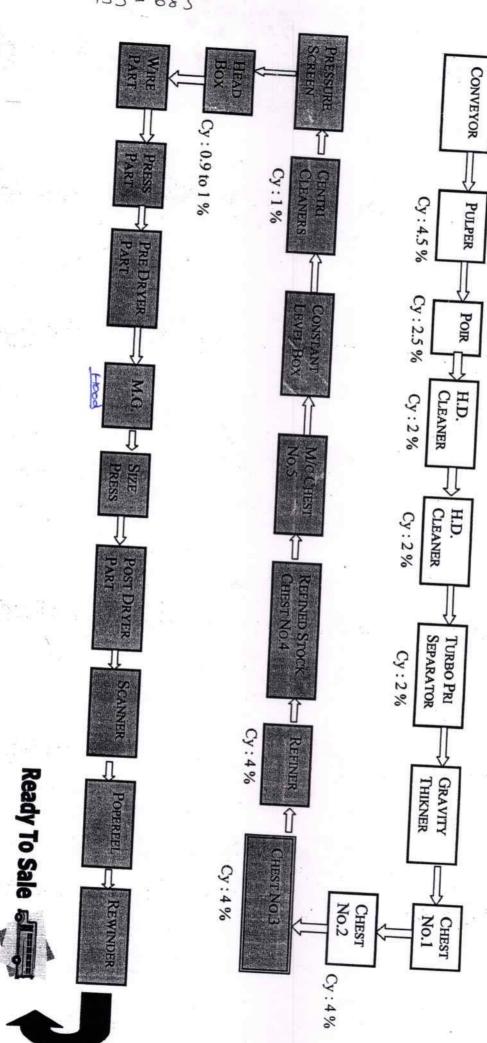
Mainshed of 25.2+12.05) & (22.32 +31.54 Ak u mujafarnej 1) hoeal of the Raders should Surported 2) VK, Europe (200 Por perdous) Rowpuper rollis cut into Rewinder +> specific shapes *Not un nigarow, because of failure in Hanspring mixing (mention is used)

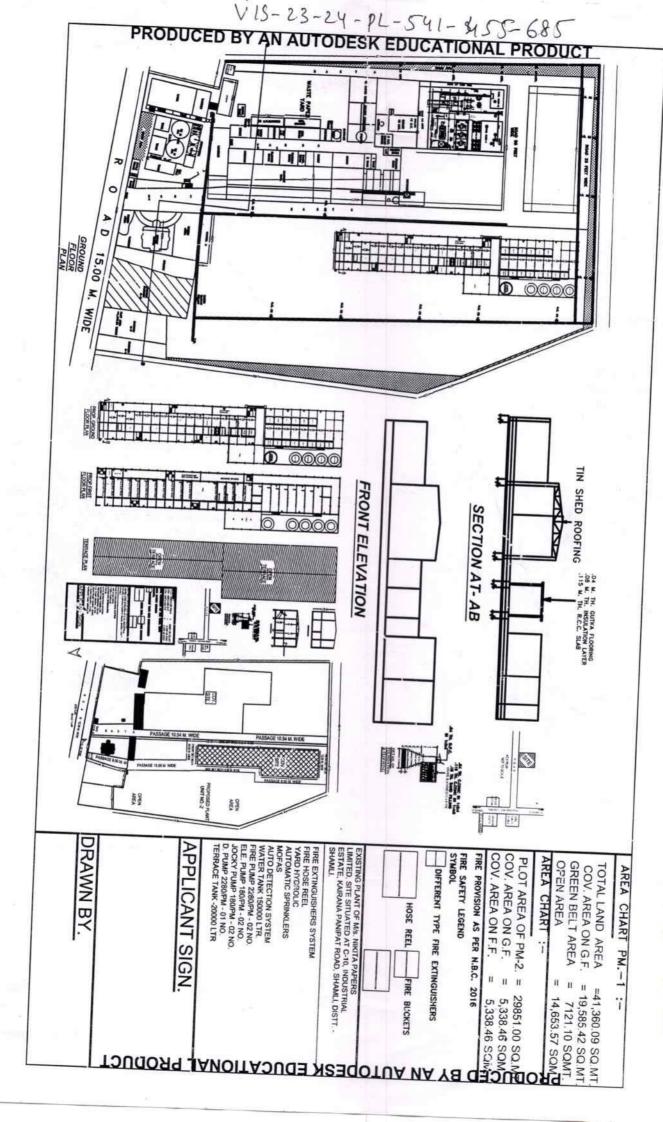
mixing egades plastie
grandes C-C > 5-8 m x 100 colours. 1). Conveyer - grinder pe-Pulper × 2 & suction pump-HDC I High durity cleaner) 500 m3 x y (Dump rower) (R-C-C selve) 50 0.6 mm pueb to senti cleaner Procedinator marchi & swortfibe. Graving seperator (Remove actin for better Storege) Dis parser seeter (spot removed à quality



NIKITA PAPERS LIMITED

Manufacturing Process Flow Chart





PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

Jan - 21 - End.