

PL- 573-484-741

File No.	RKA/DNCR/...../.....
Date of Receiving	

REINFORCING YOUR BUSINESS  
ASSOCIATES

**CASE COLLECTION FORMAT  
(INDUSTRIAL PLANT SURVEY FORM)**

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

Items	Assigned To	Assigned to Date	To be completed by date	Submitted On date	Grade	HOD Engg. Signature
File Received By	Mr. Subhash	NA	NA			NA
Survey	Mr. Amit Jaiswal		14/2/21			
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.			
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, Jawahar Vyapar Bhawan		
5.	Case Allotment Officer/ Fees paying party Details	Name	Contact Number	Email Id
		Mr. Vivekanand Yadav	8800611229	v.yadav@sbi.co.in
6.	Case Type	<input type="checkbox"/> Case for Fresh Account <input type="checkbox"/> Case for existing account/ customer		
7.	Fees Details	Amount of Fees	Advance Amount if any	Payment will be paid by
		1,25,000/- + GST		<input 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 Bhagwati Products Limited.		
2.	Type of Property	<input checked="" 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
		Mr. Rakesh Agarwal	-	-
4.	Account Name	M/s Bhagwati Products Limited		
5.	Plant Address	Plot - 51, E city, Sak city, Sreenagar, Hyderabad.		
6.	Who will coordinate on site for the site survey	Name	Contact Number	
		Mr. Ashok Reddy.	9030345736	
7.	Preferred time of survey	Date	Time	
		14/02/24	11:40 AM	
8.	Documents Received (Any one ownership document and approved site plan/ map is must)	<p>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</p> <p>2. Map: <input type="checkbox"/> Cizra Map, <input type="checkbox"/> Sanctioned Map, <input type="checkbox"/> Site Plan</p> <p>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</p> <p>4. Any Other document: <input type="checkbox"/> TIR Report, <input type="checkbox"/> Old Valuation Report, <input type="checkbox"/> Plant &amp; 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</p> <p><input type="checkbox"/> Any other:</p> <p><input checked="" type="checkbox"/> FAR</p> <p>5. No documents provided: <input type="checkbox"/></p>		
9.	Special Instructions if any:			
10.	<p>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.</p> <p>Customer Signature:</p>			



## 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 <b>Owner/ Area/ Boundaries</b> 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.	<b>DO CLEAR IDENTIFICATION OF THE PROPERTY</b>	<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.	<b>CHECK IF ANY BUILDING VIOLATIONS DONE</b>	<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"/>



8.	Send Google Map location at maps@rkassociates.org	<input checked="" type="checkbox"/>
9.	Check municipal jurisdiction	<input checked="" type="checkbox"/>
10.	Check Main road name & width and its distance from the subject property	<input checked="" type="checkbox"/>
11.	Check Lane width on which property is located	<input checked="" type="checkbox"/>
12.	Check any defects or negativity in the property	<input checked="" type="checkbox"/>
13.	<b>CONFIRM PROPERTY RATES LOCALLY</b>	<input checked="" type="checkbox"/>
14.	<b>CHECK NEARBY DEVELOPMENT</b>	<input checked="" type="checkbox"/>

### SPECIAL INSTRUCTIONS:

1. During Survey please follow the blocks mentioned in the plant layout and clearly mention the details of each block. Use separate sheet wherever space is not adequate in the form.
2. During survey please keep P&M inventory sheet in hand and cross check the machines from the list.
3. Mention type, height & area of shed of each block clearly.
4. Take photographs of the machines including its machine plate.
5. In case machine is not in running condition then test the condition of the machine by moving its lever, pulley and check oil condition.

SURVEY GRADING MATRIX	
GRADE	PARAMETERS/ CRITERIA
A	In case all the points below are done properly, timely with full care and diligence: <ol style="list-style-type: none"> <li>1. Survey started with proper work order and knowing the source of payment.</li> <li>2. Survey done with proper documents.</li> <li>3. Done complete homework and studied the documents properly with highlighting the main points before moving for the survey.</li> <li>4. Chosen correct survey form as per the property type.</li> <li>5. All fields of Survey form are properly filled.</li> <li>6. All site special observations and negative and positive factors are clearly mentioned.</li> <li>7. Self &amp; client signatures taken on survey form.</li> <li>8. Property rates information properly taken, mentioned and verified.</li> <li>9. Site rough sketch plan made.</li> <li>10. Proper photographs taken.</li> <li>11. Selfie with property taken.</li> <li>12. Selfie and owner photograph with property taken.</li> </ol>
B	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. For special assignments like LIE, Stock Valuation, etc. where till date survey format is not specified or released, in such cases point wise site observation report has to be submitted by the Surveyor duly signing it properly. Without signed Site Observation report, Point 4 will be considered as not done and will fall under Category E.
2. 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.



# 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:

Time:

## GENERAL DETAILS

1.	Name of the Surveyor	Mr. Amit Jaiswal.	
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.
		Mr. Ashok Reddy	—
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: N/A	
5.	How Property is Identified	<input 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 checked="" 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	
7.	Property Measurement	<input checked="" type="checkbox"/> Self-measured, <input 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: X	
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	NA

OWNERSHIP DETAILS	
1.	Name of the Industry
2.	Legal Owner Name/s
3.	Property Purchaser Name
4.	Plant Address under Valuation
5.	Present Residence Address of the Owner/ Director
6.	Property constitution

M/s. Bhagwati Products Limited.  
 Mr. Rajesh Agarwal  
 " "  
 Plot S-1, E City, Fabcity, Greenagar, Hyderabad.  
 —  
☒ Free Hold, ☐ Lease Hold

LOCATION DETAILS	
1.	Adjoining Properties (Match it with papers with the help of compass or Sun direction and also confirm it with nearby people)
2.	Property Facing
3.	Landmark
4.	Ward Name/ No.
5.	Zone Name
6.	Main Road Name & Width
7.	Approach Road Name & Width
8.	Are proper road facilities available?
9.	Type of Approach Road

East: Other Factory      West: Road      North: Other's Prop.      South: Road.  
☐ East Facing, ☐ North Facing, ☒ West Facing, ☒ South Facing, ☐ North-East Facing, ☐ South-West Facing, ☐ South-East Facing, ☐ North-West Facing  
 Radiance Appliances & Electronics Ltd.  
 Fab city  
 Greenagar  
 Name: NH 763      Width: ~ 60 Ft.      Distance from property: 2.5 Km  
 Fab city Road  
☒ Yes, ☐ No  
☒ Bituminous, ☐ Metalled, ☐ Cement concrete, ☐ Concrete paver block, ☐ Brick khadanja, ☐ Mud surfacing, ☐ Broken potholed metalled road, ☐ No proper approach road available, ☐ Very narrow approach road towards the property



10.	Location characteristics	<input type="checkbox"/> Within well-developed notified Industrial area, <input checked="" type="checkbox"/> Within averagely maintained Industrial area, <input checked="" 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 checked="" type="checkbox"/> Industrial, <input type="checkbox"/> Institutional					
12.	Location consideration	<input checked="" type="checkbox"/> Corner Plot, <input checked="" 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 checked="" type="checkbox"/> Near to Highway, <input type="checkbox"/> Entrance North-East Facing, <input type="checkbox"/> Ordinary location within locality, <input type="checkbox"/> Good Location within the locality, <input type="checkbox"/> Normal Location within the locality, <input type="checkbox"/> Average Location within locality, <input type="checkbox"/> Poor location within the locality, <input type="checkbox"/> Property towards end of the locality, <input type="checkbox"/> Any other					
13.	Is Plant part of notified Industrial Area? If yes then name of Industrial area/ estate & governing authority managing it.	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No  <div style="text-align: center; font-size: 1.2em;">Fab City.</div>					
14.	Proximity to civic amenities	School	Hospital	Market	Metro	Railway Station	Airport
15.	Any new development in surrounding area	Road Construction WIP.					
16.	Jurisdiction limits	<input type="checkbox"/> Nagar Nigam, <input type="checkbox"/> Nagar Panchayat, <input type="checkbox"/> Gram Panchayat, <input checked="" type="checkbox"/> Nagar Palika Parishad, <input type="checkbox"/> Area not within any municipal limits					
17.	Jurisdiction Development Authority Name	Name: <div style="text-align: center; font-size: 1.2em;">HMDA</div>  <input type="checkbox"/> Area not within any development authority limits					
18.	Municipality/ Municipal Corporation Name	Name: <div style="text-align: center; font-size: 1.2em;">HMDA</div>					

		<input type="checkbox"/> Area not within any municipal limits
19.	Surrounding land uses and adjoining/ nearby establishment details	for Industrial Purpose.
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?	No.
22.	In case Industry gets closed then does the land can be used for any other purpose?	Yes.

		PLANT DETAILS	
S.No.	PARTICULARS	DESCRIPTION	
1.	Brief History & Description of the Plant	~ 2016	
2.	Nature of Industry	Manufacturing of electronic goods.	
3.	Plant Inception Date	~ 2016	
4.	Commercial Operational Date	<del>2016</del> 9 Feb 2016	
5.	No. of Production Lines	3 LED 3 Panel Assembly 4 Mobile lines 1 SMT (Surface Mount Technology) 1 MI (Manual Insertion) 1 Set top Box	
6.	Date of Inception of each Production Line	1 Testing & Calibration. ~ 2016	
7.	Total Block Value of the Machines (As on Year ending 31 <sup>st</sup> March)	~ 34 Cr.	
8.	Industry benchmark cost for setting up these Plants (for eg. Per MW or Per MT)		
9.	Establishment Type	<input type="checkbox"/> Indigenous, <input checked="" type="checkbox"/> EPC Contractor, <input type="checkbox"/> Local Contractor	
10.	Plant Type	<input type="checkbox"/> Manual, <input checked="" type="checkbox"/> Semi-Automatic, <input type="checkbox"/> Fully Automatic, <input type="checkbox"/> Conventional, <input type="checkbox"/> Non-Conventional, <input type="checkbox"/> Computerized Controlled	



11.	Plant & Machinery Purchase Type	<input checked="" type="checkbox"/> First Hand, <input type="checkbox"/> Second Hand
12.	Plant & Machinery Make	<input type="checkbox"/> Domestic branded, <input type="checkbox"/> Domestic local made, <input type="checkbox"/> Onsite fabrication <input type="checkbox"/> Imported machines, <input checked="" type="checkbox"/> Mix (Domestic + Foreign)
13.	Plant Overall Condition	<input type="checkbox"/> Newly Commissioned, <input type="checkbox"/> Excellent, <input checked="" 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	NA
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?	No.
19.	Any Technology collaboration of the Plant	No.
20.	Average Plant Capacity Utilization rate in last one month. <i>Attach Production chart of last one week.</i>	
21.	Name & Function of each block in the plant - Use Separate Sheet If Required	
22.	Main machines used in the Plant - <i>Use Separate Sheet If Required</i>	
23.	Estimated net weight of the large machines and of total machines present at site - <i>Use Separate Sheet If Required</i>	—
24.	Estimated Economic Life of the Plant/ Machines	
25.	Age of the Plant/ Remaining Life of Machines	



26.	Record of Last Maintenance Done (Attach Copy Of Maintenance Log Book If Possible)	
27.	Production Capacity In Quantity & Weight For Different Products/ Units	
28.	Description Of Products Manufactured	Mobile Phones. LED TV TV Panel Assembly SMT, MI & Set top Box.
29.	Brand Name under which Products are sold in the Market	HiSense $\rightarrow$ TV    Micromax $\downarrow$ Mobile    Set top Box $\downarrow$ SUN Direct Toshiba TCL
30.	Raw Material Used & Sources Of Primary Raw Material Used	Micromax Feature NA since only Assembly work is going.
31.	No. & Type of Furnace	NA.
32.	No./ Type/ Height of Chimney/ Exhaust	NA.
33.	Is Plant using obsolete technology or currently used technology in the market? Please comment.	Yes.
34.	Whether STP is installed (Mention Type & Capacity)	Yes. 100 KLD
35.	Whether ETP is installed (Mention Type & Capacity)	NA
36.	Fire Fighting System	Yes. Fire Hydrant, Sprinkler.
37.	No. of Resources Working In the Plant (Managerial, Skilled, Unskilled)	~
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 checked="" type="checkbox"/> DG Sets, <input type="checkbox"/> Captive Power Plant 500 KVA & 82.5 KVA



41.	HVAC System In the Plant	Carrette Ac
42.	Cooling System In the Plant	NA
43.	Water Arrangements/ Source of water	<input type="checkbox"/> Jet pump, <input checked="" type="checkbox"/> Submersible, <input type="checkbox"/> Jal board supply, <input type="checkbox"/> Reservoir, <input type="checkbox"/> Any other:
44.	Major issues noticed in the Industry which can create issues in operations	Not any.



**ATTACHMENTS:**

S. No.	PARTICULARS	DESCRIPTION
1.	Inventory Sheet of P&M from Fixed Asset Register (Machine Name/ Machine Type/ Capacity/ Model No./ Machine Make/ Capitalization Date/ Capitalization Value/ Current Book Value/ Machine Status (working/ not working))	
2.	Flow chart / Block diagram from raw material to finished product	-
3.	Plant Layout	-
4.	Factories registration	- ✓
5.	Labor license	- ✓
6.	Fire NOC	- ✓
7.	Copy of last paid Electricity Bill	- ✓
8.	NOC from Pollution Control Board X	- ✓
9.	Environment Clearance (if applicable)	-
10.	Petroleum Product Storage license (if applicable)	NA
11.	Explosive Product Storage license (if applicable)	NA
12.	Export/ Import Code (if applicable)	-
13.	Any other approval or NOC as per industry	-
14.	Daily Performance Report	-
15.	Production data of last one week	- ✓
16.	Plant maintenance log	- ✓



CASE NO.

UNDERTAKING BY THE CUSTOMER

I confirm that the property is inspected in front of me and I have provided all the information true related to the property to the best of my knowledge. I understand that any false or manipulative information provided by me will be considered as cheating with the professional organization since it will lead to incorrect valuation report and I'd be solely responsible for this unlawful act and will bear the charges for the changes/ modifications which have to undergo due to the false information. I also undertake that I haven't given any cash or in kind to any member of R.K Associates to influence the Value of the Property or favor any individual or organization and the same is not accepted or asked by the member of R.K Associates. Any such act will lead to cancellation of the material prepared by R.K Associates with forfeiting of the fees and I'll be completely responsible for its repercussions and legal actions taken for it.

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

Name:

Signature:

Mobile No.:

Date:

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:



UNDERTAKING BY THE PREPARER

I confirm that this Valuation 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 the Valuation work of this case. 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 & 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 valuation 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 Valuation 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 I am found guilty of illegitimately distorting the facts in the Valuation 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 may be the reason then I'd solely responsible of any such act and I understand that the Company shall 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.

I 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.

*Preparer Name:*

*Signature:*

*Date:*



**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.	PL-573-484-741						
2.	Name of the Surveyor	Mr. Amit Jaiswal						
3.	Borrower Name	M/s. Bhagwati Product Limited						
4.	Name of the Owner	Mr. Rajesh Agarwal						
5.	Property Address which has to be valued	Plot- S-1, E city, Fabcity, Sreenagar, Hyderabad						
6.	Property shown & identified by at spot	<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 <table border="1" style="width:100%"> <tr> <th>Name</th> <th>Contact No.</th> </tr> <tr> <td>Mr. Aslok Reddy</td> <td></td> </tr> </table>			Name	Contact No.	Mr. Aslok Reddy	
Name	Contact No.							
Mr. Aslok Reddy								
7.	How Property is Identified by the Surveyor	<input 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						
8.	Are Boundaries matched	<input 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 NA						
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 type="checkbox"/> Sample measurement, <input type="checkbox"/> No measurement NA						
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: NA						
14.	Land Area of the Property	As per Title deed	As per Map	As per site survey				
15.	Covered Built-up Area	As per Title deed	As per Map	As per site survey				
16.	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						
17.	Any negative observation of the							



	property during survey	
18.	Is Independent access available to the property	<input checked="" 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 checked="" 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	NA
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:
- Signature:
- Date:



Asset	Division	Consider	Asset description	Capitalized on	APC FY start
300002754	MB	Capitalized	Pick&Place Machine Stand NxtIII-14XM3II+3XM6III SMT	25-03-2023	7,88,98,876
300000917	MB	Capitalized	EE640A EXM WIRELESS TEST SET	01-02-2016	2,60,02,647
300000991	MB	Capitalized	WALL PANEL/CEILING PANEL/SHEETS/ANGLE/TUBES	01-02-2016	2,11,76,704
300002752	MB	Capitalized	Automatic Test&Ins Equip koh-Young KY8030-3DL SMT	25-03-2023	1,63,67,405
300002760	MB	Capitalized	X-RAY Inspection Sys. Make Yxion Germany. Couger SMT	25-03-2023	1,14,97,104
33000157	MB	CWIP	Machinery for lab & Quality department for mobile	21-11-2019	0
300000860	MB	Capitalized	AGILENT 8960 WIRELESS TEST SET	12-01-2016	75,02,941
300001810	COMMON	Capitalized	SOLAR PV MODULE 325W	28-02-2019	72,99,643
300002751	MB	Capitalized	Auto.solder paste printer standard Model: GPXCSII-SMT	25-03-2023	64,67,121
300002753	MB	Capitalized	Auto Test&Ins. Equip. koh-Young-Zenith Alpha UHSD SMT	25-03-2023	63,47,360
300001074	MB	Capitalized	AIR CONDITION (OUTDOOR UNIT)	01-02-2016	62,00,629
300000893	MB	Capitalized	AIR CONDITION (CASSETTE)	01-02-2016	60,55,729
300000857	COMMON	Capitalized	ELECTRICAL FITTINGS	01-02-2016	60,00,396
300002755	MB	Capitalized	LASER MARKING MACHINE STANDARD ACCESS YLM-1X00-SMT	25-03-2023	50,29,983
300002740	MB	Capitalized	XC 1200-6 dry cabinet & Expert 10.6 MB SMT line	25-03-2023	48,38,775
300000890	TV	Capitalized	CONVEYOR BELT 32 MTR	01-02-2016	47,64,610
300001075	COMMON	Capitalized	PLANT & MACHINERY (PREOPERATIVE)	01-10-2015	47,24,763
300002737	MB	Capitalized	Reflow Oven with Standard Accesso. RS1000II NDL-SMT	25-03-2023	46,97,934
300001805	COMMON	Capitalized	Solar Panels 299 KWP For HYD plant	31-01-2019	37,54,000
300002759	MB	Capitalized	Offline Router Make Aurotek Model AUO 3000E-MB-SMT	25-03-2023	35,92,845
300000861	MB	Capitalized	ATS-500II-AUTOMATIC SCREW LOCKING M/C	08-03-2016	34,16,648
300002761	MB	Capitalized	PCB/Stencil Cleaning Equ. PBT Czech: Mini Swasthi SMT	25-03-2023	33,53,322
300002762	MB	Capitalized	Wave Soldering Machine with Standard Acc. WS350 SMT	25-03-2023	30,25,788
300002432	MB	Capitalized	RESIN EPOXY FLOORING IN PHASE-1	01-07-2022	28,99,511
300001098	COMMON	Capitalized	D.G.SET-500 KVA	09-05-2016	27,43,875
300001565	MB	Capitalized	PORTABLE CLEAN ROOM	03-06-2017	20,40,120
300000926	COMMON	Capitalized	LT PANEL & DISTRIBUTION PANEL	01-02-2016	19,29,152
300000889	TV	Capitalized	CONVEYOR BELT 25 MTR	01-02-2016	18,81,199
300000854	MB	Capitalized	AUTOMATIC L SEALER 250C (with Shrink Tunnel ST90)	01-02-2016	17,83,615
300000879	MB	Capitalized	AUTOMATIC L SEALER 250C (with Shrink Tunnel ST90)	01-02-2016	17,83,615
300002250	TV	Capitalized	NEW LED LINE-3, SS 304 Roller conveyor for clean ro	30-09-2021	16,85,000
300002732	TV	Capitalized	Module signal generator (AG5119) LEDTV -HYD	25-03-2023	16,38,376



300001435	MB	Capitalized	ATS-50011 Automatic Screw-locking Machine	12-04-2017	16,17,225
300001804	COMMON	Capitalized	Solar-400SQMMX3.5 5C ALU ARMD HAVELLS	31-01-2019	15,55,803
300000907	COMMON	Capitalized	TRANSFORMER 1600KVA	01-02-2016	14,55,829
300002036	COMMON	Capitalized	Solar Panels 299 KWP For HYD plant- second additti	31-03-2021	13,94,795
300002758	MB	Capitalized	PCB Insertion Conveyor Motorized singleside-1q-SMT	25-03-2023	12,90,340
300001811	COMMON	Capitalized	SOLAR 30KW ON GRID SOLAR INVERTER DC NIG	28-02-2019	12,80,082
300001784	MB	Capitalized	TV-TESTING LINE- SLAT CONVEYOR-600MM WITH BUS BAR	01-09-2018	11,88,494
300000862	MB	Capitalized	SHIELDING BOX-FLO18B	08-03-2016	11,78,003
300002741	MB	Capitalized	Handler Automatic Magazine Loader CYB1B101LON-SMT	25-03-2023	11,33,742
300002739	MB	Capitalized	XC 1200-6 dry cabinet & WGL-625 W/5 Drawer-MB-SMT	25-03-2023	11,29,048
300001221	MB	Capitalized	AUTOMATIC SCREW LOCKING M/C (ATS-50011)	01-12-2016	10,95,712
300002743	MB	Capitalized	HANDLER DUAL REJECT CONVEYOR CYD2B100LON-SMT 3NO.	25-03-2023	10,77,854
300000995	COMMON	Capitalized	ELECTRICAL FITTINGS	01-02-2016	10,68,858
300002747	MB	Capitalized	Handler Dual Lane Magazine UNLoaderCYB1D101LON SMT	25-03-2023	10,37,933
300000918	COMMON	Capitalized	FORKLIFT TRUCK	01-02-2016	10,02,587
300002820	MB	Capitalized	EASY UPS 3M 80KVA 400 UPS MB -HYD	27-03-2023	9,80,000
300001117	MB	Capitalized	SOLDING SMOKE DUCT	30-04-2016	9,73,823
300002247	COMMON	Capitalized	3T Electric Forklift, EVX30 MAX HVT2125	30-09-2021	9,31,860
300000929	MB	Capitalized	PORTABLE CLEAN ROOM	01-02-2016	8,74,000
300002742	MB	Capitalized	HANDLER DUAL SHUTTLE CONVEYOR CYF2A200LON-SMT	25-03-2023	7,98,410
300001563	MB	Capitalized	BULK MOBILE BATTERY CHARGER STAND (ASHA-240)	03-05-2017	7,78,266
300000892	COMMON	Capitalized	SEWAGE TREATMENT PLANT	01-02-2016	7,45,275
300000906	COMMON	Capitalized	UPS 30KVA	01-02-2016	7,17,748
300001801	TV	Capitalized	TV-LINE-Konica Minolta Display Color Analyzer	05-12-2018	7,10,000
300000895	MB	Capitalized	LABEL PRINTER-600 DPI	01-02-2016	6,97,680
300001077	MB	Capitalized	LABEL PRINTER-600 DPI	31-03-2016	6,97,680
300001176	MB	Capitalized	CLEAN ROOM (9ft x 9ft x 9ft)	28-04-2016	6,31,280
300001281	MB	Capitalized	MOBILE COMMUNICATION DC SOURCE(15VDC/3A/GPIB/RS232	13-12-2016	6,08,706
300001783	TV	Capitalized	PANEL-SS CONVEYOR-1000 MM- 22 MTR	01-09-2018	6,07,592
300002769	TV	Capitalized	SMD component Counter,Solder Paste, Nozzle cleaner	27-03-2023	6,05,000
300001170	MB	Capitalized	CASSETTE AIR CONDITIONER	10-06-2016	6,03,514
300002797	MB	Capitalized	Aruba 2930F 24G 4SFP SLOT,Aruba AP-505,9qty,MB	27-03-2023	5,90,100