

File No. **PL7662-661-1020**
 Date of Receiving **RKA/DNCR/ 27/03/2024**

**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	DHAWAL VANJARI					
Preparation						

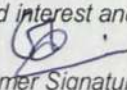
A - Very Good, B - Satisfactory, C - Average, D - Poor, E - Extremely Poor

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

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

GENERAL DETAILS				
1.	Proposal or Ref. No.	VIS(2023-24)-PL762-661-1020		
2.	Type of Service	<input checked="" type="checkbox"/> Valuation Report		
3.	Type of customer	<input checked="" type="checkbox"/> Bank <input type="checkbox"/> Company	<input type="checkbox"/> PSU <input type="checkbox"/> Private client	<input type="checkbox"/> NBFC <input type="checkbox"/> Direct client through Bank <input type="checkbox"/> Corporate
4.	Bank/ FI/ Organization Name & Address	SBI, SME BRANCH CHENNAI		
5.	Case Allotment Officer/ Fees paying party Details	Name VIPRENDRA MISHRA	Contact Number 9719144711	Email Id vipendra.mishra@sbi.co.in
6.	Case Type	<input checked="" type="checkbox"/> Case for Fresh Account		<input type="checkbox"/> Case for existing account/ customer
7.	Fees Details	Amount of Fees -	Advance Amount if any RECEIVED.	Payment will be paid by <input checked="" type="checkbox"/> Bank <input type="checkbox"/> Customer
8.	Billing Details	Billed To Party Name -		GSTIN -

CASE DETAILS

1.	Name of the Industry/ Account	MIS. BEARDCECC LTD.		
2.	Type of Property	<input type="checkbox"/> Small Manufacturing Unit, <input checked="" type="checkbox"/> Medium Scale Industrial Unit, <input type="checkbox"/> Large Scale Industrial Plant, <input type="checkbox"/> Very Large Scale Industrial Plant		
3.	Owner/ Applicant Details	Name	Contact Number	Email Id
		MIS. BEARDCECC LTD.	-	-
4.	Account Name	MIS. BEARDCECC LTD.		
5.	Plant Address	PLOT NO-B 113/1 MIDC KARAD INDUSTRIAL AREA, KARAD.		
6.	Who will coordinate on site for the site survey	Name	Contact Number	
		GANESHI	9689407550	
7.	Preferred time of survey	Date	Time	
		27/03/24	9:00	
8.	Documents Received (Any one ownership document and approved site plan/ map is must)	1. Ownership Documents: <input checked="" 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 checked="" 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:	N/A.		
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: 27/03/24 Time: 9:00

GENERAL DETAILS

1.	Name of the Surveyor	DHAWAL	
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.
		GANESH	9689401550
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 checked="" type="checkbox"/> From schedule of the properties mentioned in the deed, <input checked="" type="checkbox"/> From name plate displayed on the property, <input checked="" type="checkbox"/> Identified by the owner/ owner representative, <input type="checkbox"/> Enquired from nearby people, <input type="checkbox"/> Identification of the property could not be done, <input type="checkbox"/> Survey was not done	
6.	Type of Industry	<input type="checkbox"/> Small Manufacturing Unit, <input 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 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:	
	N.A		
9.	Purpose of Valuation	<input checked="" type="checkbox"/> Value assessment of the asset for creating collateral mortgage <input 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	MIS. BEARDSELL LTP.
2.	Legal Owner Name/s	_____
3.	Property Purchaser Name	_____
4.	Plant Address under Valuation	PLOT NO-B 113/1 MIDC, KARAD IND. ARC
5.	Present Residence Address of the Owner/ Director	_____
6.	Property constitution	<input checked="" type="checkbox"/> Free Hold, <input type="checkbox"/> 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)	East	West	North	South
		MISEB SOLAR PANEL SUB-STATION	OPEN PLOT	RAJDHANI ENTERPRISE	ENTRY OF PLANT
2.	Property Facing	<input type="checkbox"/> East Facing, <input type="checkbox"/> North Facing, <input type="checkbox"/> West Facing, <input checked="" 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	MISEB SUB-STATION			
4.	Ward Name/ No.	B-113/1, TASAWADE MIDC, P.O UMBRA			
5.	Zone Name	MIDC KARAD. -J			
6.	Main Road Name & Width	Name	Width	Distance from property	
		NH4 HIGHWAY	24m	1 KM	
7.	Approach Road Name & Width	MIDC INTERNAL ROAD- 8m			
8.	Are proper road facilities available?	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No			
9.	Type of Approach Road	<input checked="" type="checkbox"/> Bituminous, <input type="checkbox"/> Metalled, <input type="checkbox"/> Cement concrete, <input type="checkbox"/> Concrete paver block, <input type="checkbox"/> Brick 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			

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 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 MIDC KARAD.												
14. Proximity to civic amenities	<table border="1"> <thead> <tr> <th>School</th><th>Hospital</th><th>Market</th><th>Metro</th><th>Railway Station</th><th>Airport</th></tr> </thead> <tbody> <tr> <td>4 KM</td><td>5 KM</td><td>5 KM</td><td>-</td><td>12 KM</td><td>100 KM</td></tr> </tbody> </table>	School	Hospital	Market	Metro	Railway Station	Airport	4 KM	5 KM	5 KM	-	12 KM	100 KM
School	Hospital	Market	Metro	Railway Station	Airport								
4 KM	5 KM	5 KM	-	12 KM	100 KM								
15. Any new development in surrounding area	N.A.												
16. Jurisdiction limits MIDC KARAD	<input type="checkbox"/> Nagar Nigam, <input type="checkbox"/> Nagar Panchayat, <input type="checkbox"/> Gram Panchayat, <input type="checkbox"/> Nagar Palika Parishad, <input type="checkbox"/> Area not within any municipal limits												
17. Jurisdiction Development Authority Name	Name: MIDC KARAD <input type="checkbox"/> Area not within any development authority limits												
18. Municipality/ Municipal Corporation Name	Name: MIDC KARAD												

		<input type="checkbox"/> Area not within any municipal limits
19.	Surrounding land uses and adjoining/ nearby establishment details	MIDC AREA
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?	BELT OF PROPERTY.
22.	In case Industry gets closed then does the land can be used for any other purpose?	

PHYSICAL DETAILS				
1.	Land Area	As per Title deed	As per Map	As per site survey
		16746 SQ.M	16746 SQ.M	16546 SQ.M
		Area as per mortgage deed:		
2.	Any conversion to the land use	N.A		
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 checked="" type="checkbox"/> On road level, <input checked="" type="checkbox"/> Below road level, <input 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	<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	N.A		
11.	Is complete property mortgaged with the Bank under valuation or only portion of it?	COMPLETE TO BE MORTGAGED		
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 checked="" 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:		

Construction/Utility Details									
Covered Built-up Area	<input type="checkbox"/> Built-up property in use, <input type="checkbox"/> Under construction, <input type="checkbox"/> No construction								
	As per Title deed As per Map As per site survey								
RCC									
Shed									
3. Building Type	<input checked="" type="checkbox"/> RCC Framed Structure, <input checked="" 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 checked="" type="checkbox"/> Excellent, <input 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 checked="" type="checkbox"/> Excellent, <input 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 type="checkbox"/> Very Good, <input type="checkbox"/> Average, <input type="checkbox"/> Poor, <input type="checkbox"/> Under construction								
6. Age of Building/ Recent Improvements done									
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 M.P	<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 M.P	<input type="checkbox"/> Construction done without Map, <input type="checkbox"/> Construction not as per approved Map, <input type="checkbox"/> Extra covered without sanctioned Map, <input type="checkbox"/> Joined adjacent property, <input type="checkbox"/> Encroached adjacent area illegally								
10. Boundary Wall (Only for individual property)	<input type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Common boundary wall of a complex <table border="1"> <thead> <tr> <th>Running Mtr.</th> <th>Height</th> <th>Width</th> <th>Finish</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Running Mtr.	Height	Width	Finish				
Running Mtr.	Height	Width	Finish						
11. Garden/ Landscaping	<input type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Beautiful, <input type="checkbox"/> Ordinary								
12. Parking facilities	<input checked="" type="checkbox"/> Available within the property <input type="checkbox"/> On Ground, <input type="checkbox"/> In Basement, <input type="checkbox"/> On stilt <input type="checkbox"/> Not available within the property <input type="checkbox"/> On road, <input type="checkbox"/> Acute parking problem								
13. Special Comments if any									

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.

AS PER SITE INSPECTION

S.No.	Block/ Building Name	Total Slabs/ Floors	Floor wise height	Year of construct ion	Type of construction	Structure condition	Area in Sq.ft
1.	GENERATOR ROOM	1	3.33m	2023	BLOCKWORK FOUNDATION + SANDWICH PANEL	EXCELLENT	784m x 6.33 = 49.62 m
2.	WORKSHED 1	1	MAX: 10.64 m MIN: 6m	2023	RCC COLUMN + SHEED	EXCELLENT	2775 sq.m
3.	BASEMENT	1	3.75m	2023	R.C.C	EXCELLENT	1040 sq.m
4.	WORKSHED 2	1	MAX: 8.46 m MIN: 6m	2023	RCC COLUMN + SHEED.	EXCELLENT	1050 sq.m
5.	DOOR WASHING AREA.	1	4m	2023	SHEED.	EXCELLENT	52.5 sq.m
6.	ETP AREA	1	4m	2023	SHEED	EXCELLENT	26.25 sq.m
7.	C5 TANK AREA	NO SLAB	7m	2023	R.C.C VERTICAL WALL	EXCELLENT	50 sq.m THICKNESS: 100 mm
8.	TOILET	1	3m	2023	PUFF Thermal + STEEL MESH + PLASTER.	— " —	19.24 sq.m
9.	PRESS MIC SHEED	1	5m	2010	SHEED.	— " —	503.5 sq.m
10.	EMG. SHOP FOR MAKING	1	MAX: 8m MIN: 4m	2010	RCC COLUMN + SHEED.	— " —	938.12 sq.m
11.	PRODUCTION AREA.	1	MAX: 8m MIN: 4m	2010	RCC COLUMN + SHEED	— " —	730.26 sq.m
12.	WORKSHOP	1	— " —	2010	— " —	— " —	131.67 sq.m
13.	WORKSHOP (1) + PANEL ROOM	1	— " —	2010	— " —	— " —	132 sq.m
14.	RAW MATERIAL STORAGE AREA	1	— " —	2010	SHEED	— " —	190.12 sq.m
15.	CHEMICAL STORE + STORE	1	— " —	2010	RCC COLUMN + SHEED	— " —	134.65 sq.m
16.	ADMIN AREA	1	3m	2010	PUFF PANEL.	— " —	50 95 sq.m
17.	STORE	1	3m	2010	— " —	— " —	91 sq.m
18.	OPEN SHED	1	8m	2010	SHEED	— " —	354 sq.m
19.	BASE POLY + MIXING PUMP + LOADING TANK	1	6m	2010	PUFF Thermal + STEEL MESH + PLASTER	— " —	30 sq.m

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	2008
		Purchase Price	19,25,800/-
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:	CHANDRAKANT DALVI	
	Contact No.	9763529832	
	Sale Purchase Rate	410KHS - 510KHS / GUNTA	
	Rental Rate	—	
	Comments	13 GUNTA LAND IS AVAILABLE AT AN DISTANCE OF ABOUT 3KM.	
	2. Name:	NITESH SHINDE	
	Contact No.	9923730011	
	Sale Purchase Rate	3.5 - 410KHS / GUNTA	
	Rental Rate	—	
	Comments	AGRI LAND. IN KARAD. DISTANCE OF ABOUT 1KM FROM CONCERNED PROP.	
	3. Name:		
	Contact No.		
	Sale Purchase Rate		
	Rental Rate		
	Comments		

Surveyor Name: DHAWAC

Signature:

Date:

27/03/24

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.	VIS(2023-24). PCT62-661-1020.						
2.	Name of the Surveyor	DHAWAL						
3.	Borrower Name	MIS. BEARDCCC LTD.						
4.	Name of the Owner	---						
5.	Property Address which has to be valued	PLOT NO. B 113/3, MIDC KARAD IND. AREA DIST. SATARA						
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"> <tr> <th>Name</th> <th>Contact No.</th> </tr> <tr> <td>GANESH</td> <td>9689407550</td> </tr> </table>			Name	Contact No.	GANESH	9689407550
Name	Contact No.							
GANESH	9689407550							
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 M.A	<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 M.A	<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				
		16746 sq.m	16746 sq.m	16546 sq.m				
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 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	M.A						

Is the property clearly demarcated with permanent boundaries?	<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
Is the property merged or colluded with any other property	<input type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Only with Temporary boundaries
Local Information References on property rates	M.A
	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:

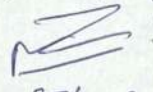
Undertaking: I have shown the correct property and provided the correct information about the property to the surveyor of R.K Associates to the best of my knowledge for which Valuation has to be prepared. In case I have shown wrong property or misled the valuer company in any way then I'll be solely responsible for this unlawful act.

- a. Name of the Person: GANESH
b. Relation: EMPLOYEE
c. Signature: 
d. Date: 27/03/24

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: DHANU C.
b. Signature: 
c. Date: 27/03/24

NOTE: @ SHEEDS WHERE HAVING AN FOUNDATION
OF ABOUT 2 METER AVERAGE HEIGHT.

Land Area: 16766 sq.m

Google Cont: 16516 sq.m

Google Cont: 16516 sq.m

Land Area: 16766 sq.m

PREVIOUS APPROVED PLAN
REF NO. 1227000002663
DATED - 17 - 02 - 2021

SCHEDULE OF OPENING

R5	$\pm 4.00 \times 3.00$	Z8	$\pm 0.90 \times 2.20$
R11	$\pm 3.50 \times 3.00$	Z9	$\pm 0.75 \times 2.10$
R12	$\pm 3.00 \times 3.00$	W1	$\pm 1.80 \times 1.70$
R13	$\pm 2.50 \times 3.00$	W2	$\pm 1.20 \times 1.70$
R14	$\pm 1.90 \times 3.00$	V	$\pm 1.60 \times 3.40$
Z	$\pm 1.50 \times 2.50$	V1	$\pm 0.50 \times 0.40$
Z1	$\pm 1.00 \times 2.10$	Z	$\pm 4.5 \times 1.50$

NOT AVAILABLE

LOT NUMBER

Schools were

[illegible]

APPROVED PLAN

NOT FOR CIRCULATION

NAME OF OWNER & SIGN.

BEARDSSELL LIMITED
PLOT NO. 8 - 113/1, M.I.D.C. TASWADE,
TAL. - KARAD, DIST. - SATARA 415110.





RECEIVED APPROVED MAIL
NO TO RETURNED MAIL

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED

BOEHDAL & OR MANOHTING

PAPER
COLLINGWORTH

LATIN AM.

6. AUTOMATED RECORDS IN THE
7. NATIONAL ARCHIVE

1000

WILLIAM H. CHURCH
ROBERT H. CHURCH

WATER POLLUTION
CONTROL ACT

17 MATERIALS, RESEARCH, AND
DEVELOPMENT

with low scores

11. *Polio*

**WILL POSTAL AND
CREDIT BEAT THE
NEW YORK TIMES?**

Figure 1

ALPH. CUTTING AND
SCREWED IN

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15. **BASE POLY A/E**
 16. **OF POLY A/E**

WOMEN'S WORK

MS = 450 x 1.50	
MS = 450 x 1.50	

地址：上海南京路100号

100

UNCLASSIFIED

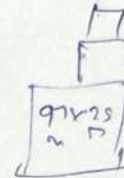
REVIEWS

1

NAME OF PARTY:

USE 1
 @ GGN Data Room - $7.86m \times 6.330m$ - Blockwork foundation
 $h = 9.33m$ + sandwich panel.
 (Steel & chemical)

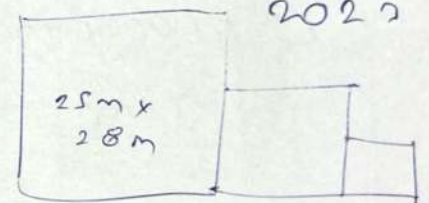
WORKSHOP 1 - column
 - RCC + SHEED
 42
 2023 400.
 1) $9.7m \times 2.5m$ 2425
 2) $9m \times 6m$ 184
 3) $7m \times 4m$ 98
 2667
 $h = \text{maximum} = 10.66m$
 minimum = $6m$ A = $7m$ 2023



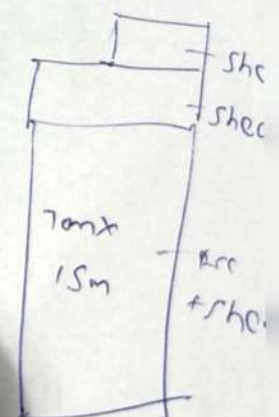
2667 sq.m

Ground floor

Basement - Full RCC
 1) $25m \times 28m$ 700
 2) $11.25m \times 19.53m$ 219.21
 3) $5m \times 5m$ 25
 $h = 3.75m$
 994 sq.m
 994 sq.m
 2023



WORKSHOP 2
 1) $70m \times 15m$
 2) on plan
 3) on plan
 $h = 8.46m$
 min = $6m$ 2023



C5 TANK AREA - $10m \times 5m$ $h = 7m$
 Across Arc - Full RCC

① Toilet

$3.70m \times 5.20m$ $h: 3m$ - RII R_c
- 2023

② PRESS MACHINE SHEED. - only shed

1) $50m \times 10m$ $h: 5m$

- (2010)

③ E MAGG SHOP for making

column: $3.71m$

1) $50m \times 18.80m$

- Rcc + shed
column

$h: 9.63m$

= (2010)

④ PRODUCTION AREA

1) $49m \times 18m$ $h: 8m$

Rcc column + shed

(2010)

⑤ WORKSHOP

1) $19m \times 6.3m$

$h: 7m$

Rcc column + shed

(2010)

⑥ Pond room clock room

(2010)

① RAVY material shed

- only shed.

Soil. foundation Soil. not there

(200)

② chemical + raw material stor

$h = 7m$

- fire alarm

(200)

③ Admin.: $5m \times 10m$

$h = 3m$

- PUFF Pannel

isoponite / polyurethane

sandwich

(200)

PUFF
steel → PUFF
steel

④ stor 1 = $15m \times 5m$

$h = 3m$

stor 2 = $6m \times 6m$

$h = 3m$

(200)