

PL-794-690-1064

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

**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 | Sachin & Yash | 28/03/2024 | 04/04/2024 | | | |
| 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. |

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"/> 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 | State Bank of India CFB Delhi | | | |
| 5. | Case Allotment Officer/ Fees paying party Details | Name | Contact Number | Email id | |
| | | Saurabh Agarwal | | | |
| 6. | Case Type | <input type="checkbox"/> Case for Fresh Account | | <input checked="" type="checkbox"/> Case for existing account/ customer | |
| 7. | Fees Details | Amount of Fees | Advance Amount if any | Payment will be paid by | |
| | | ₹ 80k + GST | | <input checked="" type="checkbox"/> Bank <input type="checkbox"/> Customer | |
| 8. | Billing Details | Billed To Party Name | | GSTIN | |
| | | | | | |

| CASE DETAILS | | | |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| 1. | Name of the Industry/ Account | M/S Bajaj Hindusthan Sugar Ltd | |
| 2. | Type of Property | <input type="checkbox"/> Small Manufacturing Unit, <input type="checkbox"/> Medium Scale Industrial Unit, <input checked="" type="checkbox"/> Large Scale Industrial Plant, <input type="checkbox"/> Very Large Scale Industrial Plant | |
| 3. | Owner/ Applicant Details | Name | Contact Number |
| | | M/S Bajaj Hindusthan Sugar Ltd | |
| 4. | Account Name | Same | |
| 5. | Plant Address | Village. V. Utraula, Dist. Balrampur, U.P. (Itai Maidea) | |
| 6. | Who will coordinate on site for the site survey | Name | Contact Number |
| | | Mr. V.K. Singh (Vijod Kumar Singh) | +91-6389686088 |
| 7. | Preferred time of survey | Date | Time |
| | | 30/03/2024 | 10:00 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 checked="" type="checkbox"/> Old Valuation Report, <input type="checkbox"/> Plant & Machinery Inventory Sheet, <input checked="" type="checkbox"/> Fixed Asset Register, <input checked="" 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>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 Owner/ Area/ Boundaries mentioned in the ownership documents with bold florescent marker pen before moving for the survey. During site survey if any difference is found in the above fields from the ownership documents then please contact the owner immediately to know the reason for the difference. |
| 6. | Identify the Property clearly by matching the boundaries and area mentioned in the property papers. |
| 7. | Check whether Building Measurement Area is given in the Map or if they have any Building Area sheet or if self-measurement has to be carried out before moving for survey. |
| 8. | Take Google Map location. |
| 9. | Take one photograph of the property along with abutting road. |
| 10. | Take nearby photographs of the Property. |
| 11. | Check Jurisdiction Municipal Limits & Ward Name. |
| 12. | Fill the details in the Survey form and tick the appropriate option clearly. |
| 13. | In case customer is found providing misleading information to you or trying to influence you by money or cash then immediately report to the Management & Bank. |

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

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

| | | |
|-----|-------------------------------------------------------------------------|-------------------------------------|
| 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. | CONFIRM PROPERTY RATES LOCALLY | <input checked="" type="checkbox"/> |
| 14. | CHECK NEARBY DEVELOPMENT | <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"> 1. Survey started with proper work order and knowing the source of payment. 2. Survey done with proper documents. 3. Done complete homework and studied the documents properly with highlighting the main points before moving for the survey. 4. Chosen correct survey form as per the property type. 5. All fields of Survey form are properly filled. 6. All site special observations and negative and positive factors are clearly mentioned. 7. Self & client signatures taken on survey form. 8. Property rates information properly taken, mentioned and verified. 9. Site rough sketch plan made. 10. Proper photographs taken. 11. Selfie with property taken. 12. Selfie and owner photograph with property taken. |
| 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: 30/03/2024 | Time: 10:00 AM |
|-------------------------------|------------------|----------------|

| GENERAL DETAILS | | | | | | |
|-----------------|--------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-------------|----------------|----------------|
| 1. | Name of the Surveyor | Sachin Pandey & Yash Bhatnagar | | | | |
| 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 <table border="1"> <tr> <th>Name</th> <th>Contact No.</th> </tr> <tr> <td>Mr. V.K. Singh</td> <td>+91-6389686082</td> </tr> </table> | Name | Contact No. | Mr. V.K. Singh | +91-6389686082 |
| Name | Contact No. | | | | | |
| Mr. V.K. Singh | +91-6389686082 | | | | | |
| 3. | Survey Type | <input type="checkbox"/> Full survey (inside-out with approximate measurements & photographs), <input checked="" type="checkbox"/> Full survey (inside-out with approximate sample random measurements & photographs), <input checked="" 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 checked="" type="checkbox"/> Very Large irregular Property, practically not possible to measure the entire area, <input type="checkbox"/> Any other reason: | | | | |
| 5. | How Property is Identified | <input 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 checked="" type="checkbox"/> Enquired from nearby people, <input type="checkbox"/> Identification of the property could not be done, <input type="checkbox"/> Survey was not done | | | | |
| 6. | Type of Industry | <input type="checkbox"/> Small Manufacturing Unit, <input type="checkbox"/> Medium Scale Industrial Unit, <input checked="" type="checkbox"/> Large Scale Industrial Plant, <input type="checkbox"/> Very Large Scale Industrial Plant | | | | |
| 7. | Property Measurement NA | <input 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 checked="" type="checkbox"/> Very Large Property, practically not possible to measure the entire area <input type="checkbox"/> Any other Reason: | | | | |
| 9. | Purpose of Valuation | <input type="checkbox"/> Value assessment of the asset for creating collateral mortgage <input checked="" type="checkbox"/> Periodic Re-Valuation for Bank, <input type="checkbox"/> Distress sale for NPA A/c., | | | | |

| | | |
|-----|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | <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 checked="" 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 checked="" type="checkbox"/> NA |
| 11. | Loan Amount | |

| OWNERSHIP DETAILS | | |
|-------------------|--------------------------------------------------|------------------------------------------------------------------------------------|
| 1. | Name of the Industry | M/S Bajaj Hindusthan Sugar Ltd |
| 2. | Legal Owner Name/s | Self - |
| 3. | Property Purchaser Name | Self - |
| 4. | Plant Address under Valuation | Village - Utraula, Tehsil - Balrampur U.P. |
| 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 Road | West Agriculture land | North Road | South Agriculture land |
| 2. | Property Facing | <input type="checkbox"/> East Facing, <input type="checkbox"/> North Facing, <input type="checkbox"/> West Facing, <input type="checkbox"/> South Facing, <input type="checkbox"/> North-East Facing, <input type="checkbox"/> South-West Facing, <input type="checkbox"/> South-East Facing, <input type="checkbox"/> North-West Facing | | | |
| 3. | Landmark | Self - | | | |
| 4. | Ward Name/ No. | | | | |
| 5. | Zone Name | | | | |
| 6. | Main Road Name & Width | Name | Width | Distance from property | |
| | | Balrampur Utraula | 35' | — | |
| 7. | Approach Road Name & Width | Balrampur to Balraich - 35' | | | |
| 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 khadja, <input type="checkbox"/> Mud surfacing, <input type="checkbox"/> Broken potholed metalled road, <input type="checkbox"/> No proper approach road available, <input type="checkbox"/> Very narrow approach road towards the property | | | |

| | | | | | | | |
|-----|---------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|--------|-------|-----------------|----------|
| 10. | Location characteristics | <input type="checkbox"/> Within well-developed notified Industrial area, <input type="checkbox"/> Within averagely maintained Industrial area, <input type="checkbox"/> Within un-notified Industrial area, <input type="checkbox"/> Within Main city, <input type="checkbox"/> Within city suburbs, <input type="checkbox"/> Within urban developed Area, <input type="checkbox"/> Within urban developing zone, <input type="checkbox"/> Within urban undeveloped area, <input type="checkbox"/> Within urban remote area, <input type="checkbox"/> Within commercial area, <input type="checkbox"/> Within Institutional area, <input type="checkbox"/> Out of municipal limits, no civic infrastructure available, <input checked="" 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 type="checkbox"/> Urban developing, <input type="checkbox"/> Semi Urban, <input checked="" type="checkbox"/> Rural, <input type="checkbox"/> Backward, <input type="checkbox"/> Industrial, <input type="checkbox"/> Institutional | | | | | |
| 12. | Location consideration | <input type="checkbox"/> Corner Plot, <input type="checkbox"/> 2 side open, <input type="checkbox"/> 3 side open, <input type="checkbox"/> On >30' wide road, <input type="checkbox"/> Near to Metro station, <input type="checkbox"/> Near to Market, <input type="checkbox"/> Near to Highway, <input type="checkbox"/> Entrance North-East Facing, <input type="checkbox"/> Ordinary location within locality, <input type="checkbox"/> Good Location within the locality, <input checked="" type="checkbox"/> Normal Location within the locality, <input type="checkbox"/> Average Location within locality, <input type="checkbox"/> Poor location within the locality, <input type="checkbox"/> Property towards end of the locality, <input type="checkbox"/> Any other | | | | | |
| 13. | Is Plant part of notified Industrial Area? If yes then name of Industrial area/ estate & governing authority managing it. | <input type="checkbox"/> Yes, <input checked="" type="checkbox"/> No | | | | | |
| 14. | Proximity to civic amenities | School | Hospital | Market | Metro | Railway Station | Airport |
| | | 1 Km | 2 km | 1.8 km | - | 20 Km | ~100 Km. |
| 15. | Any new development in surrounding area | — NO — | | | | | |
| 16. | Jurisdiction limits | <input type="checkbox"/> Nagar Nigam, <input type="checkbox"/> Nagar Panchayat, <input checked="" type="checkbox"/> Gram Panchayat, <input type="checkbox"/> Nagar Palika Parishad, <input type="checkbox"/> Area not within any municipal limits | | | | | |
| 17. | Jurisdiction Development Authority Name | Name: — Gram Panchayat Itai Maich <input type="checkbox"/> Area not within any development authority limits | | | | | |
| 18. | Municipality/ Municipal Corporation Name | Name: — | | | | | |

| | | |
|-----|--------------------------------------------------------------------------------------------|---------------------------------------------------------------|
| | | <input type="checkbox"/> Area not within any municipal limits |
| 19. | Surrounding land uses and adjoining/ nearby establishment details | Agriculture |
| 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? | — |
| 22. | In case Industry gets closed then does the land can be used for any other purpose? | Sugar plant — |

| PHYSICAL DETAILS | | | |
|------------------|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| 1. | Land Area | As per Title deed | As per Map |
| | (Lease Land) | 162.77 Acre | ~ 160 Acre |
| | | Area as per mortgage deed: — | |
| 2. | Any conversion to the land use | Yes. | |
| 3. | Land Type | <input checked="" type="checkbox"/> Solid, <input type="checkbox"/> Rocky, <input type="checkbox"/> Marsh Land, <input type="checkbox"/> Reclaimed Land, <input type="checkbox"/> Water logged | |
| 4. | Shape of the Land | <input type="checkbox"/> Square, <input type="checkbox"/> Rectangular, <input type="checkbox"/> Trapezium, <input type="checkbox"/> Triangular, <input type="checkbox"/> Trapezoid, <input checked="" type="checkbox"/> Irregular, <input type="checkbox"/> NA | |
| 5. | Level of Land | <input checked="" type="checkbox"/> On road level, <input 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 | — NO — | |
| 11. | Is complete property mortgaged with the Bank under valuation or only portion of it? | Yes. | |
| 12. | Property possessed by at the time of survey | <input checked="" type="checkbox"/> Owner, <input type="checkbox"/> Vacant, <input type="checkbox"/> Lessee, <input type="checkbox"/> Under Construction, <input type="checkbox"/> Couldn't be Surveyed, <input type="checkbox"/> Property was locked, <input type="checkbox"/> Bank sealed, <input type="checkbox"/> Court sealed | |
| 13. | Current activity carried out in the property | <input checked="" type="checkbox"/> Industrial, <input type="checkbox"/> Vacant, <input type="checkbox"/> Locked, <input type="checkbox"/> Sealed <input type="checkbox"/> Any other use: | |

| BUILDING/ CONSTRUCTION/ UTILITY DETAILS | | | | | | | | | | | | |
|-----------------------------------------|----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------|--------|-------|--------|--------------------------------|--|--|--|
| 1. | Construction Status | <input checked="" type="checkbox"/> Built-up property in use, <input type="checkbox"/> Under construction, <input type="checkbox"/> No construction | | | | | | | | | | |
| 2. | Covered Built-up Area | As per Title deed | As per Map | As per site survey | | | | | | | | |
| | RCC | Refer to Building sheet | | | | | | | | | | |
| | Shed | | | | | | | | | | | |
| 3. | Building Type | <input checked="" type="checkbox"/> RCC Framed Structure, <input type="checkbox"/> Load bearing Pillar Beam column, <input type="checkbox"/> Ordinary brick wall structure, <input checked="" type="checkbox"/> Shed mounted on Iron trusses & Pillars, <input type="checkbox"/> Scrap abandoned structure | | | | | | | | | | |
| 4. | Appearance/ Condition of the Building | Internal - <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Poor <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey External - <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input checked="" 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 checked="" type="checkbox"/> Average, <input type="checkbox"/> Poor, <input type="checkbox"/> Under construction | | | | | | | | | | |
| 6. | Age of Building/ Recent Improvements done | 2008. | | | | | | | | | | |
| 7. | Maintenance of the Building | <input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Average, <input type="checkbox"/> Poor | | | | | | | | | | |
| 8. | Any defects in the building | <input checked="" type="checkbox"/> Maintenance issues, <input type="checkbox"/> Finishing issues, <input type="checkbox"/> Seepage issues, <input type="checkbox"/> Water supply issues, <input type="checkbox"/> Electricity issues, <input type="checkbox"/> Structural issues, <input type="checkbox"/> Visible cracks in the building | | | | | | | | | | |
| 9. | Any violation done in the property | <input type="checkbox"/> Construction done without Map, <input type="checkbox"/> Construction not as per approved Map, <input type="checkbox"/> Extra covered without sanctioned Map, <input type="checkbox"/> Joined adjacent property, <input type="checkbox"/> Encroached adjacent area illegally | | | | | | | | | | |
| 10. | Boundary Wall (Only for individual property) | <input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Common boundary wall of a complex <table border="1"> <thead> <tr> <th>Running Mtr.</th> <th>Height</th> <th>Width</th> <th>Finish</th> </tr> </thead> <tbody> <tr> <td colspan="4">Refer to Building Area sheet -</td> </tr> </tbody> </table> | | | Running Mtr. | Height | Width | Finish | Refer to Building Area sheet - | | | |
| Running Mtr. | Height | Width | Finish | | | | | | | | | |
| Refer to Building Area sheet - | | | | | | | | | | | | |
| 11. | Garden/ Landscaping | <input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Beautiful, <input type="checkbox"/> Ordinary | | | | | | | | | | |
| 12. | Parking facilities | <input checked="" type="checkbox"/> Available within the property <input type="checkbox"/> Not available within the property | <input checked="" type="checkbox"/> On Ground, <input type="checkbox"/> In Basement, <input type="checkbox"/> On stilt <input type="checkbox"/> On road, <input type="checkbox"/> Acute parking problem | | | | | | | | | |
| 13. | Special Comments if any | | | | | | | | | | | |

NOTE: Use table below to mention the individual building/ shed/ blocks details. Mentioned Type of construction (RCC/ Corrugated GI Shed Mounted on Brick Wall or Iron Pillars & Trusses/ Corrugated Colored GI Shed/ Simple GI Shed/ Simple Tin Shed), Height & Area of each block in the table below.

| PLANT DETAILS | | |
|---------------|---------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| S.No. | PARTICULARS | DESCRIPTION |
| 1. | Brief History & Description of the Plant | The plant started in 2008 |
| 2. | Nature of Industry | Sugar & Energy Gen. Industry. |
| 3. | Plant Inception Date | — |
| 4. | Commercial Operational Date | 01/03/2008. |
| 5. | No. of Production Lines | — |
| 6. | Date of Inception of each Production Line | — |
| 7. | Total Block Value of the Machines (As on Year ending 31 st March) | (Refer to FAR) |
| 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 type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Poor, <input type="checkbox"/> Completely scrap |
| 14. | Plant Status | <input type="checkbox"/> In Operation, <input checked="" 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 | The plant is non-operation since 26 th Feb 2024. Power generation will start in April for Banking Purpose & Sugar prod. will start in Nov. last week. |

| | | |
|-----|-------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| 16. | If Plant is not operational then does it require any money for refurbishing to restart the Plant? | — |
| 17. | Total money spent in last one year on maintenance of machines | <u>Attached</u> |
| 18. | Any major failure, fault, breakdown in last 3 years? | <u>Attached</u> |
| 19. | Any Technology collaboration of the Plant | No. |
| 20. | Average Plant Capacity Utilization rate in last one month. Attach Production chart of last one week. | Sugar - 3.78 lakh quintal (Last season) Co-gen - 97,72,620 unit (Exportable) (29 Nov. to 26 th Feb) |
| 21. | Name & Function of each block in the plant - Use Separate Sheet If Required | (Attached) Co-gen - 29,29.3, 309 (generated) |
| 22. | Main machines used in the Plant - Use Separate Sheet If Required | Boiler ⁽³⁾ , Mills ⁽⁶⁾ , Cooling Tower, Turbines ⁽³⁾ |
| 23. | Estimated net weight of the large machines and of total machines present at site - Use Separate Sheet If Required | — |
| 24. | Estimated Economic Life of the Plant/ Machines | 30-35 years. |
| 25. | Age of the Plant/ Remaining Life of Machines | 14-19 years. |
| 26. | Record of Last Maintenance Done (Attach Copy Of Maintenance Log Book If Possible) | <u>Attached</u> |
| 27. | Production Capacity In Quantity & Weight For Different Products/ Units | Sugar - 12,000 TPD Co-gen - 33 MW (Exportable - 13 MW) (as per PPA) |
| 28. | Description Of Products Manufactured | Sugar, Electricity & Molasses. |
| 29. | Brand Name under which Products are sold in the Market | Hindustan Sugar. |
| 30. | Raw Material Used & Sources Of Primary Raw Material Used | Sugarcane. |

| | | | | |
|-----|-------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| 31. | No. & Type of Furnace | 3- Furnace. | | |
| 32. | No./ Type/ Height of Chimney/ Exhaust | 1- chimney (65 mtr.) | | |
| 33. | Is Plant using obsolete technology or currently used technology in the market? Please comment. | No. | | |
| 34. | Whether STP is installed (Mention Type & Capacity) | 150 KLD. | | |
| 35. | Whether ETP is installed (Mention Type & Capacity) | 1200 KLD. | | |
| 36. | Fire Fighting System | Fire Hydrant, Fire extinguisher, Sand. | | |
| 37. | No. of Resources Working In the Plant (Managerial, Skilled, Unskilled) | 400 | | |
| 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) | UPPCL - 4MW (as per PPA). | | |
| 40. | Auxiliary power arrangements type in the plant (Type & Capacity) | <input checked="" type="checkbox"/> DG Sets, <input checked="" type="checkbox"/> Captive Power Plant 1500 KVA x 2 5 KVA | | |
| 41. | HVAC System In the Plant | Only AC's. | | |
| 42. | Cooling System In the Plant | Cooling Tower. | | |
| 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 | — | | |

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 | |
| 9. | Environment Clearance (if applicable) | |
| 10. | Petroleum Product Storage license (if applicable) | |
| 11. | Explosive Product Storage license (if applicable) | |
| 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 | |

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 type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input checked="" type="checkbox"/> Average, <input type="checkbox"/> Low | |
| 2. | At what True rate Owner bought this Property | Year of purchase | |
| | | Purchase Price | |
| 3. | Minimum Rate in the locality | | |
| 4. | Maximum Rate in the locality | | |
| 5. | Local Information gathered during Site survey (Minimum 2 enquiries are must): | | |
| | 1. Name: | Mr. Inamul. | |
| | Contact No. | +91-9670566786. | |
| | Sale Purchase Rate | ₹ 20 to 25 lakh / Bigha for 30-40 Bigha Land (Agri.) | |
| | Rental Rate | — | |
| | Comments | Agriculture Land is available in above mentioned range near subject Plant. | |
| | 2. Name: | Mr. Mainuddin Faizi | |
| | Contact No. | +91-9919300056 | |
| | Sale Purchase Rate | ₹ 20 - 30 lakh / Bigha (30 Bigha Agri-Land) | |
| | Rental Rate | | |
| | Comments | — | |
| | 3. Name: | | |
| | Contact No. | | |
| | Sale Purchase Rate | | |
| | Rental Rate | | |
| | Comments | | |

Surveyor Name: Yash & Sachin
Signature: [Signature]
Date:

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:

30/03/24

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:

Yash Bhotugger & Sachin Pandey
30/03/2024

CASE NO.

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-744-640-1064 | | | | | | |
|-----------------|--------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------------|------|-------------|-----------------|-----------------|
| 2. | Name of the Surveyor | Yash Bhargava & Sachin Pandey. | | | | | | |
| 3. | Borrower Name | BHSL | | | | | | |
| 4. | Name of the Owner | — 11 — | | | | | | |
| 5. | Property Address which has to be valued | Page no. 2. | | | | | | |
| 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>Mr. V.K. Singh.</td> <td>+91-6389686088.</td> </tr> </table> | | | Name | Contact No. | Mr. V.K. Singh. | +91-6389686088. |
| Name | Contact No. | | | | | | | |
| Mr. V.K. Singh. | +91-6389686088. | | | | | | | |
| 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 checked="" type="checkbox"/> Sample measurement, <input type="checkbox"/> No measurement | | | | | | |
| 13. | Reason for no measurement | <input type="checkbox"/> It's a flat in multi storey building so measurement not required <input type="checkbox"/> Property was locked, <input type="checkbox"/> Owner/ possessee didn't allow it, <input type="checkbox"/> NPA property so didn't enter the property, <input type="checkbox"/> Very Large Property, practically not possible to measure the area within limited time <input type="checkbox"/> Any other Reason: 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 Attached. | | | | | | |
| 17. | Any negative observation of the | No. | | | | | | |

| | | |
|-----|------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | 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 | No. |
| 21. | Local Information References on property rates | Please refer attached sheet named 'Property rate Information Details.' |

Endorsement:

1. Signature of the Person who was present from the owner side to identify the property:

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

a. Name of the Person:

b. Relation:

c. Signature:

d. Date:

[Signature]
30/03/24

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:

b. Signature:

c. Date:

Yash Bhartnagar & Sachin Pandey.
[Signature]
30/03/2024.

BUSL Uttrula Sugar

| Asset | Asset description | Plant | Capitalized on | APC FY start |
|----------|----------------------------------------------------------|-------|----------------|--------------|
| 30005067 | ✓ UTRSU-Mills | 1301 | 4/1/2010 | 291,252,000 |
| 31004083 | ✓ UTR-Plant & Machinery-F.E fluctuation | 1301 | 9/30/2011 | 118,461,559 |
| 30005056 | ✓ UTRSU-Open Mill Gearings-Mill Drive | 1301 | 4/1/2010 | 116,717,000 |
| 31004026 | ✓ UTR-Plant & Machinery-F.E fluctuation | 1301 | 6/30/2013 | 102,928,439 |
| 30005054 | ✓ UTRSU-Batch Type Pans - 18 Nos | 1301 | 4/1/2010 | 101,478,000 |
| 30005052 | ✓ UTRSU-Final Molasses Storage Tank | 1301 | 4/1/2010 | 82,771,000 |
| 30005049 | ✓ UTRSU-Grpf | 1301 | 4/1/2010 | 74,389,000 |
| 30005046 | ✓ UTRSU-Structure., Platforms & Railings | 1301 | 4/1/2010 | 71,361,000 |
| 30005039 | ✓ UTRSU-Structures & Platforms | 1301 | 4/1/2010 | 67,890,000 |
| 30005036 | ✓ UTRSU-Main Cane Carrier | 1301 | 4/1/2010 | 63,410,000 |
| 30005034 | ✓ UTRSU-Structures&Platforms (Mill House) | 1301 | 4/1/2010 | 62,475,000 |
| 30004068 | ✓ UTRSU-Mcc | 1301 | 4/1/2010 | 62,106,000 |
| 31004075 | ✓ UTR-Plant & Machinery-F.E fluctuation | 1301 | 12/31/2011 | 58,081,455 |
| 30005030 | ✓ UTRSU-Ss/Brass Tubes For Evaporators-21,794 No (49650) | 1301 | 4/1/2010 | 56,218,000 |
| 30005029 | ✓ UTRSU-Continuous Centrifugal Machines - 16 Nos | 1301 | 4/1/2010 | 55,141,000 |
| 30005028 | ✓ UTRSU-Cooling Tower For Inj. Water | 1301 | 4/1/2010 | 51,370,000 |
| 30005027 | ✓ UTRSU-Cane Unloaders | 1301 | 4/1/2010 | 50,488,000 |
| 31004068 | ✓ UTR-Plant & Machinery-F.E fluctuation | 1301 | 6/30/2012 | 47,399,231 |
| 30005022 | ✓ UTRSU-Rake Type Intermediate Carrier | 1301 | 4/1/2010 | 47,153,000 |
| 30005012 | ✓ UTRSU-Fibrizer | 1301 | 4/1/2010 | 43,825,000 |
| 30005011 | ✓ UTRSU-Ss/Brass Tubes For Pans | 1301 | 4/1/2010 | 42,957,000 |
| 31004027 | ✓ UTR-Plant & Machinery-F.E fluctuation | 1301 | 9/30/2013 | 37,448,336 |
| 30004998 | ✓ UTRSU-Mill Drive, D.C.Motors & Ctrl. | 1301 | 4/1/2010 | 36,915,000 |
| 31004062 | ✗ UTR-Plant & Machinery-F.E fluctuation | 1301 | 12/31/2012 | 36,807,257 |
| 30004995 | ✓ UTRSU-Air Cooled Crstalliser - 14 Nos | 1301 | 4/1/2010 | 36,081,000 |
| 30004990 | ✓ UTRSU-Ss/Brass Tubes For Juice Heaters | 1301 | 4/1/2010 | 33,482,000 |
| 30004987 | ✓ UTRSU-Water Cooled Crystallizer - 6 Nos | 1301 | 4/1/2010 | 32,991,000 |
| 30004061 | ✓ UTRSU-Super Heaters 37. 2 Nos | 1301 | 4/1/2010 | 32,451,000 |
| 30004984 | ✓ UTRSU-Misc. Evap. & Boiling Plant | 1301 | 4/1/2010 | 31,608,000 |
| 30004979 | ✓ UTRSU-Batch Centrifugal Machines - 6 Nos | 1301 | 4/1/2010 | 31,158,000 |
| 30004977 | ✓ UTRSU-Syrup & Molasses Storage Tank - 18 Nos | 1301 | 4/1/2010 | 30,885,000 |
| 30004056 | ✓ UTRSU-Main & Sub Lighting D B | 1301 | 4/1/2010 | 28,471,000 |
| 30004966 | ✓ UTRSU-J Heaters Including Vjh/Dynamic 204 13 Nos + 1 | 1301 | 4/1/2010 | 28,380,000 |
| 30004962 | ✓ UTRSU-Vacuum Filters RVF - 30 Nos | 1301 | 4/1/2010 | 27,185,000 |
| 30004960 | ✓ UTRSU-Bagasse Elevator, Drive | 1301 | 4/1/2010 | 26,464,000 |
| 30004053 | ✓ UTRSU-Convertor Trfr. For Mill Drives | 1301 | 4/1/2010 | 26,007,000 |
| 30004972 | ✓ UTRSU-Clarifier - 2 Nos | 1301 | 4/1/2010 | 25,230,225 |
| 30004953 | ✓ UTRSU-Drive For Fibrizer & Controls | 1301 | 4/1/2010 | 24,815,000 |
| 30004954 | ✓ UTRSU-Cane Milling Allied | 1301 | 4/1/2010 | 24,815,000 |
| 30004947 | ✓ UTRSU-Encl Redu. Gear Boxes-Mill Drive | 1301 | 4/1/2010 | 23,782,000 |
| 30004941 | ✓ UTRSU-Injection/Spary Water Pumps | 1301 | 4/1/2010 | 22,752,000 |
| 30004047 | ✓ UTRSU-Distribution Panel | 1301 | 4/1/2010 | 22,738,000 |
| 30004939 | ✓ UTRSU-MOLLASSES TANK No.4&5-Capacity 62000 Qtleach | 1301 | 6/23/2011 | 22,541,821 |
| 30005281 | ✓ UTRSU-Effluent Treatment Plant | 1301 | 4/1/2010 | 22,471,000 |
| 30004937 | ✓ UTRSU-Slat And Belt Conveyor | 1301 | 4/1/2010 | 22,083,000 |
| 30004929 | ✓ UTRSU-Sulphur Furnace - 6 Nos | 1301 | 4/1/2010 | 20,429,000 |
| 30004044 | ✓ UTRSU-Rotary Feeders | 1301 | 4/1/2010 | 19,931,000 |
| 30004925 | ✓ UTRSU-Evap.& Boling Allieds - 15 Nos | 1301 | 4/1/2010 | 19,641,000 |
| 30004039 | ✓ UTRSU-D.G.Set 1500 Kva | 1301 | 4/1/2010 | 18,925,000 |
| 30004038 | ✓ UTRSU-Wet Scrubber System | 1301 | 4/1/2010 | 18,453,000 |
| 30004920 | ✓ UTRSU-Batch Pans Condensors - 18 Nos | 1301 | 4/1/2010 | 18,380,000 |
| 30004919 | ✓ UTRSU-Mill House Crane And Gantry | 1301 | 4/1/2010 | 18,239,000 |
| 30004916 | ✓ UTRSU-Rake Carrier | 1301 | 4/1/2010 | 18,048,000 |

| | | | | |
|----------|-----------------------------------------------------|------|-----------|------------|
| 30004034 | ✓ UTRSU-Pdrs | 1301 | 4/1/2010 | 17,159,000 |
| 30004912 | ✓ UTRSU-Add Boiling House Regularization <i>ACB</i> | 1301 | 7/1/2010 | 16,601,333 |
| 30004909 | ✓ UTRSU-Sugar Graders | 1301 | 4/1/2010 | 16,503,000 |
| 30004908 | ✓ UTRSU-Structures, Platforms, Railings | 1301 | 4/1/2010 | 16,484,000 |
| 30004031 | ✓ UTRSU-Economiser | 1301 | 4/1/2010 | 16,055,000 |
| 30004894 | ✓ UTRSU-Various Pipelines & Valves | 1301 | 4/1/2010 | 14,785,000 |
| 30004889 | ✓ UTRSU-Mh&Bh Cooling Tower | 1301 | 4/1/2010 | 14,265,000 |
| 30004027 | ✓ UTRSU-Induced Draft Fan | 1301 | 4/1/2010 | 14,219,000 |
| 30004888 | ✓ UTRSU-Vapour Cell | 1301 | 4/1/2010 | 14,094,000 |
| 30004026 | ✓ UTRSU-Furnace & Refractory Material | 1301 | 4/1/2010 | 14,045,000 |
| 30004885 | ✓ UTRSU-Rubber Belt Conveyer | 1301 | 4/1/2010 | 13,755,000 |
| 30004025 | ✓ UTRSU-Insulation | 1301 | 4/1/2010 | 13,705,000 |
| 30004882 | ✓ UTRSU-Vapour Bleeding Pipelines | 1301 | 4/1/2010 | 13,699,000 |
| 30004879 | ✓ UTRSU-Semi Kestner | 1301 | 4/1/2010 | 13,528,000 |
| 30004022 | ✓ UTRSU-Air Preheater | 1301 | 4/1/2010 | 13,391,000 |
| 30004873 | ✓ UTRSU-Instrumentation & Automation | 1301 | 4/1/2010 | 13,167,000 |
| 31003810 | <u>UTR-Plant & Machinery F.E fluctuation</u> | 1301 | 9/30/2014 | 13,018,784 |
| 30004866 | ✓ UTRSU-Juice Imbi.Pumps Tanks Pipelines | 1301 | 4/1/2010 | 12,673,000 |
| 30004864 | ✓ UTRSU-Cond.Inj&Spray Allieds | 1301 | 4/1/2010 | 12,339,000 |
| 30004862 | ✓ UTRSU-Auxillary Cane Carrier, Drive | 1301 | 4/1/2010 | 12,024,000 |
| 30004860 | ✓ UTRSU-Juice Sulphiters <i>- 2 hrs.</i> | 1301 | 4/1/2010 | 12,001,000 |
| 30004020 | ✓ UTRSU-Dg Sets | 1301 | 4/1/2010 | 11,642,666 |
| 30004016 | ✓ UTRSU-Capacitors | 1301 | 4/1/2010 | 11,388,000 |
| 30004850 | ✓ UTRSU-Grass Hopper | 1301 | 4/1/2010 | 10,970,000 |
| 30004848 | ✓ UTRSU-Molasses, Masecute, Magma Pumps | 1301 | 4/1/2010 | 10,788,000 |
| 30004847 | ✓ UTRSU-Milk Of Lime Station | 1301 | 4/1/2010 | 10,782,000 |

BNSL ~~Bo~~ Utrawla Cogen.

| Asset | Asset description | Plant | Capitalized on | APC FY start |
|------------|-----------------------------------------------------|-------|----------------|--------------|
| ✓ 30004081 | UTRCO-Tg Set With Alternator | 1303 | 4/1/2010 | 163,642,023 |
| ✓ 30005059 | UTRCO - Turbine 15 MW | 1303 | 2/29/2012 | 137,638,742 |
| ✓ 30006492 | UTRCO-Steam Generating Plant Allieds | 1303 | 4/1/2017 | 124,206,000 |
| ✓ 30006491 | UTRCO-Boiler Mountings, Pipelines | 1303 | 4/1/2017 | 75,570,000 |
| 30005040 | UTRCO - 132 KV Switch Yard For 15 MW Turbine | 1303 | 2/29/2012 | 68,249,803 |
| ✓ 30006490 | UTRCO-Boiler Pressure Parts | 1303 | 4/1/2017 | 66,292,000 |
| ✓ 30004975 | UTRCO - 4400M3 / Hrs Cooling Tower 15 MW Turbine | 1303 | 2/29/2012 | 30,425,114 |
| ✓ 30006496 | UTRCO-Bagasse Carrier, Drive | 1303 | 4/1/2017 | 28,608,000 |
| ✓ 30006495 | UTRCO-Return Bagasse Carrier, Drive | 1303 | 4/1/2017 | 23,354,000 |
| ✓ 30004048 | UTRCO-Main Distribution Pannel/Board | 1303 | 4/1/2010 | 23,002,000 |
| ✓ 30006489 | UTRCO-Dm Plant | 1303 | 4/1/2017 | 19,083,000 |
| ✓ 30006488 | UTRCO-Rcc Chimney | 1303 | 4/1/2017 | 17,367,000 |
| ✓ 30006487 | UTRCO-Boiler Instruments | 1303 | 4/1/2017 | 17,298,000 |
| ✓ 30006486 | UTRCO-Boiler Feed Water Pumps | 1303 | 4/1/2017 | 16,974,000 |
| 30006485 | UTRCO-Boiler Feed Water Tank | 1303 | 4/1/2017 | 6,534,000 |
| ✓ 30003988 | UTRCO-Turbine Control Panel | 1303 | 4/1/2010 | 5,888,000 |
| ✓ 30006484 | UTRCO-Boiler Headers | 1303 | 4/1/2017 | 5,747,000 |
| ✓ 30003976 | UTRCO-Air Ventilation System (Ph) | 1303 | 4/1/2010 | 4,861,000 |
| ✓ 30003967 | UTRCO-Earthing Work | 1303 | 4/1/2010 | 4,548,000 |
| ✓ 30003957 | UTRCO-Power Generating Plant Allieds | 1303 | 4/1/2010 | 3,773,000 |
| ✓ 30006483 | UTRCO-Add - Boiler | 1303 | 4/1/2017 | 3,605,754 |
| ✓ 30004631 | UTRCO-Transmission line 132 KV Factory-UPPCL Sbstrn | 1303 | 2/29/2012 | 2,084,180 |
| ✓ 30003930 | UTRCO-Avr & Excitation Panel | 1303 | 4/1/2010 | 1,834,000 |
| ✓ 30003921 | UTRCO-Vcb Incoming Panels | 1303 | 4/1/2010 | 1,217,000 |
| ✓ 30003918 | UTRCO-Dc Batteries & Battery Charger | 1303 | 4/1/2010 | 988,000 |
| ✓ 30003916 | UTRCO-Turbine Supervisory System (MCS) | 1303 | 4/1/2010 | 907,000 |
| ✓ 30003914 | UTRCO-Turbine Auxiliaries Mcc | 1303 | 4/1/2010 | 890,000 |
| ✓ 30004513 | UTRCO - REC On Line Metering System | 1303 | 1/17/2012 | 767,691 |
| ✓ 30003907 | UTRCO-Metering Cum Synch. Panel | 1303 | 4/1/2010 | 742,000 |
| ✓ 30003906 | UTRCO-Power House Crane (Eot) | 1303 | 4/1/2010 | 738,000 |
| ✓ 30003905 | UTRCO-Lapt Panel | 1303 | 4/1/2010 | 721,000 |

Bus Utanda Vehicles.

As On

| Asset | Asset description | Plant | Capitalized on | APC FY start |
|----------|-------------------------------------------|-------|----------------|--------------|
| 60000377 | UTRSU-Ambulance-Up-51-J-1271 | 1301 | 4/1/2010 | 88,619 |
| 60000466 | 'SUTL -Trolla 18' x 7'-6" x5' with Kamani | 1301 | 1/1/2014 | 505,088 |
| 60000507 | UTRSU- VEH TATA 207-UP51T-1035 | 1301 | 4/1/2012 | 413,908 |
| 61000150 | UTRSU-Bajaj Discover-UP47B-9376 | 1301 | 4/1/2010 | 19,427 |

BMSL Utroula Furniture.

'FAR
As On

| Asset | Asset description | Plant | Capitalized on | APC FY start |
|----------|----------------------------------------------------|-------|----------------|--------------|
| 52001889 | UTRSU-Gnrlitm,Misc,Computer,W/Colour Monitor | 1301 | 4/1/2010 | 496,957 |
| 52001886 | UTRSU-Add -IT Networking in Adm Block | 1301 | 3/31/2011 | 493,488 |
| 52001885 | UTRSU-Computer | 1301 | 4/1/2010 | 491,986 |
| 50008878 | UTRSU- Slotted Angle Rack For Store | 1301 | 4/1/2010 | 350,478 |
| 53001418 | LED,DESKTOP COMPUTER SYSTEM | 1301 | 11/30/2020 | 349,500 |
| 52001855 | SUTL-CCTV Camera with Digital Vedio Recorder 16 Ch | 1301 | 3/23/2013 | 338,856 |
| 52001846 | SUTR - Wireless Recording System & Net working | 1301 | 12/31/2010 | 267,300 |
| 50008865 | UTRSU-Air Conditionr | 1301 | 4/1/2010 | 258,277 |
| 52002206 | LED,DESKTOP COMPUTER SYSTEM | 1301 | 12/31/2019 | 256,000 |
| 52002157 | SUTL- SERVER HP Model ML 110 Gen9 8SFF | 1301 | 2/29/2016 | 242,760 |
| 50008858 | UTRSU - Kitchenware | 1301 | 4/1/2010 | 226,043 |
| 53001208 | SUTL - COMPUTER WITH COLOURED MONITOR | 1301 | 9/19/2017 | 200,998 |
| 50008835 | UTRSU- ALMIRAHSTLBIG | 1301 | 5/12/2010 | 161,934 |
| 50008829 | UTRSU- OFFICE TABLE | 1301 | 5/12/2010 | 157,943 |
| 52001818 | UTRSU-COMPUTER COLOUR MONITOR | 1301 | 5/12/2010 | 157,820 |
| 52002182 | SUTL-LIPI LINE PRINTER 6805 | 1301 | 12/14/2016 | 152,250 |
| 50008841 | UTRSU-Frntr,Chair,Rvlg | 1301 | 4/1/2010 | 151,590 |
| 50008821 | UTRSU- TABLE OFFICE | 1301 | 5/12/2010 | 140,771 |
| 50008819 | UTRSU-Frntr,Almirah,Stl,Big | 1301 | 4/1/2010 | 140,128 |
| 51005334 | UTRSU-Plotter | 1301 | 4/1/2010 | 124,706 |
| 50008809 | UTRSU-Frntr,Filing Cabinates,Four Drawer | 1301 | 4/1/2010 | 124,432 |
| 52001830 | UTRSU-Gnrlitm,Misc,Computer,W/Colour Monitor | 1301 | 4/1/2010 | 121,555 |
| 53000037 | SUTL - GPS DEVICE | 1301 | 7/31/2013 | 121,416 |
| 53001211 | SUTL - HHT WITH 2" PRINTER & GPS MODULE | 1301 | 9/19/2017 | 111,024 |
| 50005412 | SUTL - Visitors Chair Godrej Make -For Adm. Block | 1301 | 5/31/2013 | 110,534 |
| 50008801 | UTRSU-Single Bed | 1301 | 4/1/2010 | 103,532 |
| 53000440 | UTLSU - GPS DEVICE | 1301 | 6/30/2012 | 102,000 |
| 53001186 | SUTL-HHT WITH 2" PRINTER & GPS MODULE | 1301 | 12/14/2016 | 100,367 |
| 50008783 | UTRSU - Air Conditioner | 1301 | 4/1/2010 | 97,256 |
| 51005281 | UTRSU-Motorola Gp-338 (Walkie-Talkie) Set Com | 1301 | 11/18/2011 | 94,281 |
| 53000424 | UTRSU-Compacc,Ups,5Kva,On Line | 1301 | 4/1/2010 | 93,111 |
| 53000418 | UTRSU-UPS 5KVA | 1301 | 5/12/2010 | 90,000 |
| 50008752 | UTRSU- DEFENDER PLUS SAFE | 1301 | 5/12/2010 | 83,168 |
| 51005249 | Utt-Motorola Gp-338 Walkie-Talkie | 1301 | 4/1/2010 | 80,893 |
| 53000407 | UTRSU-Hand Held Terminal with Printer | 1301 | 11/22/2011 | 79,500 |
| 53001209 | SUTL - LAPTOP COMPUTER SYSTEM WITH BAG | 1301 | 9/19/2017 | 79,286 |
| 50008744 | UTRSUVkj-Almirah | 1301 | 4/1/2010 | 79,122 |
| 53000405 | UTRSU-Gnrlitm,Misc,Photocopy Machine | 1301 | 4/1/2010 | 78,969 |
| 50008737 | UTRSU-Cash Safe | 1301 | 4/1/2010 | 77,246 |
| 51003380 | SUTL - A C Split 1.5 Ton LG Make -For Adm. Block | 1301 | 5/31/2013 | 70,933 |
| 50008708 | UTRSU - Attendance Machine & Cards | 1301 | 4/1/2010 | 70,818 |

BMSL Utraula

CIVIL/STRUCTURES VALUATION

| S.No. | Block Name | Total Slabs/ Floors | Floor wise Height (ft.) | Year of construction | Type of construction (select from drop down) | Structure condition | Area (in sq. mtr.) | Area (sq. fts.) |
|-------|---------------------------------------------------|------------------------|----------------------------|----------------------|-----------------------------------------------------|---------------------|-----------------------------------|-----------------|
| 1 | UTRSU-Work Shop Building | Ground | 80 | 01.04.2010 | RCC framed pillar beam column structure on RCC slab | | Included in UTRSU-Mill House | |
| 2 | UTRSU-Laboratory | Two | 15 | 01.04.2010 | RCC framed pillar beam column structure on RCC slab | | Included in UTRSU-Technical Block | |
| 3 | UTRSU-Clarification House | Two | 32 | 01.04.2010 | RCC framed pillar beam column structure on RCC slab | | 2709 | 29148.84 |
| 4 | UTRSU-Weigh Bridge Cabin | Ground | 10 | 01.04.2010 | RCC framed pillar beam column structure on RCC slab | | 85.75 | 922.67 |
| 5 | UTRSU-Mill House (Control / Panel Room) | One | 10 | 01.04.2010 | RB wall structure | | 600 | 6456.00 |
| 6 | UTRSU-Boiler House Control Room | One | 10 | 01.04.2010 | RB wall structure | | 616 | 6628.16 |
| 7 | UTRSU-Cane Carrier Area Concrete Floor | Ground | | 01.04.2010 | RCC framed pillar beam column structure on RCC slab | | 3612 | 38865.12 |
| 8 | UTRSU-Boundary Wall | Ground | | 01.04.2010 | RB wall structure | | 806.97 | 8683.00 |
| 9 | UTRSU-Cane Yard | Ground | | 01.04.2010 | RCC framed pillar beam column structure on RCC slab | | 63930.85 | 687895.95 |
| 10 | UTRSU-Sugar House / <i>Drop Box House</i> | Ground | 88.56 | 01.04.2010 | RCC framed pillar beam column structure on RCC slab | | 1732.5 | 18641.70 |
| 11 | UTRSU-Pan House / <i>Boiling House</i> | Two | 32 | 01.04.2010 | RCC framed pillar beam column structure on RCC slab | | 4075.5 | 43852.38 |
| 12 | UTRSU-Mill House | One | 7 | 01.04.2010 | RCC framed pillar beam column structure on RCC slab | 120.5x20.8 | 4830 | 51970.80 |
| 13 | SUTL - Construction of Toilet (Sales Office) | Ground | | 23.03.2013 | RB wall structure | | 16 | 172.16 |
| 14 | UTRSU-Token Room | Ground | 10 | 01.04.2010 | RB wall structure | | 25 | 269.00 |
| 15 | SUTR - Shed Over - Sugar Bag Conveyor | One | 10 | 01.10.2010 | RCC framed pillar beam column structure on RCC slab | | 1150 | 12374.00 |
| 16 | UTRSU-Toilet & Drinking Water | One | 8 | 01.07.2010 | RB wall structure | | 12 | 129.12 |
| 17 | UTRSU-Road - Boiling House To Sugar House | Floor | | 01.07.2010 | RCC framed pillar beam column structure on RCC slab | | 3793.8 | 40821.29 |
| 18 | UTRSU-Canteen | Ground | 7 | 01.04.2010 | RB wall structure | | 90 | 968.40 |
| 19 | UTRSU-Drain Inside Factory Campus | Drain | | 01.07.2010 | RB wall structure | | 17276 | 185889.76 |
| 20 | UTRSU-Sales Office / Excise Office | Ground | 10 | 01.04.2010 | RB wall structure | | 100 | 1076.00 |
| 21 | UTRSU-Technical Block | Three | 15 | 01.04.2010 | RCC framed pillar beam column structure on RCC slab | 10004x20.71 | 210 | 2259.60 |
| 22 | UTRSU - SECURITY BARRAK (13 ROOMS) | Ground | 7 | 23.07.2011 | RB wall structure | | 1092 | 11749.92 |
| 23 | UTRSU-Toilet Block | Ground | 8 | 01.04.2010 | RB wall structure | | 36.6 | 393.82 |
| 24 | SUTL - Bagasse Approach Road & Unloading Platform | Ground | | 20.03.2013 | RCC framed pillar beam column structure on RCC slab | | 1549.5 | 16672.62 |
| 25 | UTRSU-Time Office | Ground | 10 | 01.04.2010 | RB wall structure | | 132 | 1420.32 |
| 26 | UTRSU- Helipad | Ground | | 31.03.2011 | RB wall structure | | 1296 | 13944.96 |
| 27 | UTRSU-Road Main Gate to Boiler | Floor | | 31.08.2010 | RCC framed pillar beam column structure on RCC slab | | 2724 | 29310.24 |
| 28 | UTRSU-Gunny Bags Godown | Ground | 20 | 01.04.2010 | RCC framed pillar beam column structure on RCC slab | | 480 | 5164.80 |
| 29 | UTRSU-Security Hutment | Ground | 10 | 01.04.2010 | RB wall structure | | 455 | 4895.80 |
| 30 | UTR-Non FV Building-F.E fluctuation | | | 30.06.2012 | | | | 0.00 |
| 31 | UTRSU-Bridge & Culvert | Ground | | 01.04.2010 | RCC framed pillar beam column structure on RCC slab | | 252 | 2711.52 |

Boiler & Power House

Boiling House Control panel Room

Bajaj hundusthan ltd.
Unit :Utraula

DETAIL OF COVERED AREA HOUSE WISE

| | | Size (in Meter) | | | Area of Building | Nos of Units | |
|-------|-----------------------------------------|-------------------|--------|---------------|------------------|--------------|---------------------------------------------------------------|
| S.No. | Name Of Structure | Length | Width | Height un Mt. | SQM | | Type of Construction RC Load Bearing Walls/ AC Sht. Etc. |
| A | Main Building for Plant & Machinery | | | | | | |
| 1 | Mill House Building | 172.50 | 28.00 | 28.00 | 4,830.00 | 1.00 | RCC+Brick wall+Steel Structure+AC Sht. |
| 2 | MILL House Panel Room GF | 60.00 | 10.50 | 4.50 | 630.00 | 1.00 | RCC+Brick wall+RCC Slab |
| 3 | MILL House Panel Room FF | 60.00 | 6.00 | 4.50 | 360.00 | 1.00 | RCC+Brick wall+AC Sht. |
| 4 | Boiler | 31.20 | 9.90 | 20.95 | 1,235.52 | 3.00 | RCC+Steel Structure+GC Sht. |
| 5 | Boiler House Panel Room GF | 67.00 | 9.50 | 4.00 | 636.50 | 1.00 | RCC+Brick wall+RCC Slab |
| 6 | Boiler House Panel Room FF | 49.00 | 9.50 | 4.00 | 465.50 | 1.00 | RCC+Brick wall+RCC Slab |
| 7 | Power Hquse | 60.00 | 28.00 | 26.00 | 1,680.00 | 1.00 | RCC+Brick wall+Steel Structure+AC Sht. |
| 8 | Power House Control RoomGF | 52.50 | 12.00 | 7.00 | 630.00 | 1.00 | RCC+Brick wall+Steel Structure+RCC Slab |
| 9 | Power House Control Room FF | 52.50 | 12.00 | 5.00 | 630.00 | 1.00 | RCC+Brick wall+Steel Structure+AC Sht. |
| 10 | Boiling House | 188.00 | 33.00 | 29.20 | 6,204.00 | 1.00 | RCC+Brick wall+Steel Structure+AC Sht. |
| 11 | Boiling House Control room | 32.00 | 12.00 | 5.00 | 384.00 | 1.00 | RCC+Brick wall+RCC Lintel |
| 12 | Sugar House/Drier house | 56.00 | 40.00 | 25.60 | 2,240.00 | 1.00 | RCC+Brick wall+Steel Structure+AC Sht. |
| 13 | Gunny Bag Godown | 16.00 | 30.00 | 9.60 | 480.00 | 1.00 | RCC+Brick wall+Steel Structure+AC Sht. |
| 14 | Sugar Godown | 200.00 | 60.00 | 11.00 | 12,000.00 | 1.00 | RCC+Brick wall+RCC Structure+GC Sht. |
| 15 | Cooling Tower Co – Gen | 24.00 | 21.00 | 9.59 | 504.00 | 1.00 | RCC Structure |
| 16 | Cooling Tower Process | 63.00 | 23.00 | 9.59 | 1,449.00 | 1.00 | RCC Structure |
| 17 | Molasses Tank | 110.00 | 80.00 | | 8,800.00 | 1.00 | RCC Foundation & floor |
| 18 | Scrap Yard | 54.00 | 15.00 | | 810.00 | | RCC Foundation & floor no roof |
| 19 | Switch Yard | 70.00 | 20.00 | | 1,400.00 | | RCC Foundation & floor no roof |
| 20 | Cane Carrier RCC Flooring | 156.50 | 28.00 | | 4,382.00 | | RCC Foundation & floor no roof |
| 21 | DM Plant | 23.00 | 14.00 | - | 322.00 | 1.00 | RCC Foundation & floor no roof |
| 26 | LAB Building GF | 10.00 | 21.00 | 4.50 | 210.00 | 1.00 | RCC+Brick wall+RCC Lintel |
| 27 | Instrument Office 2 nd Floor | 10.00 | 21.00 | 4.50 | 210.00 | 1.00 | RCC+Brick wall+AC SHEET |
| 28 | OFFICE / Lab BUILDING | 10.00 | 21.00 | 4.50 | 210.00 | 1.00 | RCC+Brick wall+RCC Lintel |
| 29 | Cable Trench under Ground | 975.00 | 1.50 | 1.25 | 1,462.50 | 1.00 | RCC Structure |
| B | Essential Axillary Building | | | | | | |
| 1 | DG House | 30.00 | 19.00 | 10.13 | 570.00 | 1.00 | RCC+Brick wall+Steel Structure+AC Sht. |
| 2 | Sulphur & Lime Store | 36.00 | 12.00 | 6.90 | 432.00 | 1.00 | RCC+Brick wall+RCC Structure+AC Sht. |
| 3 | General Store GF | 54.00 | 18.00 | 4.50 | 972.00 | 1.00 | RCC+Brick wall+RCC Structure+rcc slab |
| 4 | General Store FF | 54.00 | 18.00 | 4.50 | 972.00 | 1.00 | RCC+Brick wall+RCC Structure+AC Sht. |
| 5 | Open Store Yard | 54.00 | 20.00 | 3.00 | 1,080.00 | 1.00 | IRON STEEL STRUCTURE WITH TEEN SHED, PARTIALLY COVERED |
| 6 | Bagasse Yard | 250.00 | 170.00 | | 42,500.00 | | FOUNDATION & FLOOR WITH NO ROOF |
| 7 | Weigh Bridge Cabin – 100 ton | 4.00 | 5.00 | 4.00 | 40.00 | 2.00 | RCC Structure |
| | Cane Yard | | | | | | |
| | Weigh Bridge Cabin (Cane Yard) | | | | | | |
| 1 | Token Room (Cane Yard) Trolley | 4.00 | 4.00 | 4.00 | 16.00 | 1.00 | Brick wall+AC Sht. |
| 2 | Weigh Bridge Cabin – 60 ton GF | 4.00 | 4.00 | 4.00 | 16.00 | 6.00 | RCC Structure |
| 3 | Weigh Bridge Cabin – 60 ton FF | 4.00 | 4.00 | 3.00 | 16.00 | 1.00 | RCC Structure |
| 4 | Cane Yard | | | | | | |
| 5 | Trolley Yard | 380.00 | 55.00 | | 20,900.00 | 1.00 | BOE Soling in stripWith Partion rcc wall boulder soling 300mm |
| 6 | Truck Yard | 168.00 | 125.00 | | 21,000.00 | 1.00 | BOE Soling in stripWith Partion rcc wall boulder soling 300mm |
| 7 | Around Cane Carrier | 180.00 | 108.00 | | 19,440.00 | | BOE Soling in strip With boulder soling 300mm |
| 8 | Kishan Shed AT Cane Yard | 16.00 | 4.00 | | 64.00 | 1.00 | IRON STEEL STRUCTURE WITH TEEN SHED |
| | OFFICE BUILDING | | | | | | |
| | ADMIN BLOCK | | | | | | |
| 1 | Admin Building FF | 23.50 | 18.50 | 4.00 | 434.75 | 1.00 | RCC+Brick wall+RCC Lintel |
| 2 | Admin Building GF | 23.50 | 18.50 | 4.00 | 434.75 | 1.00 | RCC+Brick wall+RCC Lintel |
| 3 | Cane Office | 21.63 | 26.11 | 5.25 | 564.78 | 1.00 | RCC+Brick wall+RCC Structure+AC Sht. |
| 4 | Canteen | 30.00 | 4.50 | 3.20 | 135.00 | 1.00 | Brick wall+AC Sht. |
| 5 | Dispensary | 4.00 | 4.00 | 3.20 | 16.00 | 1.00 | Brick wall+AC Sht. |
| 6 | Time Office | 12.00 | 11.00 | 4.00 | 132.00 | 1.00 | RCC+Brick wall+RCC Structure+rcc slab |
| 7 | Security Office | 4.65 | 9.99 | 4.00 | 46.48 | 1.00 | RCC+Brick wall+RCC Structure+ac sheet |
| 8 | Salse Office | 24.00 | 4.00 | 4.00 | 96.00 | 1.00 | RCC+Brick wall+RCC Structure+rcc slab |
| 9 | Mane Gate Cabin | 6.00 | 4.00 | 3.00 | 24.00 | 1.00 | Brick wall+AC Sht. |
| | WATER SUPPLY & TREETMENT WORK | | | | | | |
| | Effluent Treatment Plant | | | | | | |
| 1 | OFFICE / Lab & Control Room BUILDING | 15.00 | 5.00 | 3.20 | 75.00 | 1.00 | RCC STRUCTURE WITH RCC SLAB |
| 2 | Pump Room | 6.00 | 3.00 | 3.20 | 18.00 | 1.00 | RCC STRUCTURE WITH RCC SLAB |

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| | | | | | | | |
|-----------------------------|----------------------------|--------|-------|-------|----------|------|-----------------------------|
| 3 | Oil & Grease Remover Tank | 2.00 | 2.00 | 3.00 | 4.00 | 1.00 | RCC STRUCTURE |
| 4 | Lime Mixing Tank | 2.50 | 1.50 | 2.00 | 3.75 | 1.00 | RCC STRUCTURE |
| 5 | Equalisation Tank | 10.00 | 6.00 | 3.00 | 60.00 | 1.00 | RCC STRUCTURE |
| 6 | Primary Clarifier | 10.00 | 10.00 | 2.00 | 100.00 | 1.00 | RCC STRUCTURE |
| 7 | Airation Tank | 20.00 | 10.00 | 4.00 | 200.00 | 1.00 | RCC STRUCTURE |
| 8 | Secondary Clarifier | 10.00 | 10.00 | 2.00 | 100.00 | 1.00 | RCC STRUCTURE |
| 9 | Sludge Bed | 24.00 | 4.00 | 3.00 | 96.00 | 1.00 | RCC STRUCTURE |
| 10 | UNDER GROUND RESERVOIR | 30.00 | 15.00 | 4.00 | 450.00 | 1.00 | RCC STRUCTURE |
| 11 | UNDER GROUND RESERVOIR | 35.00 | 20.00 | 4.00 | 700.00 | 1.00 | RCC STRUCTURE WITH RCC SLAB |
| 12 | HOT & COLD WATER CHANNEL | 215.00 | 3.00 | 3.00 | 645.00 | 1.00 | RCC STRUCTURE |
| RESIDENTIAL BUILDING | | | | | | | |
| 1 | Township 3BR (Colony)GF | 18.22 | 15.31 | 6.50 | 557.71 | 1.00 | RCC+Brick wall+RCC Slab |
| 2 | Township 2BR(Colony) x 3 | 23.90 | 21.48 | 13.00 | 1,540.12 | 3.00 | RCC+Brick wall+RCC Slab |
| 3 | Officer Dormitory GF | 52.00 | 26.00 | 3.50 | 1,352.00 | 1.00 | RCC+Brick wall+RCC Slab |
| 4 | Officer DormitoryFF | 42.00 | 26.00 | 3.50 | 1,092.00 | 1.00 | RCC+Brick wall+RCC Slab |
| 5 | Staff Dormitory | 14.00 | 15.20 | 3.50 | 638.40 | 1.00 | RCC+Brick wall+RCC Slab |
| 6 | LABOUR HUTMENT 25 ROOMS | 185.00 | 3.80 | 3.00 | 1,406.00 | 1.00 | Brick wall+AC Sht. |
| 7 | SECURITY BARRACK | 105.00 | 3.80 | 3.00 | 798.00 | 1.00 | Brick wall+AC Sht. |
| 8 | Temple | 19.00 | 21.00 | 18.50 | 399.00 | 1.00 | WHITE MARBLE STRUCTRE |

| PARTICULARS | AREA IN Sq. Meter | AREA IN Acre |
|-----------------------------------------|----------------------|-----------------|
| AREA DETAILS | | |
| TOTAL AREA OF CAMPUS (SUGAR & POWER) | 6,58,788.34 | 162.79 |
| AREA OF POWER PLANT | 1,59,405.82 | 39.39 |
| AREA OF UPPCL | 24,807.25 | 6.13 |
| AREA OF SUGAR PLANT & COLONY | 4,74,575.27 | 117.27 |
| AREA OF COLONY | 72,995.00 | 18.04 |
| GREEN AREA (PARK) | 34,519.72 | 8.53 |

| | | |
|-------------------------------------|-----------|------|
| ROAD AREA | | |
| COLONY ROADS | 2,260.00 | 0.56 |
| PLANTS ROADS | 7,575.00 | 1.87 |
| ROAD FROM MAIN GATE TO MAUN ROAD | 25,200.00 | 6.23 |
| DRAINS | | |

| | | | |
|----------------------------------------|----------|------|-----------------|
| DRAIN IN PLANT (Length 6065 Mtrs.) | 2,653.00 | 0.66 | 1.20 Meter Wide |
| DRAIN IN COLONY (Length 475 Mtrs.) | 1,204.07 | 0.30 | 1.00 Meter Wide |
| BOUNDARY WALL | Length | | Height |
| COLONY BOUNDARY WALL (Mtrs.) | 853.00 | | 2.60 Meters |
| FACTORY BOUNDRY WALL (Mtrs.) | 2,437.00 | | 2.60 Meters |
| FACTORY MAIN GATE (Mtrs.) | 14 Meter | | 3.00 Meters |
| 4 OTHER GATES Etc 15 nos (Mtrs) | 60 Meter | | 2.00 Meters |

Cooling Tower is not taken it is considered as a part of Mechanical