

|                   |           |
|-------------------|-----------|
| File No.          | RKA/DNCR/ |
| Date of Receiving | 12/07/24  |

**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           | DNWPC       |                  |                         |                   |       |                     |
| 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 |
|---|---|

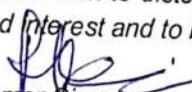
|  |  |
|--|--|
| In case File is returned by the preparer - HOD Engg. comment & Signature | <input type="checkbox"/> Minor defects in the survey hence approved for preparation with warning to Surveyor. Report preparer to collect the missing information on his own.<br><br><input type="checkbox"/> Major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

| GENERAL DETAILS |   |  |  |   |
|-----------------|---|--|--|---|
| 1.              | Proposal or Ref. No.                              | VISC(2020-25)-PC007-174-231  |  |   |
| 2.              | Type of Service                                   | <input checked="" type="checkbox"/> Valuation Report   |  |   |
| 3.              | Type of customer                                  | <input type="checkbox"/> Bank<br><input type="checkbox"/> Company  | <input type="checkbox"/> PSU<br><input checked="" type="checkbox"/> Private client | <input type="checkbox"/> NBFC<br><input type="checkbox"/> Direct client through Bank                  |
| 4.              | Bank/ FI/ Organization Name & Address             | M/S. BEARDWELL CTD.  |  |   |
| 5.              | Case Allotment Officer/ Fees paying party Details | Name<br>KANHU CHARAN SAHU  | Contact Number<br>9940249404   | Email Id<br>kcs@beardwell.co.in   |
| 6.              | Case Type   | <input checked="" type="checkbox"/> Case for Fresh Account<br><input type="checkbox"/> Case for existing account/ customer |  |   |
| 7.              | Fees Details                                      | Amount of Fees<br>4014000 + GST  | Advance Amount if any<br>4014000 + GST   | Payment will be paid by<br><input type="checkbox"/> Bank <input checked="" type="checkbox"/> Customer |
| 8.              | Billing Details                                   | Billed To Party Name<br>GSTIN  |  |   |

# CASE DETAILS

|    |   |  |  |                |          |
|----|---|--|--|----------------|----------|
| 1. | Name of the Industry/<br>Account  | MIS. UNIVERSAL ENTERPRISES LTD   |  |                |          |
| 2. | Type of Property  | <input checked="" type="checkbox"/> Small Manufacturing Unit, <input type="checkbox"/> Medium Scale Industrial Unit, <input type="checkbox"/> Large Scale Industrial Plant, <input type="checkbox"/> Very Large Scale Industrial Plant   |  |                |          |
| 3. | Owner/ Applicant Details  | Name   |  | Contact Number | Email Id |
| 4. | Account Name  | UNIVERSAL ENTERPRISES LTD  |  |                |          |
| 5. | Plant Address   | MIS. BEARDWELL LTD<br>HISI KUDWALI MIDC MURBAD<br>THANE MURBAD (CT)  |  |                |          |
| 6. | Who will coordinate on site<br>for the site survey  | Name   |  | Contact Number |          |
| 7. | Preferred time of survey  | Date   |  | Time           |          |
| 8. | Documents Received (Any<br>one ownership document and<br>approved site plan/ map is must) | PANKAJ   |  | 9322654588     |          |
|    |   | 12/10/24   |  | 11:00          |          |
|    |   | 14:00  |  | 11:00          |          |
|    |   | 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<br>2. Map: <input type="checkbox"/> Cizra Map, <input type="checkbox"/> Sanctioned Map, <input type="checkbox"/> Site Plan<br>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<br>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<br><input type="checkbox"/> Any other:<br>5. No documents provided: <input type="checkbox"/> |  |                |          |
|    | Special Instructions if any:  |  |  |                |          |

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: 



## IMPORTANT INSTRUCTIONS

FILE PREPARER TO START PREPARING THE FILES ONLY AFTER ENSURING THE STATUS OF ALL THE BELOW POINTS IS COMPLETED. FOR ANY EXCEPTION PLEASE BRING IT INTO NOTICE OF SENIOR GENERAL MANAGER (OPERATIONS). OTHERWISE PENAL ACTION WILL BE TAKEN AGAINST THE FILE PREPARER.

|     |  |
|-----|--|
| 1.  | Please do not accept the case if you do not have proper documents.   |
| 2.  | Understand the nature of Industry before moving for survey   |
| 3.  | Study the Plant Inventory sheet or FAR properly before moving for survey   |
| 4.  | Firstly please take & study the current applicable ownership documents of the property which needs to get surveyed.  |
| 5.  | Mark the <b>Owner/ Area/ Boundaries</b> mentioned in the ownership documents with bold florescent marker pen before moving for the survey. During site survey if any difference is found in the above fields from the ownership documents then please contact the owner immediately to know the reason for the difference. |
| 6.  | Identify the Property clearly by matching the boundaries and area mentioned in the property papers.  |
| 7.  | Check whether Building Measurement Area is given in the Map or if they have any Building Area sheet or if self-measurement has to be carried out before moving for survey.   |
| 8.  | Take Google Map location.  |
| 9.  | Take one photograph of the property along with abutting road.  |
| 10. | Take nearby photographs of the Property.   |
| 11. | Check Jurisdiction Municipal Limits & Ward Name.   |
| 12. | Fill the details in the Survey form and tick the appropriate option clearly.   |
| 13. | In case customer is found providing misleading information to you or trying to influence you by money or cash then immediately report to the Management & Bank.  |

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

| S.NO. | CHECKLIST   | STATUS                              |
|-------|---|-------------------------------------|
| 1.    | Check nearby prominent landmark   | <input checked="" type="checkbox"/> |
| 2.    | 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"/> |

# 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

VIS (2026-25) - PC 209-174-231  
 File No. RKA/DNCR/...../..... Date: 12/08/24 Time: 11:00

## GENERAL DETAILS

|    |   |   |              |
|----|---|---|--------------|
| 1. | Name of the Surveyor  | DHPAPC  |              |
| 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.  |
|    |   | PANICAJ   | 9322 6545 88 |
| 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<br><br>M.P | <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: |              |
| 5. | How Property is Identified                                  | <input checked="" type="checkbox"/> From schedule of the properties mentioned in the deed, <input type="checkbox"/> From name plate displayed on the property, <input checked="" type="checkbox"/> Identified by the owner/ owner representative, <input type="checkbox"/> Enquired from nearby people, <input type="checkbox"/> Identification of the property could not be done, <input type="checkbox"/> Survey was not done     |              |
| 6. | Type of Industry  | <input checked="" type="checkbox"/> Small Manufacturing Unit, <input type="checkbox"/> Medium Scale Industrial Unit, <input type="checkbox"/> Large Scale Industrial Plant, <input type="checkbox"/> Very Large Scale Industrial Plant  |              |
| 7. | Property Measurement  | <input checked="" type="checkbox"/> Self-measured, <input type="checkbox"/> Sample measurement only, <input type="checkbox"/> No measurement  |              |
| 8. | Reason for no measurement<br><br>M.P                        | <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:   |              |
| 9. | Purpose of Valuation  | <input type="checkbox"/> Value assessment of the asset for creating collateral mortgage<br><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 Valuation 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  |   |

ENTERPRISE

| OWNERSHIP DETAILS |   |
|-------------------|---|
| 1.                | Name of the Industry<br>MIS. UNIVERSAL INDUSTRIES LTD.  |
| 2.                | Legal Owner Name/s  |
| 3.                | Property Purchaser Name   |
| 4.                | Plant Address under Valuation<br>H21 KUDWADI MIDC MURBAD  |
| 5.                | Present Residence Address of the Owner/ Director<br>THANE MURBAD (CT)                                       |
| 6.                | Property constitution<br><input type="checkbox"/> Free Hold, <input checked="" type="checkbox"/> Lease Hold |

| LOCATION DETAILS |   |  |                             |                                |                           |
|------------------|---|--|-----------------------------|--------------------------------|---------------------------|
| 1.               | Adjoining Properties<br>(Match it with papers with the help of compass or Sun direction and also confirm it with nearby people) | East<br>OPEN PLOT  | West<br>ADITYA FOAM COMPANY | North<br>OPEN PLOT             | South<br>VECTAICE COMPANY |
| 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 checked="" type="checkbox"/> North-West Facing  |                             |                                |                           |
| 3.               | Landmark  | MIDC KUDWADI   |                             |                                |                           |
| 4.               | Ward Name/ No.  |  |                             |                                |                           |
| 5.               | Zone Name   |  |                             |                                |                           |
| 6.               | Main Road Name & Width  | Name<br>MURBAD SHAHAPUR ROAD   | Width<br>16 M               | Distance from property<br>100M |                           |
| 7.               | Approach Road Name & Width  | MIDC INTERNAL ROAD   |                             |                                |                           |
| 8.               | Are proper road facilities available?   | <input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No   |                             |                                |                           |
| 9.               | Type of Approach Road   | <input type="checkbox"/> Bituminous, <input type="checkbox"/> Metalled, <input checked="" type="checkbox"/> Cement concrete, <input type="checkbox"/> Concrete paver block, <input type="checkbox"/> Brick khadanja, <input type="checkbox"/> Mud surfacing, <input type="checkbox"/> Broken potholed metalled road, <input type="checkbox"/> No proper approach road available, <input type="checkbox"/> Very narrow approach road towards the property |                             |                                |                           |

|     |   |  |          |        |       |                 |         |
|-----|---|--|----------|--------|-------|-----------------|---------|
| 10. | Location characteristics  | <input type="checkbox"/> Within well-developed notified Industrial area, <input type="checkbox"/> Within averagely maintained Industrial area, <input type="checkbox"/> Within un-notified Industrial area, <input type="checkbox"/> Within Main city, <input type="checkbox"/> Within city suburbs, <input type="checkbox"/> Within urban developed Area, <input type="checkbox"/> Within urban developing zone, <input type="checkbox"/> Within urban undeveloped area, <input type="checkbox"/> Within urban remote area, <input type="checkbox"/> Within commercial area, <input type="checkbox"/> Within Institutional area, <input type="checkbox"/> Out of municipal limits, no civic infrastructure available, <input type="checkbox"/> Within rural village area, <input type="checkbox"/> In interiors, <input type="checkbox"/> Within Backward area, <input type="checkbox"/> Within Remote area |          |        |       |                 |         |
| 11. | Classification of the Locality  | <input type="checkbox"/> Urban developed, <input checked="" type="checkbox"/> Urban developing, <input type="checkbox"/> Semi Urban, <input type="checkbox"/> Rural, <input type="checkbox"/> Backward, <input type="checkbox"/> Industrial, <input type="checkbox"/> Institutional  |          |        |       |                 |         |
| 12. | Location consideration  | <input checked="" type="checkbox"/> Corner Plot, <input type="checkbox"/> 2 side open, <input type="checkbox"/> 3 side open, <input type="checkbox"/> On >30' wide road, <input type="checkbox"/> Near to Metro station, <input type="checkbox"/> Near to Market, <input type="checkbox"/> Near to Highway, <input type="checkbox"/> Entrance North-East Facing, <input type="checkbox"/> Ordinary location within locality, <input type="checkbox"/> Good Location within the locality, <input type="checkbox"/> Normal Location within the locality, <input type="checkbox"/> Average Location within locality, <input type="checkbox"/> Poor location within the locality, <input type="checkbox"/> Property towards end of the locality, <input type="checkbox"/> Any other  |          |        |       |                 |         |
| 13. | Is Plant part of notified Industrial Area? If yes then name of Industrial area/ estate & governing authority managing it. | <input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No<br>MIDC KUDAVIL   |          |        |       |                 |         |
| 14. | Proximity to civic amenities  | School   | Hospital | Market | Metro | Railway Station | Airport |
|     |   | 3 KM   | 3 KM     | 3 KM   | -     | 30 KM           | 80 KM   |
| 15. | Any new development in surrounding area   | NO   |          |        |       |                 |         |
| 16. | Jurisdiction limits<br>MIDC<br>KUDAVIL  | <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 KUDAVIL<br><input type="checkbox"/> Area not within any development authority limits  |          |        |       |                 |         |
| 18. | Municipality/ Municipal Corporation Name  | Name: MIDC KUDAVIL   |          |        |       |                 |         |



|     |  |   |
|-----|--|---|
|     |  | <input type="checkbox"/> Area not within any municipal limits |
| 19. | Surrounding land uses and adjoining/ nearby establishment details                          | MIDC  |
| 20. | Is the location proper for the subject industry?   | MIDC  |
| 21. | Is it a standalone Industry in this area? is it a belt for the subject nature of Industry? | B INDUSTRIAL AREA   |
| 22. | In case Industry gets closed then does the land can be used for any other purpose?         | OTHER INDUSTRY  |

| PHYSICAL DETAILS |   |   |            |
|------------------|---|---|------------|
| 1.               | Land Area   | As per Title deed   | As per Map |
|                  |   | 59559.1m  | 519559.1m  |
|                  |   | Area as per mortgage deed: 5083 59.1m   |            |
| 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 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                          | N/A   |            |
| 11.              | Is complete property mortgaged with the Bank under valuation or only portion of it? | PLANT CLOSED SINCE 3 YEARS  |            |
| 12.              | Property possessed by at the time of survey   | <input type="checkbox"/> Owner, <input checked="" 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 type="checkbox"/> Industrial, <input checked="" type="checkbox"/> Vacant, <input type="checkbox"/> Locked, <input type="checkbox"/> Sealed <input type="checkbox"/> Any other use:   |            |

# **BUILDING/ CONSTRUCTION/ UTILITY DETAILS**

| 1.           | Construction Status                          | <input type="checkbox"/> Built-up property in use, <input type="checkbox"/> Under construction, <input type="checkbox"/> No construction   |                               |                    |              |        |       |        |  |    |    |                               |
|--------------|--|--|-------------------------------|--------------------|--------------|--------|-------|--------|--|----|----|-------------------------------|
| 2.           | Covered Built-up Area                        | 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 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<br>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 type="checkbox"/> Average, <input checked="" type="checkbox"/> Poor, <input type="checkbox"/> Under construction  |                               |                    |              |        |       |        |  |    |    |                               |
| 6.           | Age of Building/ Recent Improvements done    | 25 YEARS   |                               |                    |              |        |       |        |  |    |    |                               |
| 7.           | Maintenance of the Building                  | <input type="checkbox"/> Very Good, <input type="checkbox"/> Average, <input checked="" 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 checked="" 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<br><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>7'</td> <td>1'</td> <td>BLOCKWORK + PLASTER + FENCING</td> </tr> </tbody> </table>   |                               |                    | Running Mtr. | Height | Width | Finish |  | 7' | 1' | BLOCKWORK + PLASTER + FENCING |
| Running Mtr. | Height                                       | Width  | Finish                        |                    |              |        |       |        |  |    |    |                               |
|              | 7'   | 1'   | BLOCKWORK + PLASTER + FENCING |                    |              |        |       |        |  |    |    |                               |
| 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 still<br><input type="checkbox"/> Not available within the property <input type="checkbox"/> On road, <input type="checkbox"/> Acute parking problem   |                               |                    |              |        |       |        |  |    |    |                               |
| 13.          | Special Comments if any                      | PCHT CLOSED SINCE 3 YEARS  |                               |                    |              |        |       |        |  |    |    |                               |

**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.



[illegible]

# 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   |  |
|    |   | 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:  | RISHABH GARG   |  |
|    | Contact No.   | 8657430810   |  |
|    | Sale Purchase Rate  | ₹ 5000 - 7000 / sq.m   |  |
|    | Rental Rate   | -  |  |
|    | Comments  | 2.5 Acres land available in MIDC Kudavili. soon Ann on property same land of our plant. soon from  |  |
|    | 2. Name:  | CHINTAMANI TEMBHE main food  |  |
|    | Contact No.   | 9657414894   |  |
|    | Sale Purchase Rate  | ₹ 6000 - 7000 / sq.m   |  |
|    | Rental Rate   | -  |  |
|    | Comments  | The Agent has an available land in MIDC MORBAD. LAND IS AT A DISTANCE OF 1.5 KM FROM OUR CAMP  |  |
|    | 3. Name:  |  |  |
|    | Contact No.   |  |  |
|    | Sale Purchase Rate  |  |  |
|    | Rental Rate   |  |  |
|    | Comments  |  |  |

Surveyor Name:

Signature:

Date:

DHAWAC



12/07/24



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:

PRMICAJ  
[Signature]  
9322654588  
12/07/24

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:

DITARC  
[Signature]  
12/07/24

**PROPERTY INFORMATION SHEET**  
**(TO BE FILLED OUT BY THE VALUATION FIRM)**  
 (Version 1.0) Date of Implementation: 10.06.2017

Each valuation report of Hk Associates is prepared based on the thorough survey of the property carried out by the Engineering Institute. This Survey Boundary Sheet is for the information of Banker/ concerned person requesting. Should Survey report also be made available to the interested organization in case it is required to cross check with information our surveyor has given in the inspection report based on which valuation report is prepared.

|   |  |  |            |                    |
|---|--|--|------------|--------------------|
| 1   | Site Map   | Vinhnong - Phuoc - 194-791   |            |                    |
| 2   | Name of the Surveyor                             | Dinh Van Phung   |            |                    |
| 3   | Surveyor's Name                                  | Dinh Van Phung   |            |                    |
| 4   | Name of the Owner                                | Mr. Nguyen Thanh Phung   |            |                    |
| 5   | Property Address which has to be valued          | Plot No. 111, Roadway side road 194-791  |            |                    |
| 6   | Property shown & identified by all               | <input type="checkbox"/> Owner, <input type="checkbox"/> Representative, <input type="checkbox"/> No one was available, <input type="checkbox"/> Property is locked, survey should not be done from inside   |            |                    |
| Name  |  | Contact No.  |            |                    |
| Phung                                       |  | 954654588  |            |                    |
| 7   | How Property is identified by the Surveyor       | <input type="checkbox"/> From schedule of the properties mentioned in the deed, <input 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)<br><input type="checkbox"/> Half Survey (Measurements from outside & photographs)<br><input type="checkbox"/> Only photographs taken (No measurements)  |            |                    |
| 10  | Reason for full survey or only photographs taken | <input checked="" type="checkbox"/> Property was locked, <input type="checkbox"/> Possessors 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 checked="" type="checkbox"/> Agricultural Land |            |                    |
| Property Measurement                        |  | <input checked="" type="checkbox"/> Self-measured, <input type="checkbox"/> Sample measurement, <input type="checkbox"/> No measurement  |            |                    |
| Reason for no measurement                   |  | <input type="checkbox"/> It's a flat in multi storey building so measurement not required<br><input type="checkbox"/> Property was locked, <input type="checkbox"/> Owner/ possessors 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:   |            |                    |
| Land Area of the Property                   |  | As per Title deed  | As per Map | As per site survey |
| Covered Built-up Area                       |  | 5195 sq.m  | 5195 sq.m  | 5108 sq.m          |
| Property possessed by at the time of survey |  | As per Title deed  | As per Map | As per site survey |
| Any negative observation of the             |  | <input type="checkbox"/> Owner, <input checked="" 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   |            |                    |



|   |  |
|---|--|
| 19. Is the property during survey                                 | PLANT CLOSED SINCE 3 YEAR  |
| 20. 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 |
| 21. Is the property clearly demarcated with permanent boundaries? | <input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Only with Temporary boundaries  |
| 22. Is the property merged or colluded with any other property    | N.A  |
| 23. 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: PANICAJ  
b. Relation: RB  
c. Signature: [Signature]  
d. Date: 12/07/24

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: DHANVA  
b. Signature: [Signature]  
c. Date: 12/07/24