

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

CASE COLLECTION FORM

(Version 10.0)

Date of implementation: 9.02.2011 | Last Revision: 30.01.2020 | Latest Revision: 04.03.2022

Items	Assigned To	Assigned to Date	To be completed by date	Submitted On date	Grade	HOD Engg. Signature
File Received By	Kirti Lakra	NA	NA			
Survey	Vishal & Deepak					
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"/> Survey not done properly, <input type="checkbox"/> Survey Form not properly filled, <input type="checkbox"/> Market survey for rates is not properly done, <input type="checkbox"/> Identification is not clearly done, <input type="checkbox"/> Measurement is not properly done, <input type="checkbox"/> Photographs not clearly taken, <input type="checkbox"/> Selfie/ Owner or owner representative photo not taken, <input type="checkbox"/> Owner/ owner representative signature not taken, <input type="checkbox"/> Google Map not taken, <input type="checkbox"/> Survey summary sheet not filled
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In case File is returned by the preparer - HOD Engg. comment & Signature	<input type="checkbox"/> Minor defects in the survey hence approved for preparation with warning to Surveyor. Report preparer to collect the missing information on his own. <input type="checkbox"/> Major defects in the survey. Survey has to be done again.
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GENERAL DETAILS

1.	Proposal/ Work Order or Ref. No.				
2.	Type of Service	<input type="checkbox"/> Valuation Report, <input type="checkbox"/> Construction cost estimate, <input type="checkbox"/> Cost vetting certificate <input type="checkbox"/> Other CE Certificates, <input type="checkbox"/> TEV Report, <input type="checkbox"/> LIE			
3.	Type of customer	<input 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 checked="" type="checkbox"/> Corporate PICUP
4.	Bank/ FI/ Organization Name & Address	PICUP.			
5.	Case Allotment Officer/ Fees paying party Details	Name	Contact Number	Email Id	
6.	Case Type	<input checked="" type="checkbox"/> Case for Fresh Account		<input type="checkbox"/> Case for exiting account/ customer	
7.	Fees Details	Amount of Fees	Advance Amount if any	Fees will be paid by	
		3 Lakhs + GST		<input type="checkbox"/> Bank	<input type="checkbox"/> Customer
8.	Billing Details	Billed To Party Name		GSTIN	

CASE DETAILS				
1.	Type of Property	Cement Plant.		
2.	Purpose of LIE Report/ Assignment	<input type="checkbox"/> Value assessment of the asset for creating new collateral mortgage <input type="checkbox"/> Periodic Re-Valuation for Bank, <input type="checkbox"/> Distress sale for NPA A/c., <input type="checkbox"/> For DRT Recovery purpose, <input type="checkbox"/> Capital Gains Wealth Tax purpose <input type="checkbox"/> Partition purpose, <input type="checkbox"/> General Value Assessment, <input type="checkbox"/> Verification of Physical Progress and Expenditure incurred till _____ <input checked="" type="checkbox"/> Any other: ✓ Cost Assessment		
3.	Owner/ Applicant Details	Name	Contact Number	Email Id
		M/S Uttatech Cement Ltd		
4.	Account Name	"		
5.	Property Address	SH-5, KOTA, Uttatech Cement Ltd, Unit DALLA Cement Works, Dalla Road,		
6.	Who will coordinate on site for the site survey	Name	Contact Number	
		Mr. Prasham Jain	Sonbhadra, U.P.-231202	
7.	Preferred time of survey	Date	Time	
		01/08/24 - 02/08/24		
8.	Documents Received (Any one ownership document, CA Certificate and approved site plan/ map is must)	1. Ownership Documents: <input type="checkbox"/> Sale Deed, <input type="checkbox"/> Power of Attorney, <input type="checkbox"/> Registered Will, <input type="checkbox"/> Relinquishment Deed, <input type="checkbox"/> Transfer Deed, <input type="checkbox"/> Conveyance Deed, <input type="checkbox"/> Allotment Letter, <input type="checkbox"/> Possession Letter 2. Map: <input type="checkbox"/> Cizra Map, <input type="checkbox"/> Approved Map and Approval Letter, <input type="checkbox"/> Site Plan 3. Utility Bills: <input type="checkbox"/> Electricity Bill & payment receipt, <input type="checkbox"/> Water Bill & payment receipt, <input type="checkbox"/> House Tax demand & payment receipt 4. Any Other document: <input type="checkbox"/> CLU, <input type="checkbox"/> CA Certificate <input type="checkbox"/> TEV Report/DPR 5. No documents provided: <input type="checkbox"/>		
9.	Documents received from	Mr. Prasham Jain (On Site)		
10.	Special Instructions if any:			
11.	I agree to pay the amount mentioned above for the preparation of LIE 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:			

FILE RECEIVER CASE COLLECTION PROCESS COMPLIANCE CHECKLIST

(To be filled by Surveyor)

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

IMPORTANT INSTRUCTIONS TO SURVEYOR

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

SURVEY GRADING MATRIX	
GRADE	PARAMETERS/ CRITERIA
A	<p>In case all the points below are done properly, timely with full care and diligence:</p> <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. Similar Grading Matrix is issued for Case Collection & Report Preparation as well.


Note (Overall Grading Matrix):

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

SURVEY PROCESS COMPLIANCE CHECKLIST

(To be submitted by Surveyor with each Survey)

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

For File No.	
Surveyor Name	Vishal Singh & Deepak Singh.
Signature	
Date	01-08-24/02/08/2024.

GENERAL DETAILS

1.	PROJECT NAME	14/S UltraTech Cements. Ltd.		
2.	PROJECT PROMOTER/S (Company Name/ Director/s Name)	—		
3.	TYPE OF PROJECT	Cement Industry (Integrated)		
4.	CAPACITY OF PROJECT	As per DPR.		
5.	BANK NAME/ CONSORTIUM MEMBERS	For PICUP.		
6.	LIE REPORT PERIOD	—		
7.	PROJECT LAND AREA	N/A		
8.	TOTAL BUILT UP AREA	As per map.		
9.	PROJECT START DATE	P ₁ → 1/11/2020 - 14/08/22 P ₂ → 14/08/2022 - 28/08/24		
10.	PROPOSED COMMERCIAL OPERATIONS DATE (COD)	↓		
11.	EXPECTED COMMERCIAL OPERATIONS DATE	Done.		
12.	REASONS FOR DELAY IN PROJECT COMPLETION, IF ANY	— N/A		
13.	STATUS OF OCCUPANCY CERTIFICATE/ COMPLETION CERTIFICATE	—		
14.	MAJOR CONTRACTORS HIRED ON SITE	COMPANY NAME	NATURE OF WORK	WO/ PO Amount
		SPRIVIM	Civil Const.	
		Thyssen	P&M	
		MACMET	P&M.	
15.	ESTIMATED PROJECT COST / CA CERTIFICATE:	Particulars	Envisaged Cost of Project	Incurred Till
		Land		29.63 Cr.
		Building		7392.00 Cr.
		Plant and Machinery		425.02
		Miscellaneous Fixed assets		
		Preliminary and Pre-operative cost		
		Advances		
		Total		454.65 Cr.

16.	LANDMARK:	Property itself.							
17.	APPROACH ROAD WIDTH:								
18.	DISTANCE FROM NATIONAL/ STATE HIGHWAY	Adjacent							
19.	BOUNDARIES OF THE PROPERTY:								
	NORTH:	Vacant land							
	SOUTH:	Road							
	EAST:	Road							
	WEST:	Vacant land							
20.	PHYSICAL PROGRESS OF THE PROJECT TOWER/ BUILDING WISE	Refer Annexure							
21.	TIME SCHEDULE (FOR THE CONSTRUCTION WORK)-TO BE PROVIDED BY THE CLIENT	Mention above.							
22.	PHYSICAL PROGRESS OF SITE DEVELOPMENT WORKS LIKE ROADS, LANDSCAPING	The plants is running.							
23.	MACHINERIES OBSERVED DURING SITE VISIT (Attach a separate sheet if required along with photographs of their Specifications/ tag plates)	1) Raw mill 4) Ball mill 2) PH mill etc. 3) ACE							
24.	EFFLUENT TREATMENT PLANT (ETP) - MAKE / MODEL / CAPACITY	—							
25.	SEWAGE TREATMENT PLANT (STP)- MAKE / MODEL / CAPACITY	—							
26.	WATER TREATMENT PLANT (WTP)- -MAKE / MODEL / CAPACITY	—							
27.	NO OF WATER TANKS AND STORAGE CAPACITY	<table border="1"> <tr> <th colspan="2">Underground/ Overhead</th> </tr> <tr> <th>Domestic Usage</th> <th>Fire Water</th> </tr> <tr> <td></td> <td></td> </tr> </table>		Underground/ Overhead		Domestic Usage	Fire Water		
Underground/ Overhead									
Domestic Usage	Fire Water								
28.	NO. OF RAIN WATER HARVESTING PITS	Multiple.							
29.	UTILITIES A. DG set (No's and Capacity) B. Transformer (No's and Capacity)	Refer to BPM WL.							
30.	SOURCE OF ELECTRICITY FOR CONSTRUCTION WORKS	Self. generated. (Solar) - 7.5 MW							
31.	SOURCE OF WATER REQUIRED FOR CONSTRUCTION WORKS	(WHRS) - 13 MW (TRP) - 27 MW Summersible.							
32.	ANY MAJOR OBSERVATION WHICH MIGHT PROVE RISKY	None.							

	FOR BANK IN FUTURE FOR TERM LOAN AMOUNT RECOVERY	
33.	APPROXIMATE NO. OF LABOURS OBSERVED DURING SITE VISIT	~ 2000 - 2500 labours.

NOTE:-

(B&C work)
The Cement mill is only considered in civil work
which has been done by Shreevim infra projects.
Rest of the civil work is considered in P & M.

DRAW SITE KEY PLAN & SKETCH PLAN

Shree Vin ^{Infra} Projects → WHRS, Cement mill, crusher & e

Veena Engineering → AFR

Macmat - OLBC (Civil SPM) - Belt + Foundation

Civil Work → Cement mill

Vendor Code - For 5m Packed PSM starts with 20

WHRS - ~~107~~ 126

CEMENT MILL - 135

Crusher & OLBC - 107

AFR - 36

MISCE - Collier up road, Raw mill - 45 co

only P.O.
(6324)

BC
550000

BLANK PAGE FOR PROVIDING ANY ADDITIONAL DETAILS/ INFORMATION

- Provided ✓ 1) List of machineries
- As per map ✓ 2) Building sheet (as per approved map)
- In excel sheet ✓ 3) Bifurcation of Imported & Indigenous machines
- Mentioned ✓ 4) Project start & commissioning date
- Provided ✓ 5) EA certificate.
- Separate sheet & Seen on site ✓ 6) Phase wise bifurcation on ground.
- Received ✓ 7) Production sheet of last 6 months.
- Received ✓ 8) Process flow chart.
- In P&M ✓ 9) Foundation to be considered in P&M or civil

Phase 1

Phase - 2