

File No. VIS-(2024-2025)-PL-672-603-841

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	Abhilasha	NA	NA			
Survey	Mannohan		27/1/25			
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.	1525/1UP/15KS/2024 dated - 01/01/2025		
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 <input checked="" type="checkbox"/> Capital Investment Verification		
3.	Type of customer	<input type="checkbox"/> Bank <input type="checkbox"/> PSU <input type="checkbox"/> NBFC <input type="checkbox"/> Corporate <input checked="" type="checkbox"/> Govt. Institution <input type="checkbox"/> Company <input type="checkbox"/> Private client <input type="checkbox"/> Direct client through Bank		
4.	Bank/ FI/ Organization Name & Address	Invest UP, 4th Floor, A-Block, Picot Bhawan, Vibhuti Khand, Conoti Nagar, Lucknow - 226010 (UP)		
5.	Case Allotment Officer/ Fees paying party Details	Name	Contact Number	Email Id
		Mr. Abhishek Jha	8447726376	Div.1iepp2022@investup.org
6.	Case Type	<input 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
		Rs. 1,50,000/- (As per fee structure)		<input checked="" type="checkbox"/> Bank <input type="checkbox"/> Customer
8.	Billing Details	Billed To Party Name		GSTIN

CASE DETAILS

1.	Type of Property	Industrial 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 checked="" type="checkbox"/> Verification of Physical Progress and Expenditure incurred till 30/09/24 <input type="checkbox"/> Any other:			
3.	Owner/ Applicant Details	Name	Contact Number	Email Id	
		Ms Preeti Garg (C.A.)	8860097049	capreeti@creamyfoods.com	
4.	Account Name	M/S Creamy Foods Limited			
5.	Property Address	Creamy foods limited, 80th km stone, GTH Road, Village, Bartoli, Khurga, Uttarpradesh - 203131.			
6.	Who will coordinate on site for the site survey	Name	Contact Number		
		Ms. Preeti Garg (C.A.)	8860097049		
7.	Preferred time of survey	Date	27/1/25	Time	10:00 am
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 checked="" type="checkbox"/> Approved Map and Approval Letter, <input checked="" 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 checked="" type="checkbox"/> CA Certificate, <input checked="" type="checkbox"/> TEV Report/DPR 5. No documents provided: <input type="checkbox"/> <input checked="" type="checkbox"/> Invoices, <input checked="" type="checkbox"/> Building sheet			
9.	Documents received from	Client			
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 checked="" type="checkbox"/>	
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**PARAMETERS/ CRITERIA****GRADE**

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. Similar Grading Matrix is issued for Case Collection & Report Preparation as well.

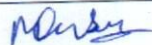
Note (Overall Grading Matrix):

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?	<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.	115 (2024-25) PL672-603 -841
Surveyor Name	Man Mohan
Signature	
Date	27/1/25

GENERAL DETAILS

1.	PROJECT NAME	M/S Creamy foods Limited		
2.	PROJECT PROMOTER/S (Company Name/ Director/s Name)	— Same as above —		
3.	TYPE OF PROJECT	Milk Processing Plant		
4.	CAPACITY OF PROJECT	Initial 10 Lakh litres/day, Target → 16.5 lakh litres/day		
5.	BANK NAME/ CONSORTIUM MEMBERS	Invest UP.		
6.	LIE REPORT PERIOD	04/11/22 to 30/09/24		
7.	PROJECT LAND AREA	More than 25 acres		
8.	TOTAL BUILT UP AREA	~ 22500 Sqmtr		
9.	PROJECT START DATE	05/11/22		
10.	PROPOSED COMMERCIAL OPERATIONS DATE (COD)	01/10/24		
11.	EXPECTED COMMERCIAL OPERATIONS DATE	01/10/24 - Few machines are under installation like FASA butter making & packing machine		
12.	REASONS FOR DELAY IN PROJECT COMPLETION, IF ANY			
13.	STATUS OF OCCUPANCY CERTIFICATE/ COMPLETION CERTIFICATE	Plant running at the time of survey		
14.	MAJOR CONTRACTORS HIRED ON SITE	COMPANY NAME	NATURE OF WORK	WO/ PO Amount
		CoD Waldeva India Pvt Ltd.	Lab furniture	
		Ashwaryanaya Technocrats	Tanks	
		AP, INC	Valves	
15.	ESTIMATED PROJECT COST / CA CERTIFICATE:	Particulars	Envisaged Cost of Project	Incurred Till 30/09/24
		Land		0.00 Cr.
		Building		43.78 Cr.
		Plant and Machinery		81.70 Cr.
		Miscellaneous Fixed assets		—
		Preliminary and Pre-operative cost		—
		Advances		—
		Total		125.48 Cr.

16.	LANDMARK:	Itself is a landmark	
17.	APPROACH ROAD WIDTH:	30mtr	
18.	DISTANCE FROM NATIONAL/ STATE HIGHWAY	on NH-34 (GP Road)	
19.	BOUNDARIES OF THE PROPERTY:		
	NORTH:	vacant land	
	SOUTH:	vacant land	
	EAST:	NH-34	
	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	Completed	
22.	PHYSICAL PROGRESS OF SITE DEVELOPMENT WORKS LIKE ROADS, LANDSCAPING	Roads completed	
23.	MACHINERIES OBSERVED DURING SITE VISIT (Attach a separate sheet if required along with photographs of their Specifications/ tag plates)	Sheet Attached	
24.	EFFLUENT TREATMENT PLANT (ETP) - MAKE / MODEL / CAPACITY	NO	
25.	SEWAGE TREATMENT PLANT (STP)- MAKE / MODEL / CAPACITY	NO	
26.	WATER TREATMENT PLANT (WTP)- MAKE / MODEL / CAPACITY	—	
27.	NO OF WATER TANKS AND STORAGE CAPACITY	Underground/ Overhead	
		Domestic Usage	Fire Water
		50 KL	
28.	NO. OF RAIN WATER HARVESTING PITS	—	
29.	UTILITIES A. DG set (No's and Capacity) B. Transformer (No's and Capacity)	1500 KVA - 2 NOS DG sets (CAT) 2500 KV - 2 NOS Transformers	
30.	SOURCE OF ELECTRICITY FOR CONSTRUCTION WORKS	completed	
31.	SOURCE OF WATER REQUIRED FOR CONSTRUCTION WORKS	—	
32.	ANY MAJOR OBSERVATION WHICH MIGHT PROVE RISKY	—	

	FOR BANK IN FUTURE FOR TERM LOAN AMOUNT RECOVERY	
33.	APPROXIMATE NO. OF LABOURS OBSERVED DURING SITE VISIT	— N.A. —

ATTACH & VERIFY ON SITE:

1. LIE DOCUMENTS CHECKLIST

- a) Project land Sale deed/Lease deeds
- b) Building plan approval letter.
- c) Sanctioned Map/ Building Plans from GNIDA
- d) Labor License
- e) CLU in case of Change of Land Usage
- f) NOC from Airport Authority of India (If Applicable)
- g) NOC from Pollution Control Board (Consent to establish/ Consent to operate)
- h) NOC from SEIAA for Environmental clearance
- i) NOC from Fire department (Provisional/ Final)

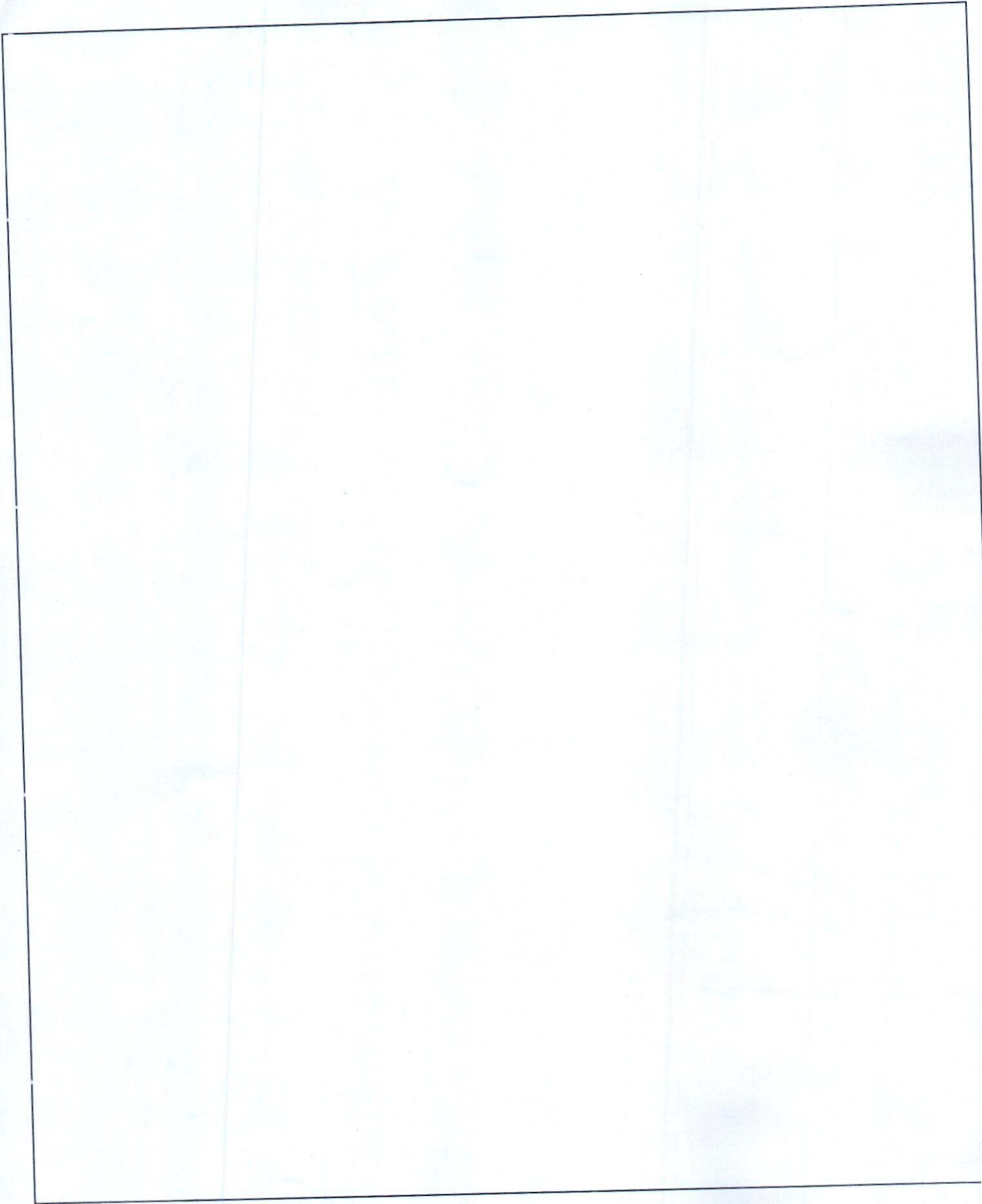
2. LOCATION MAP

3. PROJECT SPECIFICATIONS

4. PHOTOGRAPHS

**NOTE: Please complete all the details reference to the sanctioned Maps and Approvals.*

DRAW SITE KEY PLAN & SKETCH PLAN

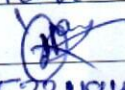


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UNDERTAKING BY THE CUSTOMER

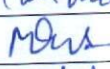
I confirm that I have made the inspection of the subject property to the surveyor of R.K Associates, which is correct property in question for which the documents have been provided/ submitted by me. I further confirm that I am aware of all the information related to the subject property and I have provided all its information to the surveyor true 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 LIE 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 have not 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 person/ 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 +91-9958632707, 0120-4110117. Our LIE Reporting 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 LIE Report 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	KANALAKANTA NAYAK
Relationship with owner	Mg. Tech
Signature	
Mobile No.	7895334943
Date	27-01-2025

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 R.K Associates. I have not taken any cash or kind from the customer nor have I come into any kind of influence of the customer / bank for arbitrary providing the Property LIE Reprot as per one's need. I further state that I have not given any assurances to the customer nor given any wrong or false information or statement. 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.

For File No.	V15 (2024-25) PL672-603-84
Surveyor Name	Manmohan
Signature	
Date	27/1/25

UNDERTAKING BY THE PREPARER

I confirm that this LIE 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 this LIE assignment. 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, cross check & 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 LIE 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 LIE Report 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, if I am found guilty of illegitimately distorting the facts in the LIE Report 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 reason then I'd solely responsible of any such act and I understand that the Company can 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.

For File No.	
Preparer Name	
Signature	
Date	

Annexure-1

Sr. No.	Activity	Building/Tower Name (Status till No. of Floors)				
		Basement	Ground	1st	2nd	Terrace
1.	Proposed floors	Basement	Ground	1st	2nd	Terrace
2.	Sub structure as Foundation/Footings	✓	✓	✓	✓	✓
3.	Basement					
4.	Super Structure	✓	✓	✓	✓	✓
6.	Brick/Block Work/Partition Wall					
7.	Electrical Work	✓	✓	✓	✓	✓
7.1.	Electrical Fixtures	✓	✓	✓	✓	✓
8.	Plumbing Work					
8.1.	Plumbing line for water supply					
8.2.	Plumbing line for drainage					
8.3.	Plumbing fixtures brass items as taps; shower; mixtures; sinks					
9.	Internal Plaster					
10.	External Plaster					
11.	Fire Fighting Work					
11.1.	Fire Fighting sensor and sprinkler or other accessories					
12.	Installation of Lifts	✓	✓	✓	✓	✓
13.	Flooring in Apartment					
14.	Flooring in Common Area					
14.1.	Reception					
14.2.	Corridors of floors	✓	✓	✓	✓	✓
14.3.	Stair Case	✓	✓	✓	✓	✓
15.	Frames					
15.1.	Door					
15.2.	Window					
16.	Door installation					
17.	Window installation					
19.	Paint Work-internal					
19.1.	In Apartments					
19.2.	In Corridors of floors					
20.	Paint Work-External					
21.	Lift Machine Room					

Construction work of unit - 3 - Main Building completed

① G.F. & Basement floor → Cold room and blast room with Lab & utilities room on ground floor.

② 2nd & 1st → Process room with packing and other utilities

③ Terrace → Refrigeration equipments with tanks/water