

(Scpt) (113 (2024-25)-PL715-642-887 Valuation) VIS (2024-25)-PL716-643-888

Chaudhany (heese Bazar Prt. 1+d. (CEPPL) SSOCIATES

File No. VIS-(20__-20__)-PL-

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 F	Received By	Subhash	NA	NA			
Surv	ey	Subhash Wischay S Atul	2/1/25	2/1/25			
Prep	aration						
	A - Very Good,	B - Satisfactory					
	j. unprepared due to	properly don representative	roperly done, e, □ Photo e photo not tal	☐ Identification graphs not cl	n is not clearly early taken, owner represe	/ done, □ □ Selfie/ entative sig	☐ Market survey for Measurement is not Owner or owner nature not taken, ☐
by th	ise File is returned ne preparer - HOD g. comment & ature	Surveyor. Rep	oort preparer t	survey hence o collect the miney. Survey has	ssing informati	ion on his o	on with warning to own.
1.	Proposal/ Work Ord Ref. No.		Via Hai	1			
2.	Type of Service		and the same of th	, □ Constructions, □ TEV Repo		e, Cost	vetting certificate
3.	Type of customer	□ Bai	nk	□ PSU	□ NBFC	□ Corpora	
4.	Bank/ Fl/ Organiza Name & Address			□ Private clien		client thro	ranch, Janpath
5.	Case Allotment Off		Name		ct Number		Email Id
	Fees paying party	Details # 91. 1	Huyn Kych	wah 876	5030620	sbi.3139	0 @ sbi. 10 - in
6.	Case Type		Case for Fres				ccount/ customer
7.	Fees Details	Amo	unt of Fees	Advance An	nount if any	Fees	will be paid by
		35000	+ 687			□ Bank	□ Customer
8.	Billing Details		Billed To P	arty Name		GS	STIN

		CASE DETAILS	HALLES AND AND A SECOND OF STATE	
1.	Type of Property	1 ndystaial	PSM and LS	B (cheese Plant
2.	Purpose of LIE Report/ Assignment	□ Value assessment of the as □ Periodic Re-Valuation for B □ For DRT Recovery purpose □ Partition purpose, □ Gene Progress and Expenditure incu □ Any other: LIE	ank, □ Distress sale for e, □ Capital Gains Wealt ral Value Assessment, □	NPA A/c., n Tax purpose
3.	Owner/ Applicant Details	Name	Contact Number	Email Id
		M/s Chandhayy Cheese Baran Put. Ht		
4.	Account Name	"		
5.	Property Address	Menja-Kohli, Ta Hisau (Hanyana	chail - Adamy v94	, District -
6.	Who will coordinate on	Name	Coi	ntact Number
	site for the site survey	Her. Deepak	89 200	21412
7.	Preferred time of survey	Date 2 1 2 5	Time	
8.	Documents Received (Any one ownership document, CA Certificate and approved site plan/ map is must)	 Ownership Documents: Registered Will, Relir Reconveyance Deed, App. Map: Cizra Map, App. Utility Bills: Electricity receipt, House Tax dem. Any Other document: No documents provided: 	nquishment Deed, ☐ Tran Illotment Letter, ☐ Posse proved Map and Approval Bill & payment receipt, and & payment receipt CLU, ☑ CA Certificate ☐	nsfer Deed, ssion Letter Letter, □ Site Plan □ Water Bill & payment
9.	Documents received from	Client		
10.	Special Instructions if any:			
11.	Valuer firm to distort any fact	nentioned above for the preparation is and would not try to influence and lividual or organization by any mea	y member or official of the i	

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

IMPORTANT INSTRUCTIONS TO SURVEYOR

1.	Please fill the above compliance checklist before moving for the survey.
2.	Please do not do the survey if you do not have proper documents.
3.	For Vacant Plot/ Land - Cizra Map/ Master/ Zonal/ Site Plan is must to identify the Plot. For Agriculture of converted land from agriculture - Mutation documents, CLU is must.
4.	Firstly please first study the documents of the property which needs to get surveyed.
5.	Mark the Owner/ Area/ Boundaries mentioned in the ownership documents with bold florescent marker per 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.	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.
7.	Identify the Property clearly by matching the boundaries and area mentioned in the property papers.
8.	Do sample physical or google measurements of the property.
9.	a. Take owner/ representative photograph along with the property. b. Take your selfie along with the property and the owner/ representative. c. Take full scale photo of the property with gate. d. Take photo of the property along with abutting road, towards left, right and center. e. Take multiple photos of inside-out of the property. f. Take nearby photographs of the Property. g. Take a short video to cover property and neighborhood.
10.	Take Google Map location.
11.	Check main road name & width and approach road width and distance of property from main road.
12.	Check Jurisdiction Municipal Limits & Ward Name.
13.	Fill each column of survey form diligently in detail and tick the appropriate option clearly.
14.	Check any defects or negativity in the property and comment in detail on survey form.
15.	Do extensive market rate enquiries and confirm for any recent past transactions.
16.	In case customer appears to be providing misleading information to you or trying to influence you by mone or cash then immediately report to the Management & Bank.

in English	SURVEY GRADING MATRIX
GRADE	PARAMETERS/ CRITERIA
A	In case all the points below are done properly, timely with full care and diligence:
	 Survey started with proper work order and knowing the source of payment. Survey done with proper documents. Done complete homework and studied the documents properly with highlighting the main points before moving for the survey. Chosen correct survey form as per the property type. All fields of Survey form are properly filled. All site special observations and negative and positive factors are clearly mentioned. Self & client signatures taken on survey form. Property rates information properly taken, mentioned and verified. Site rough sketch plan made. Proper photographs taken. Selfie with property taken. Selfie and owner photograph with property taken.
В	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.
С	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.

S.NO. COMPLIANCE CHECKLIST POINTS STATUS 1. Did you take proper properly documents to carry out the survey? 2. Have you properly studied & highlighted Owner/ Area/ Boundaries in the property documents with bold florescent before moving for the survey? 3. Did you check prominent landmark nearby the subject property and mentioned in the survey form? 4. Did you identified the Property clearly by matching the boundaries and area mentioned in the property papers? 5. Did you check if property is merged with any other property or it is an independent property? 6. Did you do sample physical or google measurements of the property in case of property more than 2500 sq.mtr? 7. Did you check for any building violations in the property? 8. Did you check municipal limits/ jurisdiction/ ward? 9. Did you check municipal limits/ jurisdiction/ ward? 9. Did you check municipal limits/ jurisdiction/ ward? 10. Did you check approach Lane width on which property is located? 11. Did you check approach Lane width on which property is located? 12. Have you taken property full scale photograph with gate? 13. Have you taken owner/ representative photograph with the property? 14. Have you taken property for the property along with owner/ representative? 15. Have you taken multiple photographs of the property from inside-out? 16. Have you taken multiple photographs of the property from inside-out? 17. 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? 19. Have you taken self-attested documents from owner/ representative and stamped 'documents provided by stamp'? 20. Did you draw rough site sketch plan? 21. 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? 19. Have you taken self-attested documents from owner/ representative and stamped 'documents provided by stamp'? 22. Did you dra		SURVEY PROCESS COMPLIANCE CHECKLIST	
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enquired property rates locally very rigorously? 25. Did you take signatures of the owner/ representative on undertaking and survey summary sheet?	23.		P
summary sheet?	24.		P
26. Did you sign the undertaking?	25.		Į.
	26.	Did you sign the undertaking?	Z

For File No.	
Surveyor Name	Nischay
Signature	ρ
Date	2/1/26

	A LOS TOTAL	GENERAL DETAILS	
1.	PROJECT NAME	M/s Chaudauy	cheese Put Itd.
2.	PROJECT PROMOTER/S (Company Name/ Director/s Name)	Show Asheesh Chand	Thayy & Sunt. Akansha
3.	TYPE OF PROJECT	food Processing Ind	1. (cheese making Pla
4.	CAPACITY OF PROJECT	PHOPOND 40 to	THE RESIDENCE OF THE PARTY OF T
5.	BANK NAME/ CONSORTIUM MEMBERS	3B1	
6.	LIE REPORT PERIOD	Sept end.	
7.	PROJECT LAND AREA	10.66 acques	
8.	TOTAL BUILT UP AREA		
9.	PROJECT START DATE	Aug 2023	
10.	PROPOSED COMMERCIAL OPERATIONS DATE (COD)	2025 (Have	4)
11.	EXPECTED COMMERCIAL OPERATIONS DATE	2025 March.	
12.	REASONS FOR DELAY IN PROJECT COMPLETION, IF ANY	Due to fain.	
13.	STATUS OF OCCUPANCY CERTIFICATE/ CERTIFICATE	Under Constance	tion.
14.	MAJOR CONTRACTORS HIRED ON SITE	COMPANY NAME	NATURE OF WO/ PO WORK Amount
		Pan India Construct	
		Particulars	Envisaged Incurred Till Cost of 30.9.44
		Particulars Land	
	ESTIMATED PROJECT COST /		Cost of 30.9.24
15.	ESTIMATED PROJECT COST / CA CERTIFICATE:	Land Building Plant and Machinery	Cost of 30.9.24 Project 360 361.74 666 1109.32
15.		Land Building Plant and Machinery Miscellaneous Fixed assets	Cost of 30.9.24 Project 380 361.74 666 1109.32 5666 3263.64
15.		Land Building Plant and Machinery Miscellaneous Fixed assets Preliminary and Pre-operative cost	Cost of 30.9.24 Project 380 361.74 666 1109.32 5666 3263.64
115.		Land Building Plant and Machinery Miscellaneous Fixed assets	Cost of 30.9.24 Project 380 361.74 666 1109.38 5666 3263.64

16.	LANDMARK:	Adampus Mandi
	APPROACH ROAD WIDTH:	yoft
18.	DISTANCE FROM NATIONAL/ STATE HIGHWAY	16 KM.
19.	BOUNDARIES OF THE PROPERTY:	
	NORTH:	Road 40 ft wide
	SOUTH:	otheris Plot
	EAST:	others Plot
	WEST:	Road 15 ft wide
20.	PHYSICAL PROGRESS OF THE PROJECT TOWER/ BUILDING WISE	Refer Annexure Refer sheet attached.
21.	TIME SCHEDULE (FOR THE CONSTRUCTION WORK)-TO BE PROVIDED BY THE CLIENT	9-6 pm (ony 1 shift)
22.	PHYSICAL PROGRESS OF SITE DEVELOPMENT WORKS LIKE ROADS, LANDSCAPING	Refur sheet attached.
23.	MACHINERIES OBSERVED DURING SITE VISIT (Attach a separate sheet if required along with photographs of their Specifications/ tag plates)	Rejen 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	No
27.	NO OF WATER TANKS AND	Underground/ Overhead
	STORAGE CAPACITY	Domestic Usage Fire Water
28.	NO. OF RAIN WATER HARVESTING PITS	Under Construction
29.	UTILITIES A. DG set (No's and Capacity) B. Transformer (No's and Capacity)	D9 sut
30.		D4. set.
31.	SOURCE OF WATER REQUIRED FOR CONSTRUCTION WORKS	Under ground Surviça!
32.	ANY MAJOR OBSERVATION WHICH MIGHT PROVE RISKY	No.

FOR BANK IN FI TERM LOAN RECOVERY	AMOUNT	_				
APPROXIMATE LABOURS DURING SITE VISI	NO. OF OBSERVED	laboum-	Hou	than	100	

ATTACH & VERIFY ON SITE:

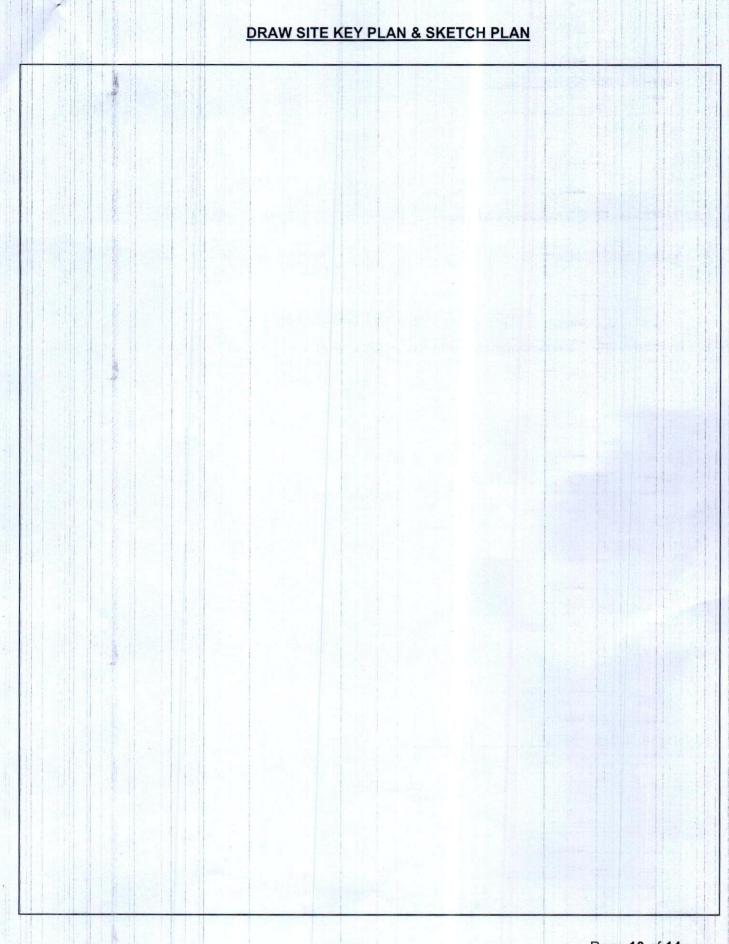
1. LIE DOCUMENTS CHECKLIST

- 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
- 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.



BLANK PAGE FOR PROVIDING ANY ADDITIONAL DETAILS/ INFORMATION

Building Status

1) Main Building - The shed position of main building completed confuding degen section & evaporation section.

In Dayon Sevaponaton section - Steel structure is exected & al shed is pending.

- 2) Utilities The shed work is completed (Reguigenation, Ros Airs comprusses & Panel Hoom section)
- 3) Toilet WOME not yet stanted.

 4) Security Block WOME is stanted (supen standard is completed)
- 5) Boiley Schon lodumns of steel atmachen in concited & covering by GF shed in pending.

Notes-) Puff panel work does main building shed is completed.

2) flooking & civil work does main building is work in progress.

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.

Mar. Deepale
Site Engineer
3/12 3/10/
9920021412
02/1/25

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.		
Surveyor Name	Nischay & Atul	
Signature	P	
Date	211/25	

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.	Activity	Building/Tower Name (Status till No. of Floors)			
No.					
1.	Proposed floors				
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				

33) dagen Jans PCC Panels - 0 34) Panels HCC Panels - 0 35) paneen puess m/c Pressure Reducing stations Cap Filling m/c ain comprehous cip tunks cheene unloader Poots blower cheese Making M/c Evaporator Sdayer section m/c Cheen Guinder Installed. cooling unit M/c (Refuiguration plant) Pancey Posturizey Dahi " Dahi Blant Panery Coligent. Dati Incubation Pancer Heating 12) cheese cooling of streeting. 13) open finishing bed. 17) Covat (Installed) 15) CPI system (Installed) 16) (ream Separator 17) Milk Homogenister. 18) Cond & Milk Homogenism. 19) Hilk storage Silo 20) Boiler parts. 21) 4 ton Roiley Installed. 22) transformer Installed. 73) lor pressure lucivey - Installed 24) Companison high pursua Installed. 25) Normatic Values. 45) Electric lighta 27) RO plant Installed. 28) lee bank temle RCC 20) HP Heceivey Installed 30) Condensey Installed 31) Motka filling mle 32)