

PL-1023/888/1123

File No. RKA/DNCR/...../.....

Date of Receiving

File Receiver Name


REINFORCING YOUR BUSINESS
ASSOCIATES

VALUERS & TECHNICAL ENGINEERING CONSULTANTS (P) LTD.

 M/s Bhagwati Lifestyle Pvt. Ltd.
 Chawla Apartment premises NO-
 AF-130

 Flat NO-
 502
 4th floor
CASE COLLECTION FORM

(Version 5.0)

Date of implementation: 9.02.2011 | Last Revision: 30.01.2020 | Latest Revision: 31.10.2020

Kot-700701

Items	Assigned To	Assigned to Date	To be completed by date	Submitted On date	Grade	HOD Engg. Signature
File Received By	Anishan	NA	NA			
Survey	Anishan/ Rajat					
Preparation						

A - Very Good, B - Satisfactory, C - Average, D - Poor, E - Extremely Poor

File Returned to HOD Engg. unprepared due to reason	☐ Survey not done properly, ☐ Survey Form not properly filled, ☐ Market survey for rates is not properly done, ☐ Identification is not clearly done, ☐ Measurement is not properly done, ☐ Photographs not clearly taken, ☐ Selfie/ Owner or owner representative photo not taken, ☐ Owner/ owner representative signature not taken, ☐ Google Map not taken, ☐ Survey summary sheet not filled
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In case File is returned by the preparer - HOD Engg. comment & Signature	☐ Minor defects in the survey hence approved for preparation with warning to Surveyor. Report preparer to collect the missing information on his own. ☐ 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	☐ Valuation Report, ☐ Construction cost estimate, ☐ Cost vetting certificate ☐ Other CE Certificates, ☐ TEV Report, ☐ LIE		
3.	Type of customer	☒ Bank	☐ PSU	☐ NBFC
		☐ Company	☐ Private client	☐ Direct client through Bank
4.	Bank/ FI/ Organization Name & Address	SBI SARM-1, ROLLATA		
5.	Case Allotment Officer/ Fees paying party Details	Name	Contact Number	Email Id
		Tapan Satpathy	9674771832	cto1.04151@sbi.co.in
6.	Case Type	☐ Case for Fresh Account		☒ Case for exiting account/ customer
7.	Fees Details	Amount of Fees	Advance Amount if any	Fees will be paid by
		Rs 430104 GST		☒ Bank ☐ Customer
8.	Billing Details	Billed To Party Name	GSTIN	
		16 D/101 of same	12	

* Including another 16 files of same assignment.

CASE DETAILS

1.	Type of Property	Residential Apartment			
2.	Purpose of Valuation/ Assignment	☐ Value assessment of the asset for creating new collateral mortgage ☐ Periodic Re-Valuation for Bank, ☒ Distress sale for NPA A/c., ☐ For DRT Recovery purpose, ☐ Capital Gains Wealth Tax purpose ☐ Partition purpose, ☐ General Value Assessment ☐ Any other:			
3.	Owner/ Applicant Details	Name	Contact Number	Email Id	
		SHRI MADAN CHAND JAIN (SURANA)			
4.	Account Name	M/s Bhagwati Lifestyle Pvt. Ltd			
5.	Property Address	Chawla Apartment, premises No - AF-130, Flat No - 502, 4 th Floor, Rabindrapally (Talbagan) Krishnapur, P.S - Rajarhat, Kolkata - 700101.			
6.	Who will coordinate on site for the site survey	Name	Contact Number		
		Arvind shaw (Banker)	9674765006		
7.	Preferred time of survey	Date	05/03/2022	Time	
8.	Documents Received (Any one ownership document and approved site plan/ map is must)	1. Ownership Documents: ☐ Sale Deed, ☐ Power of Attorney, ☐ Registered Will, ☐ Relinquishment Deed, ☐ Transfer Deed, ☒ Conveyance Deed, ☐ Allotment Letter, ☐ Possession Letter 2. Map: ☐ Cizra Map, ☐ Approved Map, ☐ Site Plan 3. Utility Bills: ☐ Electricity Bill & payment receipt, ☐ Water Bill & payment receipt, ☐ House Tax demand & payment receipt 4. Any Other document: ☐ CLU, ☐ TIR Report, ☐ Agreement to Sale, ☐ Old Valuation Report 5. No documents provided: ☐			
9.	Documents received from	Banker (Arvind shaw)			
10.	Special Instructions if any:	This flat is under possession of E.O. Bank Manager took us there. NO concerned person was present there.			
11.	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:	Bank Manager refused to sign.			

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?	☒	
2.	Is purpose of the assignment understood clearly by the receiver?	☒	
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?	☒	<i>No (Since existing)</i>
6.	In case of private case or for fresh case 50% advance is received?	☐	<i>No (Since existing NPA)</i>
7.	Is document checklist email sent to the customer?	☒	<i>Received</i>
8.	Has the received documents is having 'documents provided by stamp'?	☐	<i>No (Since Document received in soft copy)</i>

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 or 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 fluorescent 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.	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.	PHOTOGRAPH INSTRUCTIONS: 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. h. Take Google Map location.
10.	Take main road name & width and approach road width and distance of property from main road.
11.	Check Jurisdiction Municipal Limits & Ward Name.
12.	Fill each column of survey form diligently in detail and tick the appropriate option clearly.
13.	Check any defects or negativity in the property and comment in detail on survey form.
14.	Do extensive market rate enquiries and confirm for any recent past transactions.
15.	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.
16.	

SURVEY GRADING MATRIX

PARAMETERS/ CRITERIA

In case all the points below are done properly, timely with full care and diligence:

1. Survey started with proper work order and knowing the source of payment.
2. Survey done with proper documents.
3. Done complete homework and studied the documents properly with highlighting the main points before moving for the survey.
4. Chosen correct survey form as per the property type.
5. All fields of Survey form are properly filled.
6. All site special observations and negative and positive factors are clearly mentioned.
7. Self & client signatures taken on survey form.
8. Property rates information properly taken, mentioned and verified.
9. Site rough sketch plan made.
10. Proper photographs taken.
11. Selfie with property taken.
12. Selfie and owner photograph with property taken.

B	In case of 3 minor mistakes in any of the above points except Point 1, 2, 3, 4, 6, 8, 10, 11, 12 but all the points are covered.
C	In case of more than 3 minor mistakes and any 1 major mistake in any of the above points and if any points are completely missing except Point 1, 2, 3, 4, 6, 8, 10, 11, 12.
D	In case of 1 major mistake or missing of any 1 point out of 1, 2, 3, 4, 6, 8, 10, 11, 12.
E	In case of more than 1 major mistakes or missing of more than 1 point out of 1, 2, 3, 4, 6, 8, 10, 11, 12.

Note (Survey Grading Matrix):

1. For special assignments like LIE, Stock Valuation, etc. where till date survey format is not specified or released, in such cases point wise site observation report has to be submitted by the Surveyor duly signing it properly. Without signed Site Observation report, Point 4 will be considered as not done and will fall under Category E.
2. Similar Grading Matrix is issued for Case Collection & Report Preparation as well.

Note (Overall Grading Matrix):

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

SURVEY PROCESS COMPLIANCE CHECKLIST

(To be submitted by Surveyor with each Survey)

J.	COMPLIANCE CHECKLIST POINTS	STATUS
1.	Did you take proper property documents to carry out the survey?	☒
2.	Have you properly studied & highlighted Owner/ Area/ Boundaries in the property documents with bold fluorescent 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 checked the flat size with eye estimation or based on number of bed rooms? (No)	☒
7.	Did you check for any construction violations in the flat? No As 11-12 locked	☒
8.	Did you check municipal limits/ jurisdiction/ ward?	☒
9.	Did you take Google Map location and shared it to Maps whatsapp group?	☒
10.	Did you check society reputation?	☒
11.	Have you taken property full scale photograph with gate?	☒
12.	Have you taken owner/ representative photograph with the property?	☒
13.	Have you taken your selfie with the property along with owner/ representative?	☒
14.	Have you taken photograph of the society gate along with abutting road and towards left and right of the property? (Gated Community/locked)	☒
15.	Have you taken multiple photographs of the property from inside-out? (As 11/12 locked) No	☒
16.	Did you check nearby development and whereabouts and commented on survey form?	☒
17.	Did you check any defects or negativity in the society & flat in terms of location, legality, disputes, marketability, salability, etc. and commented on survey form in detail?	☒
18.	Have you filled all the columns of survey form including survey summary sheet property?	☒
19.	Have you taken self-attested documents from owner/ representative and stamped "documents provided by stamp"? No since we received soft copy	☒
20.	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? No	☒
21.	Have you confirmed any recent past transactions during market enquiries and enquired property rates locally very rigorously? Confirmed rates but were to confirm any past transactions.	☒
22.	Did you take signatures of the owner/ representative on undertaking and survey summary sheet? No, referred to sign	☒
23.	Did you signed the undertaking?	☒

For File No.	PL-1023-868-1123
Surveyor Name	Anirban Roy/Rajar Bhandari
Signature	Anirban Roy
Date	05/08/2022

MULTI STORIED FLATS SURVEY FORM

(Version 5.0)

Date of Implementation: 09.02.2017 | Date of Revision: 04.01.2018 | Latest Revision: 31.10.2020

P1-1023-868-1123

File No.-RKA/DNCR/.....	Date: 05/03/2022	Time: —
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GENERAL DETAILS

1.	Name of the Surveyor	Anishan Roy / Rajat Kumar Choudhary	
2.	Property shown by	☐ Owner, ☐ Representative, ☐ No one was available, ☐ Property is locked, survey could not be done from inside ☒ Barleen	
3.	Survey Type	Name Arvind shaw (Manager) 9674765006	Contact No.
4.	Reason for Half survey or only photographs taken	☐ Full survey (inside-out with measurements & photographs) ☐ Half Survey (Measurements from outside & photographs) ☒ Only photographs taken (No measurements) (from outside)	
5.	How Property is Identified	☒ Property was locked, ☐ Possessee didn't allow to inspect the property, ☐ NPA property so couldn't be surveyed completely ☐ From schedule of the properties mentioned in the deed, ☐ From name plate displayed on the property, ☐ Identified by the owner, owner representative, ☐ Enquired from nearby people, ☐ Identification of the property could not be done, ☐ Survey was not done	
6.	Property Measurement	☐ Self-measured, ☐ Sample measurement only, ☐ No measurement	
7.	Purpose of Valuation	☐ Value assessment of the asset for creating collateral mortgage, ☐ Periodic Re-Valuation for Bank, ☒ Distress sale for NPA A/c., ☐ For DRT Recovery purpose, ☐ Capital Gains Wealth Tax purpose ☐ Partition purpose, ☐ General Value Assessment	
8.	Type of Loan	☐ Housing Loan, ☐ Housing Take Over Loan, ☐ Home Improvement Loan, ☐ Loan against Property, ☐ Construction Loan, ☐ Educational Loan, ☐ Car Loan, ☐ Project Loan, ☐ Term Loan, ☐ CC Limit enhancement, ☐ Cash Credit Limit, ☐ Industrial Loan, ☐ NA	
9.	Loan Amount	—	

OWNERSHIP DETAILS

1.	Legal Owner Name/s	Same as page no. 2	
2.	Property Purchaser Name	"	
3.	Property Address under Valuation	"	
4.	Present Residence Address of the Owner/ Purchaser	—	

erty constitution

☒ Free Hold, ☐ Lease Hold

LOCATION DETAILS

Adjoining Properties		North	South	East	West
(Match it with papers with the help of compass or Sun direction and also confirm it with nearby people)		Open to sky Internal Road	Open space Common space Other Residential Building	Open to sky Other Residential Building	Flat No. 501 RWB Tower
2. Property Facing		☐ East Facing, ☐ North Facing, ☐ West Facing, ☐ South Facing, ☐ North-East Facing, ☐ South-West Facing, ☐ South-East Facing, ☐ North-West Facing			
3. Landmark		Pragati Sangha Club (100 m Approx)			
4. Ward Name/ No.		18			
5. Zone Name					
6. Main Road Name & Width		Name	Width	Distance from property	
		Thakdori Road	30ft (approx)	500m (approx)	
7. Approach Road Name & Width		Internal Road (16 ft approx)			
8. Location consideration of the Society		☐ Within Main city, ☐ Within Good Urban developed Area, ☒ Within developing area, ☐ Highly posh locality, ☐ Very Good, ☐ Good, ☐ Ordinary, ☐ In interiors, ☐ Remote area, ☐ Backward, ☐ Average, ☐ Poor			
9. Location of the Flat		☐ Park Facing, ☐ Pool Facing, ☒ Road Facing, ☐ Entrance North-East Facing, ☐ Sunlight facing			
10. Characteristics of the Locality		☐ Urban developed, ☒ Urban developing, ☐ Semi Urban, ☐ Rural, ☐ Backward, ☐ Industrial, ☐ Institutional			
11. Proximity to civic amenities		School	Hospital	Market	Metro
		1 Km	2 Km	500m	5 Km
12. Any new Development in surrounding area		A new bridge is constructed to join Westpur with salt lake. Inauguration felt only.			
13. Jurisdiction limits		☒ Nagar Nigam, ☐ Nagar Panchayat, ☐ Gram Panchayat, ☐ Nagar Palika Parishad, ☐ Area not within any municipal limits			
14. Jurisdiction Development Authority Name		☐ DDA, ☐ GDA, ☐ Noida, ☐ GNIDA, ☐ YEIDA, ☐ HUDA, ☐ KMDA, ☐ MDDA, ☐ Any other Development Authority: ☐ Area not within any development authority limits			
15. Municipal Corporation Name		☐ NDMC, ☐ SDMC, ☐ EDMC, ☐ Ghaziabad Municipal Corporation, ☐ Gurgaon Municipal Corporation, ☐ Faridabad Municipal Corporation, ☒ Kolkata Municipal Corporation, ☐ Dehradun Municipal Corporation, ☐ Area not within any municipal limits, ☐ Any other Municipal Corporation/ Municipality:			

PHYSICAL DETAILS

☐ Covered Area, ☐ Floor Area, ☐ Super Area, ☐ Carpet Area

Covered Built-up Area		As per Title deed	As per Map	As per site survey
(Tick one on the basis of which valuation is to be calculated)		☒ 100 sq.ft (Super built up)	—	—
Are Boundaries matched		☐ Yes, ☐ No <i>Cannot Comment</i>		
Is Independent access available to the property?		☐ Clear independent access is available, ☐ Access available in sharing of other adjoining property, ☐ No clear access is available, ☐ Access is closed due to dispute (<i>Cannot Comment</i>)		
Is the property merged or colluded with any other property		<i>Cannot Comment</i>		
Construction Status		☒ Built-up property in use, ☐ Under construction, ☐ Construction not started		
Total Number of Floors in the Building		<i>6+4</i>		
Floor on which Flat is situated		<i>4th Floor</i>		
Type of Flat		<i>Residential</i>		
Age of Building/ Recent Improvements done		<i>15 years (Approx)</i>		
Type of Group Housing Society		☐ High End, ☒ Normal, ☐ Affordable Group Housing		
Appearance/ Condition of the Building		Internal - ☐ Excellent, ☐ Very Good, ☐ Good, ☐ Ordinary, ☐ Average, ☐ Poor ☐ Under construction, ☐ No construction, ☒ No Survey External - ☐ Excellent, ☐ Very Good, ☐ Good, ☐ Ordinary, ☐ Average, ☐ Poor ☐ Under construction, ☐ No construction		
Maintenance of the Building		☐ Very Good, ☐ Average, ☐ Poor <i>Good</i>		
Fixed Wooden Work		☐ Excellent, ☐ Very Good, ☐ Good, ☐ Simple, ☐ Ordinary, ☐ Average, ☐ Below Average, ☐ No wooden work, ☒ No survey		
Interior decoration		☐ Excellent, ☐ Very Good, ☐ Good, ☐ Simple, ☐ Ordinary, ☐ Average, ☐ Below Average, ☐ No wooden work, ☐ No Survey		
Any defects in the Group Housing Society		<i>Cannot Comment</i>		
Any violation done in the flat		<i>11</i>		
Utilities/ Facilities in the Group Housing Society		☐ Lifts, ☐ Garden, ☐ Landscaping, ☐ Swimming Pool, ☐ Gym, ☐ Club House, ☐ Walk Trails, ☐ Kids play zone, ☐ 100% Power Backup		
Property currently possessed by		☐ Owner, ☐ Vacant, ☐ Lessee, ☐ Under Construction, ☐ Couldn't be Surveyed, ☐ Property was locked, ☐ Bank sealed, ☐ Court sealed		

* In Deed the total area mentioned is 1500 sq.ft for 4th floor in which there is two unit no. 501 & 502. According to plan in Deed Unit 501 is 700 sq.ft & 502 is 800 sq.ft.

rent activity carried out in the property	☐ Residential purpose, ☐ Commercial purpose, ☐ Godown, ☐ Office, ☐ Vacant, ☒ Locked, ☐ Any other use:
Special Comments if any	—

MARKETABILITY/SELABILITY/UTILITY DETAILS

1. Reputation/ class of developer	☐ Very Good, ☐ Good, ☐ Average, ☐ Low, ☐ Poor ☒ Cannot Comment
2. Reputation of society	☐ Very Good, ☒ Good, ☐ Average, ☐ Low, ☐ Poor
3. Any issues in marketability of the property?	☐ Yes, ☐ No <i>Cannot Comment since it is a NPA property.</i>
4. How is Demand & Supply condition in the Market of such properties?	Reason in case of No: ☐ Location, ☐ Surrounding, ☐ Legal aspects, ☒ Demand, ☐ Shape, ☐ Any Other:
5. Is property easily sellable & marketable?	Demand ☐ Very Good, ☒ Good, ☐ Average, ☐ Low, ☐ Poor Supply ☐ Very Good, ☒ Good, ☐ Average, ☐ Low, ☐ Poor ☐ Yes, ☐ No <i>Cannot Comment, as it is a NPA property</i>
6. How is the current utility of the property?	Comments:
7. At what True rate Owner bought this Property?	☐ Excellent, ☐ Very Good, ☐ Good, ☒ Average, ☐ Low, ☐ Poor
8. Year of purchase	—
Purchase Price	—

USE THIS SPACE FOR PROVIDING ANY ADDITIONAL DETAILS/ INFORMATION

9.

10.

11.

12.

13.

PROPERTY MARKET COMPARABLE RATE INFORMATION DETAILS

(Available for Sale or Transaction already happened in past)

Particulars	Subject Property	Comparable 1	Comparable 2	Comparable 3
Name (source of information)	NA	Mr Saiten -	Mr Arvind Balaich	
Contact No.	NA	7998153105	9830105704	
Type of source of information (Seller/ Property dealer/ nearby people)	NA	Dealer	Dealer	
Rates/ Price informed	NA	Rs 2700 - (800 sq.ft (super built)	Rs 20 lakhs	
Rates Type (Sale/ Buy)	NA	sale	sale	
Area/ Size of the Flat		800 sq.ft (super built)	690 sq.ft (super built)	
Legal Status (clear, negative, weak)/ No. of owners		-	-	
Location/ surrounding/ neighborhood comparison with the subject property (Similar, Lower, Better, Highly Better than the subject Property)		similar	similar	
Distance from the subject Property	0	Nearby	adjacent	
Society comparison (Similar, Lower, Better, Highly Better than the subject society)		Similar	similar	
Other factors (Corner, 2 side open, North-East facing, Park facing, Legal/ Financial encumbrance, etc.)		-	-	
Any other details/ Discussion held	NA	As per discussion one flat is available for resale adjacent to the thaladi road west of 800 sq.ft (super built) the per sq sale will be Rs 2800/-	As per discussion he told that one flat is available near concerned property of 690 sq.ft (super built) is available at Rs 20 lakhs. 10 years old building.	
Present expected Sale Value of the overall property?		-	-	

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 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 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 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	
Relationship with owner	
Signature	Banker Refused to Sign.
Mobile No.	
Date	

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 Valuation 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.	Pl-1023-868-1123
Surveyor Name	Anirban Roy / Rajat kr. choudhary
Signature	 Rajat
Date	—

UNDERTAKING BY THE PREPARER

I confirm that this Valuation Report is prepared as per the fair professional best practices and Valuation & Survey Policy Guidelines issued by the organization. I also confirm that without any personal interest, partiality or prejudice, I have worked on this Valuation 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 valuation report and I'd be solely responsible for it and will bear the losses which will be put on the Company in form of monetary or reputation loss by its client or statutory bodies.

I also undertake that I did not come into any influence by the customer, Bank representative (officer or agent), colleagues, coworkers or any other person to arbitrary change the Valuation figures or facts unethically or illegitimately which may put the public money at risk which is in the form of Bank deposits.

In case at any point of time in future, if I am found guilty of illegitimately distorting the facts in the Valuation or any other professional services which company offers in the market on being influenced by the customer or Bank representative (officer or agent) or for whatsoever 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	

SURVEY SUMMARY SHEET

(TO BE ENCLOSED WITH VALUATION REPORT)

(Version 1.0) | Date of implementation: 10.04.2017

Every Valuation report at R.K Associates is prepared based on the thorough survey of the property carried out by our Engineering Surveyor. This Survey Summary Sheet is for the information of Banker/ concerned interested organization. Detailed Survey Form can also be made available to the interested organization in case it is required to cross check what information our surveyor has given in site inspection report based on which Valuation report is prepared.

1.	File No.	PL-1023/2002/1122		
2.	Name of the Surveyor	Avinash Raj / Registrar, doukhary		
3.	Borrower Name	SRI HADAN CHAND JAIN (SUKANA)		
4.	Name of the Owner	Chaita Apartment Promises No. H-130, Plot No-502, 4th Floor, KET-700101.		
5.	Property Address which has to be valued	☐ Owner, ☐ Representative, ☐ No one was available, ☐ Property is locked, survey could not be done from inside ☒ Banker		
6.	Property shown & identified by at spot	Name	Contact No.	
7.	How Property is identified by the Surveyor ☒ Identified by us along with Bank Manager	Mr. Anand shau	9674765006	
8.	Are Boundaries matched	☐ Yes, ☐ No, ☐ No relevant papers available to match the boundaries, ☐ Boundaries not mentioned in available documents (bank comment)		
9.	Survey Type	☐ Full survey (inside-out with measurements & photographs) ☐ Half Survey (Measurements from outside & photographs) ☒ Only photographs taken (No measurements) (from outside only)		
10.	Reason for Half survey or only photographs taken	☒ Property was locked, ☐ Possessee didn't allow to inspect the property, ☐ NPA property so couldn't be surveyed completely		
11.	Type of Property	☒ Flat in Multistoried Apartment, ☐ Residential House, ☐ Low Rise Apartment, ☐ Residential Builder Floor, ☐ Commercial Land & Building, ☐ Commercial Office, ☐ Commercial Shop, ☐ Commercial Floor, ☐ Shopping Mall, ☐ Hotel, ☐ Industrial, ☐ Institutional, ☐ School Building, ☐ Vacant Residential Plot, ☐ Vacant Industrial Plot, ☐ Agricultural Land		
12.	Property Measurement	☐ Self-measured, ☐ Sample measurement, ☒ No measurement		
13.	Reason for no measurement	☐ It's a flat in multi storey building so measurement not required ☐ Property was locked, ☐ Owner/ possessee didn't allow it, ☐ NPA property so didn't enter the property, ☐ Very Large Property, practically not possible to measure the area within limited time. Any other Reason: Property was locked under possession of an uncle to be taken		
14.	Land Area of the Property	As per Title deed	As per Map	As per site survey
15.	Covered Built-up Area	As per Title deed	As per Map	As per site survey
16.	Property possessed by at the time of survey	☐ Owner, ☐ Vacant, ☐ Lessee, ☐ Under Construction, ☐ Couldn't be Surveyed, ☒ Property was locked, ☐ Bank sealed, ☐ Court sealed		
17.	Any negative observation of the			

	property during survey	Cannot Comment
8.	Is Independent access available to the property <i># Property locked</i>	☐ Clear independent access is available, ☐ Access available in sharing of other adjoining property, ☐ No clear access is available, ☐ Access is closed due to dispute
19.	Is property clearly demarcated with permanent boundaries?	☐ Yes, ☐ No, ☐ Only with Temporary boundaries (Cannot Comment)
20.	Is the property merged or colluded with any other property	,,
21.	Local Information References on property rates	Please refer attached sheet named 'Property rate Information Details.'

Endorsement:

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

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

- Name of the Person:
- Relation:
- Signature:
- Date:

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:

There was no concerned person available Banker took us there. He Refuses to sign.

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.

- Name of the Surveyor:
- Signature:
- Date:

Anirban Roy / Rajat Kumar Choudhary
Rajat