

File No.	RKA/DNCR/...../.....
Date of Receiving	
File Receiver Name	Abhishek Shanbhag.

REINFORCING YOUR BUSINESS
ASSOCIATES

CASE COLLECTION FORM	
(Version 5.0)	
Date of Implementation: 9.02.2011	Last Revision: 30.01.2020 Latest Revision: 31.10.2020

Items	Assigned To	Assigned to Date	To be completed by date	Submitted On date	Grade	HOD Engg. Signature
File Received By	Abhishek Shanbhag.	NA	NA			
Survey	Abhishek.S & Dipesh.B					
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.

GENERAL DETAILS			
1.	Proposal/ Work Order or Ref. No.	VIS (2021-22) - PL1025 - 870	
2.	Type of Service value of Asset available to bank	<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 checked="" type="checkbox"/> Bank <input type="checkbox"/> PSU <input type="checkbox"/> NBFC <input type="checkbox"/> Corporate <input type="checkbox"/> Company <input type="checkbox"/> Private client <input type="checkbox"/> Direct client through Bank	
4.	Bank/ FI/ Organization Name & Address	SBI, SME Wagle Ind. Est. Br. (01053), 101, 1st Floor, Bhrami Velocity, B-39, Road No 23, Wagle	
5.	Case Allotment Officer/ Fees paying party Details	Name Durgesh	Contact Number 9049549473 Email Id durgesh.takalikar@sbi.co.in
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 35000 + GST	Advance Amount if any 20650 Rs Fees will be paid by <input checked="" type="checkbox"/> Bank <input type="checkbox"/> Customer
8.	Billing Details	Billed To Party Name	GSTIN

CASE DETAILS

1.	Type of Property	Residential Flats			
2.	Purpose of Valuation/ 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"/> Any other: Value of Asset available to bank			
3.	Owner/ Applicant Details	Name	Contact Number	Email Id	
	SBI Employees XXXX CHS limited Thana	XXXX XXXXX XXXXX XXXX XXXXX			
4.	Account Name	Pride Dream Realtors Private limited.			
5.	Property Address	Giriraj Dreams, Survey No. 95 No. 271 to 279, 76, 2026, Near Malhar Cinema, next to Vodafone gallery, Thane West - 400 602			
6.	Who will coordinate on site for the site survey	Name	Contact Number		
		Nitin Karia	9920659593		
7.	Preferred time of survey	Date	03/03/2022	Time	2.15 pm
8.	Documents Received (Any one ownership document 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, <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 type="checkbox"/> TIR Report, <input checked="" type="checkbox"/> Agreement to Sale, <input type="checkbox"/> Old Valuation Report 5. No documents provided: <input type="checkbox"/> other documents.			
9.	Documents received from				
10.	Special Instructions if any:				
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:				

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 type="checkbox"/>	
8.	Has the received documents is having 'documents provided by stamp'?	<input type="checkbox"/>	

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 florescent marker pen before moving for the survey. During site survey if any difference is found in the above fields from the ownership documents then please contact the owner immediately to know the reason for the difference.
6.	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.
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 money or cash then immediately report to the Management & Bank.

SURVEY GRADING MATRIX

GRADE	PARAMETERS/ CRITERIA
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. 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.

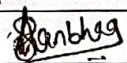
Note (Overall Grading Matrix):

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)

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 type="checkbox"/>
21.	Did you draw rough site sketch plan?	<input type="checkbox"/>
22.	Have you taken self-attested documents from owner/ representative and stamped "documents provided by stamp"?	<input 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 signed the undertaking?	<input checked="" type="checkbox"/>

For File No.	VIS (2021-22) - PL1025-870
Surveyor Name	Dipesh & Abhishek
Signature	
Date	03/03/2022

GENERAL SURVEY FORM (FOR PROPERTIES OTHER THAN FLATS)

(Version 5.0)

Date of Implementation: 9.02.2011 | Last Revision: 04.01.2018 | Latest Revision: 31.10.2020

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

Date: 3/3/22

Time: 2.15 pm

GENERAL DETAILS

1.	Name of the Surveyor	Abhishek . S & Dipesh . B	
2.	Property shown by	<input type="checkbox"/> Owner, <input checked="" type="checkbox"/> Representative, <input type="checkbox"/> No one was available, <input type="checkbox"/> Property is locked, survey could not be done from inside	
	1) Balaji Gaikwad :- 9137594404	Name	Contact No.
		2) Nitin Karia	9920659593
3.	Survey Type	<input checked="" type="checkbox"/> Full survey (inside-out with measurements & photographs) <input type="checkbox"/> Half Survey (Measurements from outside & photographs) <input type="checkbox"/> Only photographs taken (No measurements)	
4.	Reason for Half survey or only photographs taken NA	<input type="checkbox"/> Property was locked, <input type="checkbox"/> Possessee didn't allow to inspect the property, <input type="checkbox"/> NPA property so couldn't be surveyed completely	
5.	How Property is Identified	<input type="checkbox"/> From schedule of the properties mentioned in the deed, <input type="checkbox"/> From name plate displayed on the property, <input checked="" type="checkbox"/> Identified by the owner/ owner representative, <input checked="" type="checkbox"/> Enquired from nearby people, <input type="checkbox"/> Identification of the property could not be done, <input type="checkbox"/> Survey was not done	
6.	Type of Property Multiple Flats	<input checked="" type="checkbox"/> Flat in Multistoried Apartment, <input type="checkbox"/> Residential House, <input type="checkbox"/> Low Rise Apartment, <input type="checkbox"/> Residential Builder Floor, <input type="checkbox"/> Commercial Land & Building, <input type="checkbox"/> Commercial Office, <input type="checkbox"/> Commercial Shop, <input type="checkbox"/> Commercial Floor, <input type="checkbox"/> Shopping Mall, <input type="checkbox"/> Hotel, <input type="checkbox"/> Industrial, <input type="checkbox"/> Institutional, <input type="checkbox"/> School Building, <input type="checkbox"/> Vacant Residential Plot, <input type="checkbox"/> Vacant Industrial Plot, <input type="checkbox"/> Agricultural Land	
7.	Property Measurement	<input checked="" type="checkbox"/> Self-measured, <input type="checkbox"/> Sample measurement only, <input type="checkbox"/> No measurement	
8.	Reason for no measurement NA	<input type="checkbox"/> It's a flat in multi storey building so measurement not required <input type="checkbox"/> Property was locked, <input type="checkbox"/> Owner/ possessee didn't allow it, <input type="checkbox"/> NPA property so didn't enter the property, <input type="checkbox"/> Very Large Property, practically not possible to measure the entire area <input type="checkbox"/> Any other Reason:	
9.	Purpose of Valuation Value of asset available to the bank	<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	
10.	Type of Loan	<input type="checkbox"/> Housing Loan, <input type="checkbox"/> Housing Take Over Loan, <input type="checkbox"/> Home Improvement Loan, <input type="checkbox"/> Loan against Property, <input type="checkbox"/> Construction Loan, <input type="checkbox"/> Educational Loan, <input type="checkbox"/> Car Loan, <input type="checkbox"/> Project Loan, <input type="checkbox"/> Term Loan, <input type="checkbox"/> CC Limit enhancement, <input type="checkbox"/> Cash Credit Limit, <input type="checkbox"/> Industrial Loan, <input checked="" type="checkbox"/> NA	
11.	Loan Amount	-	

OWNERSHIP DETAILS

1.	Legal Owner Name/s	SBI Employees CHS Limited Thane
2.	Property Purchaser Name Developer	M/s Pride Dream Realtors Private limited.
3.	Property Address under Valuation	Giriraj Dreams, Survey No. CTS 271 to 279, 76, 2026, off near Malhar Cinema, next to vadafone gallery, Thane west - 400602
4.	Present Residence Address of the Owner/ Purchaser	—
5.	Property constitution	<input checked="" type="checkbox"/> Free Hold, <input type="checkbox"/> Lease Hold

LOCATION DETAILS

1.	Adjoining Properties <i>(Match it with papers with the help of compass or Sun direction and also confirm it with nearby people)</i>	East	West	North	South		
		Refer Pg 11 & its backside page .					
2.	Property Facing Refer Pg 11 & its backside page .	<input type="checkbox"/> East Facing, <input type="checkbox"/> North Facing, <input type="checkbox"/> West Facing, <input type="checkbox"/> South Facing, <input type="checkbox"/> North-East Facing, <input type="checkbox"/> South-West Facing, <input type="checkbox"/> South-East Facing, <input type="checkbox"/> North-West Facing					
3.	Landmark	New Malhar Cinema .					
4.	Ward Name/ No.	Village Naupada					
5.	Zone Name	—					
6.	Main Road Name & Width	Name	Width	Distance from property			
	Grokhale	Grokhale Rd	25-27ft	250m			
7.	Approach Road Name & Width	Swami Vivekananda Rd - (15-18 Ft)					
8.	Location consideration of the Society	<input checked="" type="checkbox"/> Within Main city, <input checked="" type="checkbox"/> Within Good Urban developed Area, <input type="checkbox"/> Within developing area, <input type="checkbox"/> Highly posh locality, <input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> In interiors, <input type="checkbox"/> Remote area, <input type="checkbox"/> Backward, <input type="checkbox"/> Average, <input type="checkbox"/> Poor					
9.	Special Location consideration of the property	<input type="checkbox"/> Park Facing, <input type="checkbox"/> Pool Facing, <input checked="" type="checkbox"/> Road Facing, <input type="checkbox"/> Entrance North-East Facing, <input type="checkbox"/> Sunlight facing					
10.	Characteristics of the locality	<input checked="" type="checkbox"/> Urban developed, <input type="checkbox"/> Urban developing, <input type="checkbox"/> Semi Urban, <input type="checkbox"/> Rural, <input type="checkbox"/> Backward, <input type="checkbox"/> Industrial, <input type="checkbox"/> Institutional					
11.	Category of Society/ locality	<input checked="" type="checkbox"/> High End, <input type="checkbox"/> Normal, <input type="checkbox"/> Affordable Group Housing, <input type="checkbox"/> EWS, <input type="checkbox"/> HIG, <input type="checkbox"/> MIG, <input type="checkbox"/> LIG					
12.	Utilities/ Facilities in the locality Currently under construction .	<input type="checkbox"/> Lifts, <input type="checkbox"/> Garden, <input type="checkbox"/> Landscaping, <input type="checkbox"/> Swimming Pool, <input type="checkbox"/> Gym, <input type="checkbox"/> Club House, <input type="checkbox"/> Walk Trails, <input type="checkbox"/> Kids play zone, <input type="checkbox"/> 100% Power Backup					
13.	Proximity to civic amenities	School	Hospital	Market	Metro	Railway Station	Airport
		200m	280m	1.1 Km	—	1.8 Km	20 Km
14.	Any new development in surrounding area	near by construction going on .				Thane Rly stn .	Mumbai Intl

5.	Jurisdiction limits Thane Municipal Corporation	<input type="checkbox"/> Nagar Nigam, <input type="checkbox"/> Nagar Panchayat, <input type="checkbox"/> Gram Panchayat, <input type="checkbox"/> Nagar Palika Parishad, <input type="checkbox"/> Area not within any municipal limits
16.	Jurisdiction Development Authority Name Thane Municipal Corporation	<input type="checkbox"/> DDA, <input type="checkbox"/> GDA, <input type="checkbox"/> NOIDA, <input type="checkbox"/> GNIDA, <input type="checkbox"/> YEIDA, <input type="checkbox"/> HUDA, <input type="checkbox"/> KMDA, <input type="checkbox"/> MDDA, <input type="checkbox"/> Any other Development Authority: <input type="checkbox"/> Area not within any development authority limits
17.	Municipal Corporation Name Thane Municipal Corporation	<input type="checkbox"/> NDMC, <input type="checkbox"/> SDMC, <input type="checkbox"/> EDMC, <input type="checkbox"/> Ghaziabad Municipal Corporation, <input type="checkbox"/> Gurgaon Municipal Corporation, <input type="checkbox"/> Faridabad Municipal Corporation, <input type="checkbox"/> Kolkata Municipal Corporation, <input type="checkbox"/> Dehradun Municipal Corporation, <input type="checkbox"/> Area not within any municipal limits, <input type="checkbox"/> Any other Municipal Corporation/ Municipality:

PHYSICAL DETAILS				
1.	Land Area	As per Title deed	As per Map	As per site survey
	Net plot area 2125 m²	As per approved Map Area = 2858.67 m²		2145 m²
2.	Any conversion to the land use	NA		
3.	Land Type	<input checked="" type="checkbox"/> Solid, <input type="checkbox"/> Rocky, <input type="checkbox"/> Marsh Land, <input type="checkbox"/> Reclaimed Land, <input type="checkbox"/> Water logged, <input type="checkbox"/> Land locked		
4.	Shape of the Land	<input type="checkbox"/> Square, <input checked="" type="checkbox"/> Rectangular, <input type="checkbox"/> Trapezium, <input type="checkbox"/> Triangular, <input type="checkbox"/> Trapezoid, <input checked="" type="checkbox"/> Irregular, <input type="checkbox"/> NA		
5.	Level of Land	<input checked="" type="checkbox"/> On road level, <input type="checkbox"/> Below road level, <input type="checkbox"/> Above road level, <input type="checkbox"/> NA		
6.	Frontage to depth ratio Building under construction	<input type="checkbox"/> Normal frontage, <input type="checkbox"/> Less frontage, <input type="checkbox"/> Large frontage, <input type="checkbox"/> NA		
7.	Are Boundaries matched	<input type="checkbox"/> Yes, <input type="checkbox"/> No, <input checked="" type="checkbox"/> No relevant papers available to match the boundaries, <input type="checkbox"/> Boundaries not mentioned in available documents		
8.	Is Independent access available to the property Building under construction	<input checked="" type="checkbox"/> Clear independent access is available, <input type="checkbox"/> Access available in sharing of other adjoining property, <input type="checkbox"/> No clear access is available, <input type="checkbox"/> Access is closed due to dispute		
9.	Is property clearly demarcated with permanent boundaries?	<input type="checkbox"/> Yes, <input type="checkbox"/> No, <input checked="" type="checkbox"/> Only with Temporary boundaries Currently under construction		
10.	Is the property merged or colluded with any other property	No		
11.	Property possessed by at the time of survey Currently under construction	<input type="checkbox"/> Owner, <input type="checkbox"/> Vacant, <input type="checkbox"/> Lessee, <input checked="" type="checkbox"/> Under Construction, <input type="checkbox"/> Couldn't be Surveyed, <input type="checkbox"/> Property was locked, <input type="checkbox"/> Bank sealed, <input type="checkbox"/> Court sealed		
12.	Current activity carried out in the property Currently under construction	<input checked="" type="checkbox"/> Residential purpose, <input type="checkbox"/> Commercial purpose, <input type="checkbox"/> Godown, <input type="checkbox"/> Office, <input type="checkbox"/> Industrial, <input type="checkbox"/> Vacant, <input type="checkbox"/> Locked, <input type="checkbox"/> Any other use:		

BUILDING/ CONSTRUCTION/ UTILITY DETAILS	
1.	Construction Status
	<input type="checkbox"/> Built-up property in use, <input checked="" type="checkbox"/> Under construction, <input type="checkbox"/> No construction

Covered Built-up Area		<input type="checkbox"/> Covered Area, <input type="checkbox"/> Floor Area, <input type="checkbox"/> Super Area, <input type="checkbox"/> Carpet Area		
(Tick one on the basis of which valuation is to be calculated)		As per Title deed	As per Map	As per site survey
		As per Title deed		Please refer Pg 11
3.	Total Number of Floors in the Building	upto 23 rd Floor Brick work done 24 th to 26 th Floor		
4.	Floor on which property is situated	1 st , 2 nd , 16 th , 19 th , 20 th , 22 nd , 23 rd , 24 th Slab completed.		
5.	Type of Unit/ Number of Rooms/ Cabins/ Cubicles	(2 BHK + Terrace), 2 BHK, 3 BHK.		
6.	Building Type Bldg under construction	<input checked="" type="checkbox"/> RCC Framed Structure, <input type="checkbox"/> Load bearing Pillar Beam column, <input type="checkbox"/> Ordinary brick wall structure, <input type="checkbox"/> Iron trusses & Pillars, <input type="checkbox"/> Scrap abandoned structure		
7.	Roof Building under construction	a. Make: <input type="checkbox"/> RBC, <input checked="" type="checkbox"/> RCC, <input type="checkbox"/> GI Shed, <input type="checkbox"/> Tin Shed, <input type="checkbox"/> Stone Patla b. Height: Please refer Pg 11 c. Finish: <input type="checkbox"/> Simple plaster, <input type="checkbox"/> POP Punning, <input type="checkbox"/> POP False Ceiling, <input type="checkbox"/> Coved roof, <input type="checkbox"/> No plaster Currently under construction		
8.	Flooring under construction	<input type="checkbox"/> Vitrified tiles, <input type="checkbox"/> Ceramic Tiles, <input type="checkbox"/> Simple marble, <input type="checkbox"/> Marble chips, <input type="checkbox"/> Mosaic, <input type="checkbox"/> Granite, <input type="checkbox"/> Italian Marble, <input type="checkbox"/> Kota stone, <input type="checkbox"/> Wooden, <input type="checkbox"/> PCC, <input type="checkbox"/> Imported Marble, <input type="checkbox"/> Pavers, <input type="checkbox"/> Chequered Tiles, <input type="checkbox"/> Brick Tiles, <input type="checkbox"/> No Flooring, <input checked="" type="checkbox"/> Under construction, <input type="checkbox"/> Any other type:		
9.	Appearance/ Condition of the Building	Internal - <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Poor, <input checked="" type="checkbox"/> Under construction, <input type="checkbox"/> No Survey External - <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Poor, <input checked="" type="checkbox"/> Under construction		
10.	Maintenance of the Building	<input type="checkbox"/> Very Good, <input type="checkbox"/> Average, <input type="checkbox"/> Poor, <input checked="" type="checkbox"/> Under construction		
11.	Interior decoration	<input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Simple, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Below average, <input checked="" type="checkbox"/> Under construction, <input type="checkbox"/> No Survey		
12.	Interior Finishing	<input type="checkbox"/> Simple plastered walls, <input type="checkbox"/> Brick walls without plaster, <input type="checkbox"/> Designer textured walls, <input type="checkbox"/> POP punning, <input type="checkbox"/> Coved roof, <input checked="" type="checkbox"/> Under construction, <input type="checkbox"/> No Survey		
13.	Exterior Finishing	<input type="checkbox"/> Simple plastered walls, <input type="checkbox"/> Brick walls without plaster, <input type="checkbox"/> Architecturally designed or elevated, <input type="checkbox"/> Brick tile Cladding, <input type="checkbox"/> Structural glazing, <input type="checkbox"/> Aluminum composite panel cladding, <input type="checkbox"/> Glass façade, <input type="checkbox"/> Domb, <input type="checkbox"/> Porch, <input checked="" type="checkbox"/> Under construction		
14.	Kitchen	<input type="checkbox"/> Simple with no cupboard, <input type="checkbox"/> Ordinary with cupboard, <input type="checkbox"/> Normal Modular with chimney, <input type="checkbox"/> High end Modular with chimney, <input checked="" type="checkbox"/> Under construction, <input type="checkbox"/> No Survey		
15.	Class of Electrical fittings	<input type="checkbox"/> External, <input type="checkbox"/> Internal <input type="checkbox"/> Ordinary fixtures & fittings, <input type="checkbox"/> Fancy lights, <input type="checkbox"/> Chandeliers, <input type="checkbox"/> Concealed lightning, <input checked="" type="checkbox"/> Under construction, <input type="checkbox"/> No Survey		
16.	Class of Sanitary/ Plumbing & water supply fittings	<input type="checkbox"/> External, <input type="checkbox"/> Internal <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Simple, <input type="checkbox"/> Average, <input type="checkbox"/> Below average, <input checked="" type="checkbox"/> Under construction, <input type="checkbox"/> No Survey		
17.	Water arrangements	<input type="checkbox"/> Jet pump, <input type="checkbox"/> Submersible, <input type="checkbox"/> Jal board supply		
18.	Fixed Wooden Work under construction.	<input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Simple, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Below Average, <input type="checkbox"/> No wooden work, <input type="checkbox"/> No survey		
19.	Age of Building/ Recent Improvements done	Building under construction		
20.	Maintenance of the Building	<input type="checkbox"/> Very Good, <input type="checkbox"/> Average, <input type="checkbox"/> Poor under construction.		

1.	Any defects in the building <i>under construction.</i>	<input type="checkbox"/> Maintenance issues, <input type="checkbox"/> Finishing issues, <input type="checkbox"/> Seepage issues, <input type="checkbox"/> Water supply issues, <input type="checkbox"/> Electricity issues, <input type="checkbox"/> Structural issues, <input type="checkbox"/> Visible cracks in the building											
22.	Any violation done in the property <i>under construction.</i>	<input type="checkbox"/> Construction done without Map, <input type="checkbox"/> Construction not as per approved Map, <input type="checkbox"/> Extra covered without sanctioned Map, <input type="checkbox"/> Joined adjacent property, <input type="checkbox"/> Encroached adjacent area illegally											
23.	Boundary Wall (Only for individual property) <i>Temporary Boundary wall (Tin shed). Building under construction.</i>	<input type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Common boundary wall of a complex <table border="1"> <thead> <tr> <th>Running Mtr.</th> <th>Height</th> <th>Width</th> <th>Finish</th> </tr> </thead> <tbody> <tr> <td>-</td> <td>-</td> <td>-</td> <td>-</td> </tr> </tbody> </table>				Running Mtr.	Height	Width	Finish	-	-	-	-
Running Mtr.	Height	Width	Finish										
-	-	-	-										
24.	Lift/ elevators Building under construction. <i>so Temporary lift for material transport.</i>	<input type="checkbox"/> Passenger/ <input type="checkbox"/> Commercial <table border="1"> <tr> <td>Make:</td> <td>-</td> <td>Capacity:</td> <td>-</td> </tr> </table>				Make:	-	Capacity:	-				
Make:	-	Capacity:	-										
25.	Power backup Building under construction	<input type="checkbox"/> Inverter, <input type="checkbox"/> DG Set <table border="1"> <tr> <td>Make:</td> <td>-</td> <td>Capacity:</td> <td>-</td> </tr> </table>				Make:	-	Capacity:	-				
Make:	-	Capacity:	-										
26.	Garden/ Landscaping	<input type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Beautiful, <input type="checkbox"/> Ordinary <i>under construction</i>											
27.	Parking facilities <i>Currently Building under construction</i>	<input type="checkbox"/> Available within the property <input checked="" type="checkbox"/> On Ground, <input type="checkbox"/> In Basement, <input type="checkbox"/> On still <input type="checkbox"/> Not available within the property <input type="checkbox"/> On road, <input type="checkbox"/> Acute parking problem											
28.	Special Comments/ Observations, if any	<i>currently Building under construction.</i>											

MARKETABILITY/SELABILITY/UTILITY DETAILS						
1.	Any issues in marketability of the property?	<input type="checkbox"/> Yes, <input checked="" type="checkbox"/> No Reason in case of No: <input checked="" type="checkbox"/> Location, <input checked="" type="checkbox"/> Surrounding, <input checked="" type="checkbox"/> Legal aspects, <input checked="" type="checkbox"/> Demand, <input type="checkbox"/> Shape, <input type="checkbox"/> Any Other:				
2.	How is Demand & Supply condition in the Market of such properties?	<table border="1"> <tr> <td>Demand</td> <td><input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor</td> </tr> <tr> <td>Supply</td> <td><input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor</td> </tr> </table>	Demand	<input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor	Supply	<input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor
Demand	<input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor					
Supply	<input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor					
3.	Is property easily sellable & marketable?	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No Comments: <i>Currently Building under construction.</i>				
4.	How is the current utility of the property?	<input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor <i>under construction.</i>				
5.	At what True rate Owner bought this Property?	<table border="1"> <tr> <td>Year of purchase reconstruction:-</td> <td>2018</td> </tr> <tr> <td>Purchase Price</td> <td>-</td> </tr> </table>	Year of purchase reconstruction:-	2018	Purchase Price	-
Year of purchase reconstruction:-	2018					
Purchase Price	-					
6.	Present expected Sale Value of the overall property?					

NOTE :-

- 1) 2BHK latest sold at 1.9 cr all inclusive (2 cr negotiable with one parking).
- 2) 3BHK ~~latest~~ at 2.5 cr all inclusive.
- 3) 2BHK + Terrace :- Fully furnished/ Page 10 of 15
Flat at 3.10 cr all inclusive.

X) NOTE:-

1) Currently G+27 → sanctioned.

Future plan of upto G+30.

2) upto ^{23rd} ~~23rd~~ Floor RCC & brickwork completed.
From 24th Floor till 26th Floor slab work completed.

3) Slab work upto 26th Floor completed.

4) Possession of Flats till Dec 2022.

5) Lift present for material supply. Temporary till 20th Floor.

6) New revised plan from 28th Floor to 29th Floor.
C.C will be received in few days.

After receiving C.C till 29th Floor, C.C for 30th Floor will be received in some days.

7) From 25th Floor, change in Plan. Different flat sizes. 25th Floor to 29th Floor same plan ~~plan~~ for flat.

1] Flat no 103 } 2 BHK + terrace — Flat No. 103 :- 790 sqft
Flat no 201 } carpet.

2] ~~5~~4, 1602, ~~17~~03, 1903, 2002, 2202, 2302, 2303 — 2 BHK
2402, 2403 (— 746 sq.ft carpet)

3] ~~1~~1, 1601, 2004, 2201, ~~23~~04, 2401, ~~24~~04. — 3 BHK
(— 947 sq. ft carpet)

Measurements :-

1) 3 BHK (1601 Flat No.) :- Height = 10.545 ft

Block 1 :- length = 13.215 ft
width = 9.5 ft.

Block 2 :- length = 15.775 ft + 8.23 ft
width = 10.395 ft + 4.83 ft.

Block 3 :- 9.605 ft x 8.93 ft

Block 4 :- 15.4 x 11.7

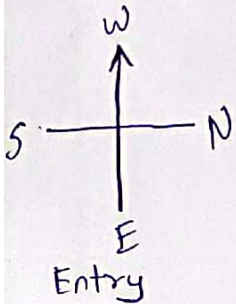
Block 5 :- 11.23 x 9.9

Block 6 (WC1 + WC2) :- 8.5 x 7.9

Lobby :- 8.5 x 3.645

~~Total Area~~

Please refer
Pg no. 12



2) 2 BHK (1602 Flat No.) :- Height = 10.365 ft

Block 1 :- (10.345 x 13.285) + (8.725 x 5.03)

Block 2 :- 9.575 x 7.435

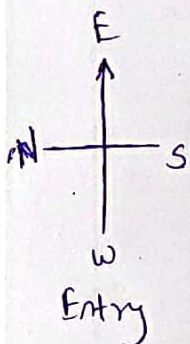
Passage :- 9.53 x 4.145

Block 3 (WC1 + WC2) :- 8.48 x 7.615

Block 4 :- 9.445 x 11.24

Block 5 (Room + WC) = (12.055 x 9.715) + (11.75 x 4.67)

~~Total Area~~



3) 2 BHK + Terrace (Flat No. 103) :- (Sample Flat) Height = 8.585 ft

Terrace :- Hall :- (9.985 x 14.525) + (8.07 x 5.355)

(15.575 x 8.685) Passage :- 9.32 x 3.63

(12.1 x 10.265) Kitchen :- 9.4 x 7.45

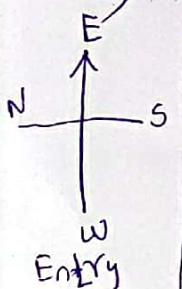
Store room :- (7.62 x 3.99) + (3.375 x 2.82)

Room 1 :- 15.435 x 9.49

Room 2 :- 10.945 x 12.435

Page 11 of 15

WC :-
7.52 x 3.895



1) Flat no. 1602 - Directions

- E - Balcony / open to sky
- W - Passage / Lift / Flat no. 1601
- N - Balcony / open to sky
- S - Flat no. 1603

2) Flat no. 1601 - Directions

- E - Passage / Flat no. 1602
- W - Balcony / open to sky
- N - Balcony / open
- S - Flat no. 1604

3) Flat no. 103 - Directions (Sample 2BHK + Terrace Flat)

- E - Bldg compound / Grawand path Rd
- W - Passage / office
- N - Flat no. 102
- S - Building compound

DRAW SITE KEY PLAN & SKETCH PLAN

Site Measurements :-

- 1) Flat 1601 :- 804.52 ft^2
- 2) Flat 1602 :- 634.71 sq. ft
- 3) Flat 103 :- 780.72 ft^2

Total Area (Carpet Area) (As per Document provided)

- 1) 3 BHK - Flat no 1601 - 947 sq. ft Carpet
- 2) 2 BHK - Flat no 1602 - 746 sq. ft carpet
- 3) 2 BHK + terrace - Flat no. 103 - 790 sq. ft Carpet.

NOTE :-

- 1) One building Residential. Currently construction upto 26th Floor.
Future plan upto Floor 30.
- 2) Another building for parking. Separate building.

~~3)~~

1) One building Residential. Currently construction upto 26th Floor.
Future plan upto Floor 30.

2) Another building for parking. Separate building.

3) Another building for parking. Separate building.

4) Another building for parking. Separate building.

PROPERTY MARKET COMPARABLE RATE INFORMATION DETAILS


(Available for Sale or Transaction already happened in past)

S.No	Particulars	Subject Property	Comparable 1	Comparable 2	Comparable 3
1.	Name (source of information)	NA	Scema	Pravin	
2.	Contact No.	NA	8268631111	9702952299	
3.	Type of source of information (Seller/ Property dealer/ nearby people)	NA	Property dealer	Property dealer	
4.	Rates/ Price informed (in Rs. with unit)	NA	2 BHK :- 2.1 Cr 3 BHK :- 2.6 Cr	1.6 Cr all inclusive	
5.	Rates Type (Sale/ Buy)	NA	Buy	Buy	
6.	Shape of the Property (Square, Rectangular, Irregular)		-	-	
7.	Area/ Size of the Property	Carpet area.	2 BHK :- 746 Ft ² 3 BHK :- 947 Ft ²	610 Sq Ft carpet	
8.	Legal Status (clear, negative, weak)/ No. of owners		clear Redevelopment site	clear under construction	
9.	Location/ surrounding/ neighborhood comparison with the subject property (Similar, Lower, Better, Highly Better than the subject Property)	Base Case	Same building	Similar.	
10.	Distance from the subject Property	0	0	with In 500m	
11.	Other factors (Corner, 2 side open, North-East facing, Park facing, Legal/ Financial encumbrance, etc.)		-	-	
12.	Approach road width		Same	Same	
13.	Level of Land (Below/ On/ Above road level)		Same	Same	
14.	Frontage to depth ratio (Normal, Less, Large)		Same	Same	
15.	Present Use		under construction	under construction.	
16.	Any other details/ Discussion held	NA	The prices is inclusive of all (parking, other all charges)	price is inclusive of all (parking, other all charges)	
17.	Present expected Sale Value of the overall property?				

UNDERTAKING BY THE CUSTOMER

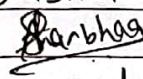
I confirm that I have made the inspection of the subject property to the surveyor of R.K Associates, which is correct property in question for which the documents have been provided/ submitted by me. I further confirm that I am aware of all the information related to the subject property and I have provided 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	Nitin Karia
Relationship with owner	Employee
Signature	
Mobile No.	9920659593
Date	03/03/2022

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.	VIS(2021-22)-PL1025-870
Surveyor Name	Abhishek & Dipesh
Signature	
Date	03/03/2022

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.	VIS(2021-22)-PL1025-870		
2.	Name of the Surveyor	Abhishek S & Dipak B.		
3.	Borrower Name (Developer)	M/S pride dream Realtors Private Limited		
4.	Name of the Owner	SBI Employees CHS Limited Thana		
5.	Property Address which has to be valued	Giriraj dreams, Survey No. CTS 271 to 279, 76, 2026, Near Malhar cinema, next to Vodafone gallery, Thane West-400602		
6.	Property shown & identified by at spot	<input type="checkbox"/> Owner, <input type="checkbox"/> Representative, <input type="checkbox"/> No one was available, <input type="checkbox"/> Property is locked, survey could not be done from inside		
		Name	Contact No.	
7.	How Property is Identified by the Surveyor	<input type="checkbox"/> From schedule of the properties mentioned in the deed, <input type="checkbox"/> From name plate displayed on the property, <input checked="" type="checkbox"/> Identified by the owner/ owner representative, <input checked="" type="checkbox"/> Enquired from nearby people, <input type="checkbox"/> Identification of the property could not be done, <input type="checkbox"/> Survey was not done		
8.	Are Boundaries matched	<input type="checkbox"/> Yes, <input type="checkbox"/> No, <input checked="" type="checkbox"/> No relevant papers available to match the boundaries, <input type="checkbox"/> Boundaries not mentioned in available documents		
9.	Survey Type	<input checked="" type="checkbox"/> Full survey (inside-out with measurements & photographs) <input type="checkbox"/> Half Survey (Measurements from outside & photographs) <input type="checkbox"/> Only photographs taken (No measurements)		
10.	Reason for Half survey or only photographs taken NA	<input type="checkbox"/> Property was locked, <input type="checkbox"/> Possessee didn't allow to inspect the property, <input type="checkbox"/> NPA property so couldn't be surveyed completely		
11.	Type of Property	<input checked="" type="checkbox"/> Flat in Multistoried Apartment, <input type="checkbox"/> Residential House, <input type="checkbox"/> Low Rise Apartment, <input type="checkbox"/> Residential Builder Floor, <input type="checkbox"/> Commercial Land & Building, <input type="checkbox"/> Commercial Office, <input type="checkbox"/> Commercial Shop, <input type="checkbox"/> Commercial Floor, <input type="checkbox"/> Shopping Mall, <input type="checkbox"/> Hotel, <input type="checkbox"/> Industrial, <input type="checkbox"/> Institutional, <input type="checkbox"/> School Building, <input type="checkbox"/> Vacant Residential Plot, <input type="checkbox"/> Vacant Industrial Plot, <input type="checkbox"/> Agricultural Land		
12.	Property Measurement	<input checked="" type="checkbox"/> Self-measured, <input type="checkbox"/> Sample measurement, <input type="checkbox"/> No measurement		
13.	Reason for no measurement NA	<input type="checkbox"/> It's a flat in multi storey building so measurement not required <input type="checkbox"/> Property was locked, <input type="checkbox"/> Owner/ possessee didn't allow it, <input type="checkbox"/> NPA property so didn't enter the property, <input type="checkbox"/> Very Large Property, practically not possible to measure the area within limited time <input type="checkbox"/> Any other Reason:		
14.	Land Area of the Property	As per Title deed	As per Map	As per site survey
		As per Map provided Plot Area: 2858.67 m ²	2145 m ²	-
15.	Covered Built-up Area	As per Title deed	As per Map	As per site survey
	As per Documents provided:-	947 ft ² , 790 ft ² , 746 ft ²		804.52 ft ² , 780.72 ft ²
16.	Property possessed by at the time of survey	<input type="checkbox"/> Owner, <input type="checkbox"/> Vacant, <input type="checkbox"/> Lessee, <input checked="" type="checkbox"/> Under Construction, <input type="checkbox"/> Couldn't be Surveyed, <input type="checkbox"/> Property was locked, <input type="checkbox"/> Bank sealed, <input type="checkbox"/> Court sealed		
17.	Any negative observation of the	No		

→ (order is :- 3 BHK, 2 BHK + Terrace, 2 BHK)

	property during survey	
18.	Is Independent access available to the property	<input checked="" type="checkbox"/> Clear independent access is available, <input type="checkbox"/> Access available in sharing of other adjoining property, <input type="checkbox"/> No clear access is available, <input type="checkbox"/> Access is closed due to dispute
19.	Is property clearly demarcated with permanent boundaries?	<input type="checkbox"/> Yes, <input type="checkbox"/> No, <input checked="" type="checkbox"/> Only with Temporary boundaries (Temporary fencing by Tin Shed as site under construction)
20.	Is the property merged or colluded with any other property	No
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.

- a. Name of the Person: Nitin Karia
b. Relation: Owner Employee Rene
c. Signature: [Signature]
d. Date: 03/03/2022

In case not signed then mention the reason for it: ☐ No one was available, ☐ Property is locked, ☐ Owner/representative refused to sign it, ☐ Any other reason:

2. Surveyor Signature who did site inspection:

Undertaking: I have inspected the property and cross verified the property details at site to the extent of a. Matching boundaries of the property, b. Sample measurement of its area, c. Physical condition, d. Property rates as per local information with what is mentioned in the property documents provided to me by the Bank/interested organization. I have not come under influence of anyone during site inspection and have only recorded the true and factual details in the survey form which I come across during the site survey. I understand that giving any manipulative information in the survey form will lead to incorrect Valuation report which is an unlawful act and I'll be solely responsible for doing it.

- a. Name of the Surveyor: Abhishek & Dipesh
b. Signature: [Signature]
c. Date: 03/03/2022