


# **SURVEY PROCESS COMPLIANCE CHECKLIST** (To be submitted by Surveyor with each Survey)

		STATUS
1.	<b>COMPLIANCE CHECKLIST POINTS</b>	<input checked="" type="checkbox"/>
2.	Did you take proper property documents to carry out the survey?	<input checked="" type="checkbox"/>
3.	Have you properly studied & <b>highlighted Owner/ Area/ Boundaries</b> in the property documents with bold florescent before moving for the survey?	<input checked="" type="checkbox"/>
4.	Did you check prominent landmark nearby the subject property and mentioned in the survey form?	<input checked="" type="checkbox"/>
5.	<b>Did you identified the Property clearly</b> by matching the boundaries and area mentioned in the property papers?	<input checked="" type="checkbox"/>
6.	<b>Did you check if property is merged with any other property or it is an independent property?</b>	<input checked="" type="checkbox"/>
7.	Did you checked the flat size with eye estimation or based on number of bed rooms?	<input checked="" type="checkbox"/>
8.	Did you check for any construction violations in the flat?	<input checked="" type="checkbox"/>
9.	Did you check municipal limits/ jurisdiction/ ward?	<input checked="" type="checkbox"/>
10.	Did you take Google Map location and shared it to Maps whatsapp group?	<input checked="" type="checkbox"/>
11.	Did you check society reputation?	<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 society gate 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? <i>outside only</i>	<input checked="" type="checkbox"/>
17.	<b>Did you check nearby development and whereabouts and commented on survey form?</b>	<input checked="" type="checkbox"/>
18.	<b>Did you check any defects or negativity in the society &amp; flat in terms of location, legality, disputes, marketability, salability, etc. and commented on survey form in detail?</b>	<input checked="" type="checkbox"/>
19.	<b>Have you filled all the columns of survey form including survey summary sheet properly?</b>	<input checked="" type="checkbox"/>
20.	Have you taken self-attested documents from owner/ representative and stamped "documents provided by stamp"?	<input checked="" type="checkbox"/>
21.	<b>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?</b>	<input checked="" type="checkbox"/>
22.	<b>Have you confirmed any recent past transactions during market enquiries and enquired property rates locally very rigorously?</b>	<input checked="" type="checkbox"/>
23.	<b>Did you take signatures of the owner/ representative on undertaking and survey summary sheet?</b>	<input checked="" type="checkbox"/>
24.	<b>Did you signed the undertaking?</b>	<input checked="" type="checkbox"/>

For File No.	
Surveyor Name	J. ANANDA
Signature	
Date	10-03-2022.



# 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

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

Date:

Time:

## GENERAL DETAILS

1.	Name of the Surveyor	J. ANANDA.	
2.	Property shown by	<input type="checkbox"/> Owner, <input type="checkbox"/> Representative, <input type="checkbox"/> No one was available, <input checked="" type="checkbox"/> Property is locked, survey could not be done from inside	
		Name	Contact No.
		—	—
3.	Survey Type	<input type="checkbox"/> Full survey (inside-out with measurements & photographs) <input type="checkbox"/> Half Survey (Measurements from outside & photographs) <input checked="" type="checkbox"/> Only photographs taken (No measurements)	
4.	Reason for Half survey or only photographs taken	<input type="checkbox"/> Property was locked, <input checked="" 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 checked="" type="checkbox"/> From name plate displayed on the property, <input type="checkbox"/> Identified by the owner, owner representative, <input 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.	Property Measurement	<input type="checkbox"/> Self-measured, <input type="checkbox"/> Sample measurement only, <input checked="" type="checkbox"/> No measurement	
7.	Purpose of Valuation	<input type="checkbox"/> Value assessment of the asset for creating 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 checked="" type="checkbox"/> General Value Assessment	
8.	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 type="checkbox"/> NA	
9.	Loan Amount	AS PER RECORDS	

## OWNERSHIP DETAILS

1.	Legal Owner Name/s	} AS PER RECORDS
2.	Property Purchaser Name	
3.	Property Address under Valuation	
4.	Present Residence Address of the Owner/ Purchaser	



**LOCATION DETAILS**

		North	South	East	West		
Adjoining Properties (Match it with papers with the help of compass or Sun direction and also confirm it with nearby people)		private property	private property	Cross Road	priv property		
2.	Property Facing	<input checked="" 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	Royal Archid Hotel					
4.	Ward Name/ No.	Kodihalli ward no 111					
5.	Zone Name	Dommatur					
6.	Main Road Name & Width	Name	Width	Distance from property			
		KG Road	40' ft	30' feet			
7.	Approach Road Name & Width	Karnataka golf Road					
8.	Location consideration of the Society	<input type="checkbox"/> Within Main city, <input 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.	Location of the Flat	<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.	Proximity to civic amenities	School	Hospital	Market	Metro	Railway Station	Airport
					4 km	8 km	2 km 17 km 30 km International Airport
12.	Any new Development in surrounding area	well developed & posh Area					
13.	Jurisdiction limits	<input type="checkbox"/> Nagar Nigam, <input type="checkbox"/> Nagar Panchayat, <input type="checkbox"/> Gram Panchayat, <input checked="" type="checkbox"/> Nagar Palika Parishad, <input type="checkbox"/> Area not within any municipal limits					
14.	Jurisdiction Development Authority Name	<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: } BBMP <input type="checkbox"/> Area not within any development authority limits } BDA					
15.	Municipal Corporation Name	<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: BBMP					

BBMP = Bangalore Bruhat Mahanagar palika  
 BDA = Bangalore Development Authority  
 Surveyor



PHYSICAL DETAILS		<input type="checkbox"/> Covered Area, <input type="checkbox"/> Floor Area, <input type="checkbox"/> Super Area, <input type="checkbox"/> Carpet Area
1.	Covered Built-up Area (Tick one on the basis of which valuation is to be calculated)	<input type="checkbox"/> As per Title deed <input checked="" type="checkbox"/> As per Record <input type="checkbox"/> As per Map <input type="checkbox"/> As per site survey
2.	Are Boundaries matched	<input type="checkbox"/> Yes, <input type="checkbox"/> No
3.	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
4.	Is the property merged or colluded with any other property	—
5.	Construction Status	<input checked="" type="checkbox"/> Built-up property in use, <input type="checkbox"/> Under construction, <input type="checkbox"/> Construction not started
6.	Total Number of Floors in the Building	6 Floors
7.	Floor on which Flat is situated	6 <sup>th</sup> Floor
8.	Type of Flat	J-65-Flat Adjoining Flats
9.	Age of Building/ Recent Improvements done	About 20 years
10.	Type of Group Housing Society	<input checked="" type="checkbox"/> High End, <input type="checkbox"/> Normal, <input type="checkbox"/> Affordable Group Housing
11.	Appearance/ Condition of the Building	<b>Internal</b> - <input type="checkbox"/> Excellent, <input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Poor <input type="checkbox"/> Under construction, <input type="checkbox"/> No construction, <input type="checkbox"/> No Survey <b>External</b> - <input type="checkbox"/> Excellent, <input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Poor <input type="checkbox"/> Under construction, <input type="checkbox"/> No construction
12.	Maintenance of the Building	<input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Average, <input type="checkbox"/> Poor
13.	Fixed Wooden Work Aluminum windows noticed	<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
14.	Interior decoration not allowed to inspect	<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
15.	Any defects in the Group Housing Society	not noticed
16.	Any violation done in the flat	—
17.	Utilities/ Facilities in the Group Housing Society	<input checked="" type="checkbox"/> Lifts, <input checked="" type="checkbox"/> Garden, <input checked="" type="checkbox"/> Landscaping, <input checked="" type="checkbox"/> Swimming Pool, <input checked="" type="checkbox"/> Gym, <input checked="" type="checkbox"/> Club House, <input checked="" type="checkbox"/> Walk Trails, <input type="checkbox"/> Kids play zone, <input checked="" type="checkbox"/> 100% Power Backup Refer web site
18.	Property currently possessed by	<input type="checkbox"/> Owner, <input type="checkbox"/> Vacant, <input type="checkbox"/> Lessee, <input 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 not known



Current activity carried out in the property

☒ Residential purpose, ☐ Commercial purpose, ☐ Godown,  
☐ Office, ☐ Vacant, ☐ Locked, ☐ Any other use:

Special Comments if any

local Market rate of this property  
Super built-up area R. 7000/sft to R. 8000/sft  
only

### MARKETABILITY/SELLABILITY/UTILITY DETAILS

1.	Reputation/ class of developer	<input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor
2.	Reputation of society	<input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor
3.	Any issues in marketability of the property?	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No <i>This property can be purchased only through "Shares"</i> Reason in case of No: <input type="checkbox"/> Location, <input type="checkbox"/> Surrounding, <input type="checkbox"/> Legal aspects, <input type="checkbox"/> Demand, <input type="checkbox"/> Shape, <input type="checkbox"/> Any Other:
4.	How is Demand & Supply condition in the Market of such properties?	Demand <input checked="" type="checkbox"/> Very Good, <input 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
5.	Is property easily sellable & marketable?	<input type="checkbox"/> Yes, <input type="checkbox"/> No Comments: <i>only on allotment of shares This property cannot be purchased through Bank</i>
6.	How is the current utility of the property?	<input type="checkbox"/> Excellent, <input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor
7.	At what True rate Owner bought this Property?	Year of purchase — Purchase Price —

### USE THIS SPACE FOR PROVIDING ANY ADDITIONAL DETAILS/ INFORMATION

Note:- *There are 17 Blocks gated Community Flats, 6 floors with*  
This property appears very good and in prominent  
Area/Place (well developed) near ~~K~~ Kothahalli, Dommalur  
Road, Bangalore, As I collected the information  
This flat contains Aluminium windows/Coated wood Doors  
Terrazzo tile flooring etc, Since I was not allowed  
to enter inside whatever details which I mentioned  
above is Generalised information.

This property is not possible to buy through Banks  
allotment of this property in the entire Diamond  
District is on purchase of Full shares only. Those  
Flats have told to be ~~to~~ Fully Constructed in the  
Diamond District Flats

For enquiry the year 2001. Additional information can be obtained  
Ref Mobile NO: 9845020007/9845717777 *Man* *Google Search*  
Name: Sri. Charan Raj *J. Aranda*  
Surveor



## 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	
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.	
Surveyor Name	J. ANANDA
Signature	
Date	10-03-2022

J. ANANDA, B.E., MIE, FIV  
CHARTED ENGINEER &  
REGISTERED VALUER  
No. 15/A (33), 1st Floor, Srinivas Nilas,  
1st Main, B. Kempanna Layout,  
P. G. Halli, BANGALORE-560 025.



	property during survey	
18.	Is Independent access available to the property	<input 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 type="checkbox"/> Only with Temporary boundaries
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:

#### 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: J. Ananda
- Signature: 
- Date: 10-03-2022

**J. ANANDA, B.E., MIE, FIV**  
**CHARTED ENGINEER &**  
**REGISTERED VALUER**  
 No. 15/A (33), 1st Floor, Srinivas Nilaya,  
 1st Main, B. Kempanna Layout,  
 P. G. Halli, BANGALORE-560 020.