

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. | | | | | | | |
|----------------|--|---|-----------------|--------------------|------|-------------|----------------|------------|
| 2. | Name of the Surveyor | Abhijit Ghate | | | | | | |
| 3. | Borrower Name | | | | | | | |
| 4. | Name of the Owner | M/s. Caradamon Logistics Assets (I) Pvt. Ltd. | | | | | | |
| 5. | Property Address which has to be valued | Plot No-5, Chakan MIDC Phase-II, Pune | | | | | | |
| 6. | Property shown & identified by at spot | <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 <table border="1" style="width:100%"> <tr> <th>Name</th> <th>Contact No.</th> </tr> <tr> <td>Mr. Ajit Patil</td> <td>8605505327</td> </tr> </table> | | | Name | Contact No. | Mr. Ajit Patil | 8605505327 |
| Name | Contact No. | | | | | | | |
| Mr. Ajit Patil | 8605505327 | | | | | | | |
| 7. | How Property is Identified by the Surveyor | <input checked="" type="checkbox"/> From schedule of the properties mentioned in the deed, <input 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 | | | | | | |
| 8. | Are Boundaries matched | <input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> No relevant papers available to match the boundaries, <input type="checkbox"/> Boundaries not mentioned in available documents | | | | | | |
| 9. | Survey Type | <input type="checkbox"/> Full survey (inside-out with measurements & photographs) <input checked="" 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 | <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 | | | | | | |
| 11. | Type of Property | <input 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 checked="" 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 type="checkbox"/> Self-measured, <input checked="" type="checkbox"/> Sample measurement, <input type="checkbox"/> No measurement | | | | | | |
| 13. | Reason for no measurement | <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 checked="" 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 | | | | |
| | | 152000 Sq. mtr. | 152000 Sq. mtr. | 152000 | | | | |
| 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 | <input type="checkbox"/> Owner, <input type="checkbox"/> Vacant, <input checked="" 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 | | | | | | |
| 17. | Any negative observation of the | Nil | | | | | | |

| | | |
|-----|--|--|
| | 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 checked="" 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 | 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:

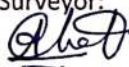
Undertaking: I have shown the correct property and provided the correct information about the property to the surveyor of R.K Associates to the best of my knowledge for which Valuation has to be prepared. In case I have shown wrong property or misled the valuer company in any way then I'll be solely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

- a. Name of the Person: Mr. Ajit Pathi
b. Relation:
c. Signature: 
d. Date: 23/5/2022

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: Abhijit Ghate
b. Signature: 
c. Date: 23/5/2022