

File No.	RKA/DNCR/...../.....
Date of Receiving	
File Receiver Name	Praveen Sharma

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	Praveen Sharma	NA	NA			
Survey	Hemant Kumar	30/July/21	01/July/21			
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.			
2.	Type of Service	<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	IDBI Bank, Mumbai.		
5.	Case Allotment Officer/ Fees paying party Details	Name	Contact Number	Email Id
		S. Mahesh Kumar		S.maheshkumar@idbi.co.in
6.	Case Type	<input type="checkbox"/> Case for Fresh Account <input checked="" type="checkbox"/> Case for exiting account/ customer		
7.	Fees Details	Amount of Fees	Advance Amount if any	Fees will be paid by
		5000 + gst.		<input checked="" type="checkbox"/> Bank <input type="checkbox"/> Customer
8.	Billing Details	Billed To Party Name		GSTIN

01/July/2021

Two story independent house
situated at 'Shakarpur' nearest to Laxmi nagar metro station.


Routy

CASE DETAILS									
1.	Type of Property	Land & Building							
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 checked="" 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 type="checkbox"/> Any other:							
3.	Owner/ Applicant Details	<table border="1"> <thead> <tr> <th>Name</th> <th>Contact Number</th> <th>Email Id</th> </tr> </thead> <tbody> <tr> <td>Sh. Gyan Chand</td> <td>86</td> <td>Dhan Singh</td> </tr> </tbody> </table>		Name	Contact Number	Email Id	Sh. Gyan Chand	86	Dhan Singh
Name	Contact Number	Email Id							
Sh. Gyan Chand	86	Dhan Singh							
4.	Account Name	S. S. Jain infra.							
5.	Property Address	U-213, Kh. no-149, Shakarpur, Delhi.							
6.	Who will coordinate on site for the site survey	<table border="1"> <thead> <tr> <th>Name</th> <th>Contact Number</th> </tr> </thead> <tbody> <tr> <td>Ashish Kumar</td> <td></td> </tr> </tbody> </table>		Name	Contact Number	Ashish Kumar			
Name	Contact Number								
Ashish Kumar									
7.	Preferred time of survey	<table border="1"> <thead> <tr> <th>Date</th> <th>Time</th> </tr> </thead> <tbody> <tr> <td>01/July/21</td> <td>10:51 am</td> </tr> </tbody> </table>		Date	Time	01/July/21	10:51 am		
Date	Time								
01/July/21	10:51 am								
8.	Documents Received (Any one ownership document and approved site plan/ map is must)	1. Ownership Documents: <input checked="" 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 type="checkbox"/> Approved Map, <input 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 type="checkbox"/> Agreement to Sale, <input type="checkbox"/> Old Valuation Report 5. No documents provided: <input type="checkbox"/>							
9.	Documents received from	S. Mahesh Kumar							
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:									

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 checked="" type="checkbox"/>
21.	Did you draw rough site sketch plan?	<input checked="" 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 type="checkbox"/>
26.	Did you signed the undertaking?	<input checked="" type="checkbox"/>

For File No.	
Surveyor Name	Hemant Kumar
Signature	
Date	01/July 21

GENERAL SURVEY FORM (FOR PROPERTIES OTHER THAN FLATS)

(Version 5.0)

Latest Revision: 31.10.2020

Date of Implementation: 9.02.2011 | Last Revision: 04.01.2018

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

Date: 11/04/21

Time: 10:50 AM

GENERAL DETAILS

1.	Name of the Surveyor	Dorabai Dorai	
2.	Property shown by	<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	Contact No.
		Name	8800993511
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	<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 <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,	
5.	How Property is Identified	<input type="checkbox"/> Identification of the property could not be done, <input type="checkbox"/> Survey was not done	
6.	Type of Property	<input type="checkbox"/> Flat in Multistoried Apartment, <input checked="" 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	<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	<input type="checkbox"/> Value assessment of the asset for creating new collateral mortgage <input type="checkbox"/> Periodic Re-Valuation for Bank, <input checked="" 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 checked="" 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	
11.	Loan Amount		

OWNERSHIP DETAILS

1.	Legal Owner Name/s	<i>Shri. Anand Kumar Singh</i>
2.	Property Purchaser Name	<i>Same</i>
3.	Property Address under Valuation	<i>U-213, Plot no-149, Shakarpur, I LAAT Shadwa, Delhi.</i>
4.	Present Residence Address of the Owner/ Purchaser	<i>—</i>
5.	Property constitution	<input checked="" type="checkbox"/> Free Hold, <input type="checkbox"/> Lease Hold

LOCATION DETAILS

1.	Adjoining Properties (Match it with papers with the help of compass or Sun direction and also confirm it with nearby people)	East	West	North	South		
		<i>other S.C. Area U-225</i>	<i>road</i>	<i>other prop</i>	<i>other prop</i>		
2.	Property Facing	<input type="checkbox"/> East Facing, <input type="checkbox"/> North Facing, <input checked="" 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	<i>Laxmi Nagar metro stn</i>					
4.	Ward Name/ No.	<i>Shakarpur</i>					
5.	Zone Name	<i>Shakarpur</i>					
6.	Main Road Name & Width	Name	Width	Distance from property			
		<i>National Highway</i>	<i>80 ft</i>	<i>300m</i>			
7.	Approach Road Name & Width	<i>Colon road = 25 ft.</i>					
8.	Location consideration of the Society	<input checked="" 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 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 type="checkbox"/> High End, <input checked="" 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	<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 checked="" type="checkbox"/> 100% Power Backup					
13.	Proximity to civic amenities	School	Hospital	Market	Metro	Railway Station	Airport
		<i>1 km</i>	<i>1 km</i>	<i>0 km</i>	<i>200m</i>	<i>—</i>	<i>—</i>
14.	Any new development in surrounding area	<i>none</i>					

15.	Jurisdiction limits	<input checked="" 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	<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: <u>DMCO</u> <input type="checkbox"/> Area not within any development authority limits
17.	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: <u>DMCO</u>

PHYSICAL DETAILS				
		As per Title deed	As per Map	As per site survey
1.	Land Area			
2.	Any conversion to the land use			
3.	Land Type			
4.	Shape of the Land			
5.	Level of Land			
6.	Frontage to depth ratio			
7.	Are Boundaries matched			
8.	Is Independent access available to the property			
9.	Is property clearly demarcated with permanent boundaries?			
10.	Is the property merged or colluded with any other property			
11.	Property possessed by at the time of survey			
12.	Current activity carried out in the property			

BUILDING/ CONSTRUCTION/ UTILITY DETAILS	
1.	Construction Status

Covered Built-up Area		As per Title deed	As per Map	As per survey
2.	(Tick one on the basis of which valuation is to be calculated)	<p>As per Title deed</p> <p>As per Map</p> <p>As per survey</p>		
3.	Total Number of Floors in the Building	<p>1007.02 sq. ft.</p> <p>1007.02 sq. ft.</p> <p>1007.02 sq. ft.</p>		
4.	Floor on which property is situated	<p>1007.02 sq. ft.</p> <p>1007.02 sq. ft.</p> <p>1007.02 sq. ft.</p>		
5.	Type of Unit/ Number of Rooms/ Cabins/ Cubicles	<p>1007.02 sq. ft.</p> <p>1007.02 sq. ft.</p> <p>1007.02 sq. ft.</p>		
6.	Building Type	<p>1007.02 sq. ft.</p> <p>1007.02 sq. ft.</p> <p>1007.02 sq. ft.</p>		
7.	Roof	<p>1007.02 sq. ft.</p> <p>1007.02 sq. ft.</p> <p>1007.02 sq. ft.</p>		
8.	Flooring	<p>1007.02 sq. ft.</p> <p>1007.02 sq. ft.</p> <p>1007.02 sq. ft.</p>		
9.	Appearance/ Condition of the Building	<p>1007.02 sq. ft.</p> <p>1007.02 sq. ft.</p> <p>1007.02 sq. ft.</p>		
10.	Maintenance of the Building	<p>1007.02 sq. ft.</p> <p>1007.02 sq. ft.</p> <p>1007.02 sq. ft.</p>		
11.	Interior decoration	<p>1007.02 sq. ft.</p> <p>1007.02 sq. ft.</p> <p>1007.02 sq. ft.</p>		
12.	Interior Finishing	<p>1007.02 sq. ft.</p> <p>1007.02 sq. ft.</p> <p>1007.02 sq. ft.</p>		
13.	Exterior Finishing	<p>1007.02 sq. ft.</p> <p>1007.02 sq. ft.</p> <p>1007.02 sq. ft.</p>		
14.	Class of Electrical fittings	<p>1007.02 sq. ft.</p> <p>1007.02 sq. ft.</p> <p>1007.02 sq. ft.</p>		
15.	Class of Sanitary/ Plumbing & water supply fittings	<p>1007.02 sq. ft.</p> <p>1007.02 sq. ft.</p> <p>1007.02 sq. ft.</p>		
16.	Water arrangements	<p>1007.02 sq. ft.</p> <p>1007.02 sq. ft.</p> <p>1007.02 sq. ft.</p>		
17.	Fixed Wooden Work	<p>1007.02 sq. ft.</p> <p>1007.02 sq. ft.</p> <p>1007.02 sq. ft.</p>		
18.	Age of Building/ Recent Improvements done	<p>1007.02 sq. ft.</p> <p>1007.02 sq. ft.</p> <p>1007.02 sq. ft.</p>		
19.	Maintenance of the Building	<p>1007.02 sq. ft.</p> <p>1007.02 sq. ft.</p> <p>1007.02 sq. ft.</p>		

21.	Any defects in the building	<input checked="" type="checkbox"/> Maintenance issues, <input checked="" 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,										
22.	Any violation done in the property	<input type="checkbox"/> Visible cracks in the building <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)	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Common boundary wall of a complex <table border="1"> <tr> <th>Running Mtr.</th> <th>Height</th> <th>Width</th> <th>Finish</th> </tr> <tr> <td colspan="4">None</td> </tr> </table>			Running Mtr.	Height	Width	Finish	None			
Running Mtr.	Height	Width	Finish									
None												
24.	Lift/ elevators	<input type="checkbox"/> Passenger/ <input type="checkbox"/> Commercial <table border="1"> <tr> <th>Make:</th> <th>Capacity:</th> </tr> <tr> <td>None</td> <td></td> </tr> </table>			Make:	Capacity:	None					
Make:	Capacity:											
None												
25.	Power backup	<input type="checkbox"/> Inverter, <input type="checkbox"/> DG Set <table border="1"> <tr> <th>Make:</th> <th>Capacity:</th> </tr> <tr> <td>None</td> <td></td> </tr> </table>			Make:	Capacity:	None					
Make:	Capacity:											
None												
26.	Garden/ Landscaping	<input type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Beautiful, <input type="checkbox"/> Ordinary <input type="checkbox"/> Available within the property										
27.	Parking facilities	<input type="checkbox"/> On Ground, <input type="checkbox"/> In Basement, <input type="checkbox"/> On silt <input checked="" type="checkbox"/> Not available within the property <input type="checkbox"/> On road, <input type="checkbox"/> Acute parking problem										
28.	Special Comments/ Observations, if any	Maintenance issue & Building was locked & v.o.t.d.										

MARKETABILITY/SELLABILITY/UTILITY DETAILS

1.	Any issues in marketability of the property?	<input type="checkbox"/> Yes, <input type="checkbox"/> No Reason in case of No: <input checked="" type="checkbox"/> Location, <input checked="" type="checkbox"/> Surrounding, <input type="checkbox"/> Legal aspects, <input 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> <th>Demand</th> <th>Supply</th> </tr> <tr> <td> <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor </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	Supply	<input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor	<input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor
Demand	Supply					
<input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor	<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: Property located at good urban developed locality				
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 checked="" type="checkbox"/> Low, <input type="checkbox"/> Poor				
5.	At what True rate Owner bought this Property?	Year of purchase Purchase Price				
6.	Present expected Sale Value of the overall property?	85 - 86 Lakhs				

$$\text{Plot Area} = 100 \text{ sq. yds} / 900 \text{ ft}^2$$

$$= \sqrt{22 \times 381}$$

$$\text{covered} = \left[(22 \times 381) \times 3 \right] + \left[2 \times 131 \times 101 \right]$$

Grounds = 1 hall + toilet + kitchen

1 set # 2x1 = 3 room + 1 kitchen + 1 hall + stairs

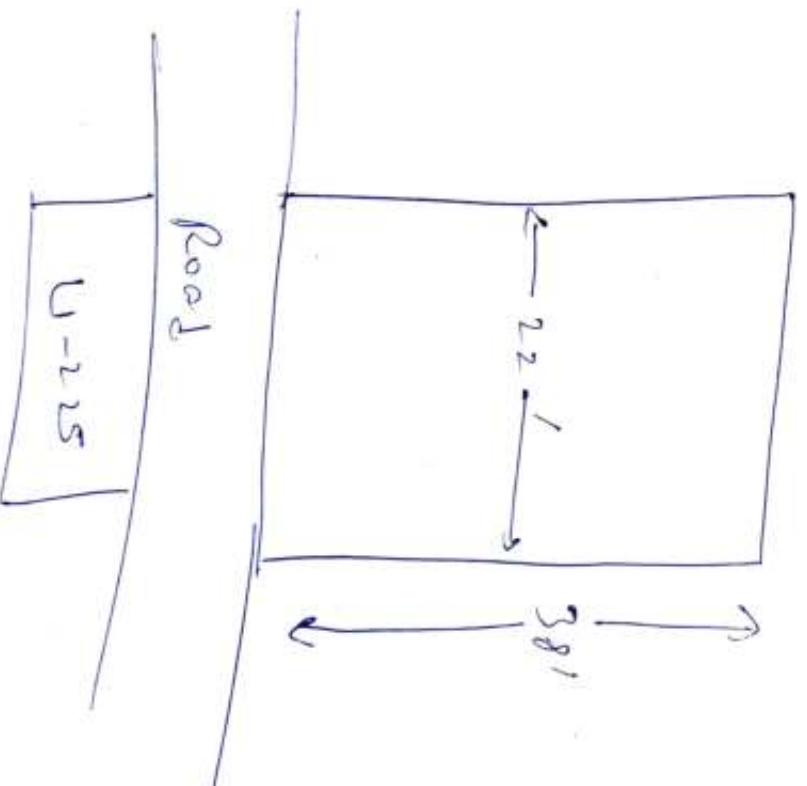
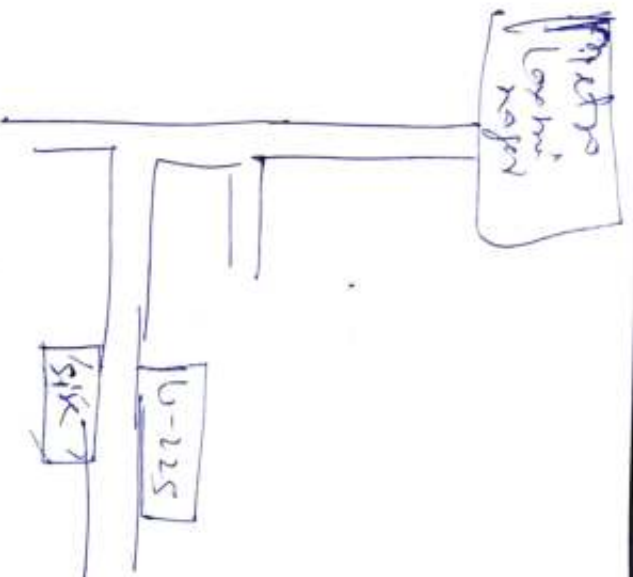
roof = 2 room + 1 toilet

→ 100 y. covered

height = 12 ft

Landmark = Laxminagar metro station

DRAW SITE KEY PLAN & SKETCH PLAN



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	Shri Shri Govardhan Prop		
2.	Contact No.	NA	Amit - 9625192524		
3.	Type of source of information (Seller/ Property dealer/ nearby people)	NA	Property dealer		
4.	Rates/ Price informed (in Rs. with unit)	NA	Buy		
5.	Rates Type (Sale/ Buy)	NA	80 - 90/000 / year		
6.	Shape of the Property (Square, Rectangular, Irregular)		rectangular		
7.	Area/ Size of the Property		same		
8.	Legal Status (clear, negative, weak)/ No. of owners		clear		
9.	Location/ surrounding/ neighborhood comparison with the subject property (Similar, Lower, Better, Highly Better than the subject Property)	Base Case	similar		
10.	Distance from the subject Property	0	0 km		
11.	Other factors (Corner, 2 side open, North-East facing, Park facing, Legal/ Financial encumbrance, etc.)		same		
12.	Approach road width		same		
13.	Level of Land (Below/ On/ Above road level)		on road		
14.	Frontage to depth ratio (Normal, Less, Large)		normal		
15.	Present Use		vacant		
16.	Any other details/ Disc	NA			
17.	Present Value of property				



SHRI SHRI
GOVERDHAN PROPERTIES

Sale, Purchase, Renting & Collaboration

SPL IN : OFFICE HI OFFICE

Narendra Gambhir 9625192524
Amit Sharma 9313666244

U-187, Gali No. 5, Shakarpur
Near Bank of Baroda, Delhi-110092

UNDERTAKING BY THE CUSTOMER

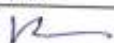
I confirm that I have made the inspection of the subject property to the surveyor of R.K Associates, which is correct property in question for which the documents have been provided/ submitted by me. I further confirm that I am aware of all the information related to the subject property and I have provided 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	Ashish Kumar
Relationship with owner	Employee
Signature	Signature is done on other page.
Mobile No.	8800993511
Date	01/07/21

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	Hemant Kumar
Signature	
Date	01/July/21

01/July/2021

Two story independent house
situated at 'Shakarpur' nearest to Laxmi nagar metro station.

— Undertaking By customer —

I confirm that I made the inspection of subject property to surveyor Rik. Associates, which is correct property. I also undertake that, I haven't given any cash or in kind to any member of Rik. Associates to influence the value of property.



ASHISH KUMAR
Employee

01/7/21

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	Hemant Kumar						
3.	Borrower Name	Sh. Gaur Chand Sharma						
4.	Name of the Owner	Sh. Gaur Chand Sharma						
5.	Property Address which has to be valued	W-217, Kh. no-149, Ghazipur, LLAKA Shahdole, Delhi.						
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 <table border="1"> <tr> <th>Name</th> <th>Contact No.</th> </tr> <tr> <td>Ashish Kumar</td> <td>8800993511</td> </tr> </table>			Name	Contact No.	Ashish Kumar	8800993511
Name	Contact No.							
Ashish Kumar	8800993511							
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 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 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	<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 type="checkbox"/> Flat in Multistoried Apartment, <input checked="" 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	<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				
		100 yds ²		22x38'				
15.	Covered Built-up Area	As per Title deed	As per Map	As per site survey				
		100 yds ²		1007.				
16.	Property possessed by at the time of survey	<input type="checkbox"/> Owner, <input checked="" 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						
17.	Any negative observation of the							

	property during survey	<i>Maintenance & Finishing Issue</i>
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 <i>Only with Temporary boundaries</i>
20.	Is the property merged or colluded with any other property	<i>No</i>
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: *Ashish Kumar*
b. Relation: *Employee*
c. Signature: *Signature is on other page.*
d. Date: *01/July/2021*

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: *Hemant Kumar*
b. Signature: *[Signature]*
c. Date: *01/July/2021*