

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

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

In case File is returned by the preparer - HOD Engg. comment & Signature	☐ Minor defects in the survey hence approved for preparation with warning to Surveyor. Report preparer to collect the missing information on his own. ☐ Major defects in the survey. Survey has to be done again.
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CASE DETAILS

1. Type of Property **Builder floor (2nd) + (3rd)**

2. Purpose of Valuation/ Assignment
☒ Value assessment of the asset for creating new collateral mortgage
☐ Periodic Re-Valuation for Bank, ☐ Distress sale for NPA A/c.,
☐ For DRT Recovery purpose, ☐ Capital Gains Wealth Tax purpose
☐ Partition purpose, ☐ General Value Assessment
☐ Any other:

3. Owner/ Applicant Details

Name	Contact Number	Email Id
Mr. Gagan Bhai s/o sh. Amal Raj Bhai		

4. Account Name **Same**

5. Property Address
**B-4/17, Ashok Vihar phase-2, Delhi
 (2nd floor + 3rd floor)**

6. Who will coordinate on site for the site survey

Name	Contact Number
Mr. Chandraraj Chandraraj ji	931112059

7. Preferred time of survey

Date	Time
27/7/21	04:30 pm

8. Documents Received
 (Any one ownership document and approved site plan/ map is must)
 1. **Ownership Documents:** ☒ Sale Deed, ☐ Power of Attorney,
☐ Registered Will, ☐ Relinquishment Deed, ☐ Transfer Deed,
☐ Conveyance Deed, ☐ Allotment Letter, ☐ Possession Letter
 2. **Map:** ☐ Cizra Map, ☒ Approved Map, ☒ Site Plan
 3. **Utility Bills:** ☒ Electricity Bill & payment receipt, ☐ Water Bill & payment receipt
☒ House Tax demand & payment receipt
 4. **Any Other document:** ☐ CLU, ☐ TIR Report, ☐ Agreement to Sale,
☐ Old Valuation Report
 5. **No documents provided:** ☐

9. Documents received from **Mr. Gaurav Vats**

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 spirit of 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?	☒	
2.	Is purpose of the assignment understood clearly by the receiver?	☒	
3.	Has receiver checked if this is a new case or existing case of the Bank?	☒	
4.	Has receiver fixed the fees with the manager/ client and sent quotation properly or have taken approval of the work over email?	☒	
5.	Has receiver taken proper Work Order/ Email/ CESA form formality?	☒	
6.	In case of private case or for fresh case 50% advance is received?	☒	
7.	Is document checklist email sent to the customer?	☒	
8.	Has the received documents is having 'documents provided by stamp'?	☒	

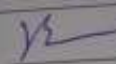
IMPORTANT INSTRUCTIONS TO SURVEYOR

- Please fill the above compliance checklist before moving for the survey.
- Please do not do the survey if you do not have proper documents.
- 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.
- Firstly please first study the documents of the property which needs to get surveyed.
- 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.**
- 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.
- Identify the Property clearly by matching the boundaries and area mentioned in the property papers.**
- Do sample physical or google measurements of the property.**
- PHOTOGRAPH INSTRUCTIONS:**
 - Take owner/ representative photograph along with the property.
 - Take your selfie along with the property and the owner/ representative.
 - Take full scale photo of the property with gate.
 - Take photo of the property along with abutting road, towards left, right and center.
 - Take multiple photos of inside-out of the property.
 - Take nearby photographs of the Property.
 - Take a short video to cover property and neighborhood.
- Take Google Map location.
- Check main road name & width and approach road width and distance of property from main road.
- Check Jurisdiction Municipal Limits & Ward Name.
- Fill each column of survey form diligently in detail and tick the appropriate option clearly.**
- Check any defects or negativity in the property and comment in detail on survey form.**
- Do extensive market rate enquiries and confirm for any recent past transactions.**
- 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 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?	✓
2.	Have you properly studied & highlighted Owner/ Area/ Boundaries in the property documents with bold florescent before moving for the survey?	✓
3.	Did you check prominent landmark nearby the subject property and mentioned in the survey form?	✓
4.	Did you identified the Property clearly by matching the boundaries and area mentioned in the property papers?	✓
5.	Did you check if property is merged with any other property or it is an independent property?	✓
6.	Did you do sample physical or google measurements of the property in case of property more than 2500 sq.mtr?	✓
7.	Did you check for any building violations in the property?	✓
8.	Did you check municipal limits/ jurisdiction/ ward?	✓
9.	Did you take Google Map location and shared it to Maps whatsapp group?	✓
10.	Did you check Main road name & width and its distance from the subject property?	✓
11.	Did you check approach Lane width on which property is located?	✓
12.	Have you taken property full scale photograph with gate?	✓
13.	Have you taken owner/ representative photograph with the property?	✓
14.	Have you taken your selfie with the property along with owner/ representative?	✓
15.	Have you taken photograph of the property along with abutting road and towards left and right of the property?	✓
16.	Have you taken multiple photographs of the property from inside-out?	✓
17.	Did you check nearby development and whereabouts and commented on survey form?	✓
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?	✓
19.	Have you filled all the columns of survey form including survey summary sheet properly?	✓
20.	Did you draw site key plan (location map)?	✓
21.	Did you draw rough site sketch plan?	✓
22.	Have you taken self-attested documents from owner/ representative and stamped "documents provided by stamp"?	✓
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?	✓
24.	Have you confirmed any recent past transactions during market enquiries and enquired property rates locally very rigorously?	✓
25.	Did you take signatures of the owner/ representative on undertaking and survey summary sheet?	✓
26.	Did you signed the undertaking?	✓

For File No.	V15(2021-22)-PL 258-229-287
Surveyor Name	Hemant Kumar
Signature	
Date	27-07-21

GENERAL SURVEY FORM (FOR PROPERTIES OTHER THAN FLATS)

Date of Implementation: 9.02.2011 | Last Revision: 04.01.2018 | Latest Revision: 31.10.2020
(Version 5.0)

File No. RKA/DNCR/..... Date: 27-7-21 Time: 04:30pm

GENERAL DETAILS

1.	Name of the Surveyor	Hemant Kumar	
2.	Property shown by	☐ Owner, ☒ Representative, ☐ No one was available, ☐ Property is locked, survey could not be done from inside Name: Mr. Chandan Shekhar Contact No. 931112059	
3.	Survey Type	☒ Full survey (inside-out with measurements & photographs) ☐ Half Survey (Measurements from outside & photographs) ☐ Only photographs taken (No measurements)	
4.	Reason for Half survey or only photographs taken	NA	
5.	How Property is Identified	☒ From schedule of the properties mentioned in the deed, ☐ From name plate displayed on the property, ☐ Identified by the owner/owner representative, ☐ Enquired from nearby people, ☐ Identification of the property could not be done, ☐ Survey was not done	
6.	Type of Property	☒ Flat in Multistored Apartment, ☐ Residential House, ☐ Low Rise Apartment, ☐ Residential Builder Floor, ☐ Commercial Land & Building, ☐ Commercial Office, ☐ Commercial Shop, ☐ Commercial Floor, ☐ Shopping Mall, ☐ Hotel, ☐ Industrial, ☐ Institutional, ☐ School Building, ☐ Vacant Residential Plot, ☐ Vacant Industrial Plot, ☐ Agricultural Land	
7.	Property Measurement	☒ Self-measured, ☐ Sample measurement only, ☐ No measurement	
8.	Reason for no measurement	☐ It's a flat in multi storey building so measurement not required ☐ Property was locked, ☐ Owner/possessor didn't allow it. ☐ NPA property so didn't enter the property, ☐ Very Large Property practically not possible to measure the entire area, ☐ Any other Reason: No	
9.	Purpose of Valuation	☐ Value assessment of the asset for creating new collateral mortgage ☒ Periodic Re-Valuation for Bank, ☐ Distress sale for NPA A/c. ☐ For DRT Recovery purpose, ☐ Capital Gains Wealth Tax purpose ☐ Partition purpose, ☐ General Value Assessment	
10.	Type of Loan	☐ Housing Loan, ☐ Housing Take Over Loan, ☐ Home improvement Loan, ☐ Loan against Property, ☐ Construction Loan, ☐ Educational Loan, ☐ Car Loan, ☐ Project Loan, ☐ Term Loan, ☐ CC Limit enhancement, ☐ Cash Credit Limit, ☐ Industrial Loan, ☐ NA	
11.	Loan Amount	NA	

OWNERSHIP DETAILS

1.	Legal Owner Name/s	Sh. Gagan Bhai Guskhmal Rajbhar
2.	Property Purchaser Name	same
3.	Property Address under Valuation	B-1/17, 2nd and 3rd floor, Ashok Vihar Phase-1, Delhi
4.	Present Residence Address of the Owner/ Purchaser	Ashok Vihar
5.	Property constitution	☒ Free Hold, ☐ Lease Hold

LOCATION DETAILS

1.	Adjoining Properties	East	West	North	South
	(Match it with papers with the help of compass or Sun direction and also confirm it with nearby people)	Service Lane	Park	B-1/16	over B-1/18
2.	Property Facing	☐ East Facing, ☐ North Facing, ☒ West Facing, ☐ South Facing, ☐ North-East Facing, ☐ South-West Facing, ☐ South-East Facing, ☐ North-West Facing			
3.	Landmark	Near Satguru college			
4.	Ward Name/ No	Ashok Vihar			
5.	Zone Name	Name			
6.	Main Road Name & Width	G.T. road 18 ft. - along road			
7.	Approach Road Name & Width	Within Main city, within Good Urban developed Area, ☐ Within developing area, ☐ Highly push locality, ☐ Very Good, ☐ Good, ☐ Ordinary, ☐ In interiors, ☐ Remote area, ☐ Backward, ☐ Average, ☐ Poor			
8.	Location consideration of the Society	☒ Park Facing, ☐ Pool Facing, ☐ Road Facing, ☐ Entrance North, East Facing, ☐ Sunlight facing ☒ Urban developed, ☐ Urban developing, ☐ Semi Urban, ☐ Rural			
9.	Special Location consideration of the property	☐ Backward, ☐ Industrial, ☐ Institutional ☐ High End, ☐ Normal, ☐ Affordable Group Housing, ☐ EWS, ☐ MIG, ☐ MIG, ☐ LIG			
10.	Characteristics of the locality	☒ Lifts, ☐ Garden, ☐ Landscaping, ☐ Swimming Pool, ☐ Gym, ☐ Club House, ☐ Walk Trails, ☐ Kids play zone, ☐ 100% Power Backup			
11.	Category of Society/ locality	School			
12.	Utilities Facilities in the locality	50m 150m Room 1.5km No.			
13.	Proximity to civic amenities	School Hospital Market Metro Railway Station Airport			
14.	Any new development in surrounding area	No.			

15.	Jurisdiction limits	☒ Nagar Nigam, ☐ Nagar Panchayat, ☐ Gram Panchayat, ☐ Nagar Palika Parishad, ☐ Area not within any municipal limits
16.	Jurisdiction Development Authority Name	☐ DDA, ☐ GDA, ☐ NOIDA, ☐ GNIDA, ☐ YEIDA, ☐ HUDA, ☐ KMDA, ☐ MDDA, ☐ Any other Development Authority: NDMC (North Delhi) , ☐ Area not within any development authority limits
17.	Municipal Corporation Name	☒ NDMC, ☐ SDMC, ☐ EDMC, ☐ Ghaziabad Municipal Corporation, ☐ Gurgaon Municipal Corporation, ☐ Faridabad Municipal Corporation, ☐ Kolkata Municipal Corporation, ☐ Dehradun Municipal Corporation, ☐ Area not within any municipal limits, ☐ Any other Municipal Corporation/ Municipality:

PHYSICAL DETAILS			
		As per Title deed	As per Map
1.	Land Area	300 yds	300 yds
2.	Any conversion to the land use	No	
3.	Land Type	☒ Solid, ☐ Rocky, ☐ Marsh Land, ☐ Reclaimed Land, ☐ Water logged, ☐ Land locked	
4.	Shape of the Land	☒ Square, ☒ Rectangular, ☐ Trapezium, ☐ Triangular, ☐ Trapezoid, ☐ Irregular, ☐ NA	
5.	Level of Land	☒ On road level, ☐ Below road level, ☐ Above road level, ☐ NA	
6.	Frontage to depth ratio	☒ Normal frontage, ☐ Less frontage, ☐ Large frontage, ☐ NA	
7.	Are Boundaries matched	☒ Yes, ☐ No, ☐ No relevant papers available to match the boundaries, ☐ Boundaries not mentioned in available documents	
8.	Is Independent access available to the property	☒ Clear independent access is available, ☐ Access available in sharing of other adjoining property, ☐ No clear access is available, ☐ Access is closed due to dispute	
9.	Is property clearly demarcated with permanent boundaries?	☒ Yes, ☐ No, ☐ Only with Temporary boundaries	
10.	Is the property merged or colluded with any other property	No	
11.	Property possessed by at the time of survey	☐ Owner, ☒ Vacant, ☐ Lessee, ☐ Under Construction, ☐ Couldn't be Surveyed, ☐ Property was locked, ☐ Bank sealed, ☐ Court sealed	
12.	Current activity carried out in the property	☐ Residential purpose, ☐ Commercial purpose, ☐ Godown, ☐ Office, ☐ Industrial, ☒ Vacant, ☐ Locked, ☐ Any other use	

BUILDING/ CONSTRUCTION/ UTILITY DETAILS	
1.	Construction Status

☒ Built-up property in use, ☐ Under construction, ☐ No construction

Covered Built-up Area		☒ Covered Area, ☐ Floor Area, ☐ Super Area, ☐ 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
3	Total Number of Floors in the Building	2+3 2+3 8'00" + 1'00" + 1'00" = 353 sq ft		
4	Floor on which property is situated	2nd + 3rd + 4th floor		
5	Type of Unit Number of Rooms/ Cabins/ Cottages	2nd - 3 Rooms + 2 Bathrooms + 1 Kitchen + 1 Store + 1 verandah + 1 verandah		
6	Building Type	☒ RCC Framed Structure, ☐ Load bearing Pillar Beam column, ☐ Ordinary brick wall structure, ☐ Iron trusses & Pillars, ☐ Scrap abandoned structure		
7	Roof	a. Make: ☒ RCC, ☐ RCC, ☐ GI Sheet, ☐ Tin Sheet, ☐ Stone Pats. b. Height: 12 ft		
8	Flooring	c. Finish: ☐ Simple plaster, ☐ POP Putting, ☒ POP False Ceiling, ☐ Coated roof, ☐ No plaster ☐ Vitrified Tiles, ☐ Ceramic Tiles, ☐ Simple marble, ☐ Marble chips, ☐ Mosaic, ☐ Granite, ☐ Italian Marble, ☐ Kota stone, ☐ Wooden, ☐ PCC, ☐ Imported Marble, ☐ Pavers, ☐ Chiseled Tiles, ☐ Brick Tiles, ☐ No Flooring, ☐ Under construction, ☐ Any other type: ☒ Sanjivani (Al bedra masabiy)		
9	Appearance/ Condition of the Building	☐ Average, ☐ Poor, ☐ Under construction, ☐ No Survey, ☒ Excellent, ☐ Very Good, ☐ Good, ☐ Ordinary, ☐ Average, ☐ Poor, ☐ Under construction External: ☒ Excellent, ☐ Very Good, ☐ Good, ☐ Ordinary, ☐ Average, ☐ Poor, ☐ Under construction ☐ Very Good, ☐ Average, ☐ Poor, ☐ Under construction ☐ Excellent, ☐ Very Good, ☐ Good, ☐ Simple, ☐ Ordinary, ☐ Average, ☐ Below average, ☐ Under construction, ☐ No Survey ☐ Simple plastered walls, ☐ Brick walls without plaster, ☐ Disjointed textured walls, ☐ POP putting, ☐ Coated roof, ☐ Under construction, ☐ No Survey ☐ Simple plastered walls, ☐ Brick walls without plaster, ☐ Architecturally designed or elevated, ☐ Brick tile Cladding, ☐ Structural glazing, ☐ Aluminium composite panel cladding, ☐ Glass facade, ☐ Doors, ☐ Porch, ☐ Under construction, ☐ Glass facade, ☐ Ordinary with cutboard, ☐ Normal Modular with chimney, ☐ High end Modular with chimney, ☐ Under construction, ☐ No Survey		
10	Maintenance of the Building	☐ Very Good, ☐ Average, ☐ Poor, ☐ Under construction		
11	Interior decoration	☐ Excellent, ☐ Very Good, ☐ Good, ☐ Simple, ☐ Ordinary, ☐ Average, ☐ Below average, ☐ Under construction, ☐ No Survey		
12	Interior Finishing	☐ Simple plastered walls, ☐ Brick walls without plaster, ☐ Disjointed textured walls, ☐ POP putting, ☐ Coated roof, ☐ Under construction, ☐ No Survey		
13	Exterior Finishing	☐ Simple plastered walls, ☐ Brick walls without plaster, ☐ Architecturally designed or elevated, ☐ Brick tile Cladding, ☐ Structural glazing, ☐ Aluminium composite panel cladding, ☐ Glass facade, ☐ Doors, ☐ Porch, ☐ Under construction, ☐ Glass facade, ☐ Ordinary with cutboard, ☐ Normal Modular with chimney, ☐ High end Modular with chimney, ☐ Under construction, ☐ No Survey		
14	Kitchen	☐ External, ☒ Internal, ☐ Fancy lights, ☐ Open kitchen, ☐ Ordinary fixtures & fittings, ☐ Under construction, ☐ No Survey, ☐ Correlated lighting, ☐ Under construction, ☐ No Survey		
15	Class of Electrical fittings	☐ Excellent, ☒ Internal, ☐ Very Good, ☐ Good, ☐ Simple, ☐ Average, ☐ Below average, ☐ Under construction, ☐ No Survey		
16	Class of Sanitary Plumbing & water supply fittings	☐ Excellent, ☒ Very Good, ☐ Good, ☐ Simple, ☐ Average, ☐ Below average, ☐ Under construction, ☐ No Survey		
17	Water arrangements	☐ Excellent, ☒ Very Good, ☐ Good, ☐ Simple, ☐ Average, ☐ Below average, ☐ Under construction, ☐ No Survey		
18	Fixed Wooden Work	☐ Excellent, ☒ Very Good, ☐ Good, ☐ Simple, ☐ Ordinary, ☐ Average, ☐ Below average, ☐ Under construction, ☐ No Survey		
19	Age of Building/ Recent improvements done	8-10 = 2007		
20	Maintenance of the Building	☒ Very Good, ☐ Average, ☐ Poor		

2nd - 2 Rooms + 2 Bathrooms + 1 Kitchen + 1 Store + 1 verandah

21.	Any defects in the building NO	☐ Maintenance issues, ☐ Finishing issues, ☐ Seepage issues, ☐ Water supply issues, ☐ Electricity issues, ☐ Structural issues, ☐ Visible cracks in the building											
22.	Any violation done in the property (2nd + 3rd floor) NO	☐ Construction done without Map, ☐ Construction not as per approved Map, ☐ Extra covered without sanctioned Map, ☐ Joined adjacent property, ☐ Encroached adjacent area illegally											
23.	Boundary Wall (Only for individual property)	☐ Yes, ☐ No, ☐ 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>10ft</td> <td></td> <td></td> </tr> </tbody> </table>				Running Mtr.	Height	Width	Finish		10ft		
Running Mtr.	Height	Width	Finish										
	10ft												
24.	Lift/ elevators	☒ Passenger/ ☐ Commercial Make: ↓ Capacity: 600 kg											
25.	Power backup	☒ Inverter, ☐ DG Set Make: ↓ Capacity:											
26.	Garden/ Landscaping	☐ Yes, ☒ No, ☐ Beautiful, ☐ Ordinary											
27.	Parking facilities	☐ Available within the property ☐ On Ground, ☐ In Basement, ☐ On still ☒ Not available within the property ☒ On road, ☐ Acute parking problem											
28.	Special Comments/ Observations, if any	owner has only 2nd & 3rd floor in park facing building.											

MARKETABILITY/ SELABILITY/ UTILITY DETAILS						
1.	Any issues in marketability of the property?	☐ Yes, ☒ No Reason in case of No: ☐ Location, ☐ Surrounding, ☐ Legal aspects, ☐ Demand, ☐ Shape, ☐ Any Other:				
2.	How is Demand & Supply condition in the Market of such properties?	<table border="1"> <tr> <td>Demand</td> <td> ☐ Very Good, ☒ Good, ☐ Average, ☐ Low, ☐ Poor </td> </tr> <tr> <td>Supply</td> <td> ☐ Very Good, ☒ Good, ☐ Average, ☐ Low, ☐ Poor </td> </tr> </table>	Demand	☐ Very Good, ☒ Good, ☐ Average, ☐ Low, ☐ Poor	Supply	☐ Very Good, ☒ Good, ☐ Average, ☐ Low, ☐ Poor
Demand	☐ Very Good, ☒ Good, ☐ Average, ☐ Low, ☐ Poor					
Supply	☐ Very Good, ☒ Good, ☐ Average, ☐ Low, ☐ Poor					
3.	Is property easily sellable & marketable?	☒ Yes, ☐ No Comments: located in good locality				
4.	How is the current utility of the property?	☐ Excellent, ☐ Very Good, ☒ Good, ☐ Average, ☐ Low, ☐ Poor				
5.	At what True rate Owner bought this Property?	<table border="1"> <tr> <td>Year of purchase</td> <td>8th Dec - 2007</td> </tr> <tr> <td>Purchase Price</td> <td>NO</td> </tr> </table>	Year of purchase	8th Dec - 2007	Purchase Price	NO
Year of purchase	8th Dec - 2007					
Purchase Price	NO					
6.	Present expected Sale Value of the overall property?	4-5 cr / each floor				

→ The corner has only 2nd & 3rd floor with roof slabs.

Height of each floor = 12 ft.

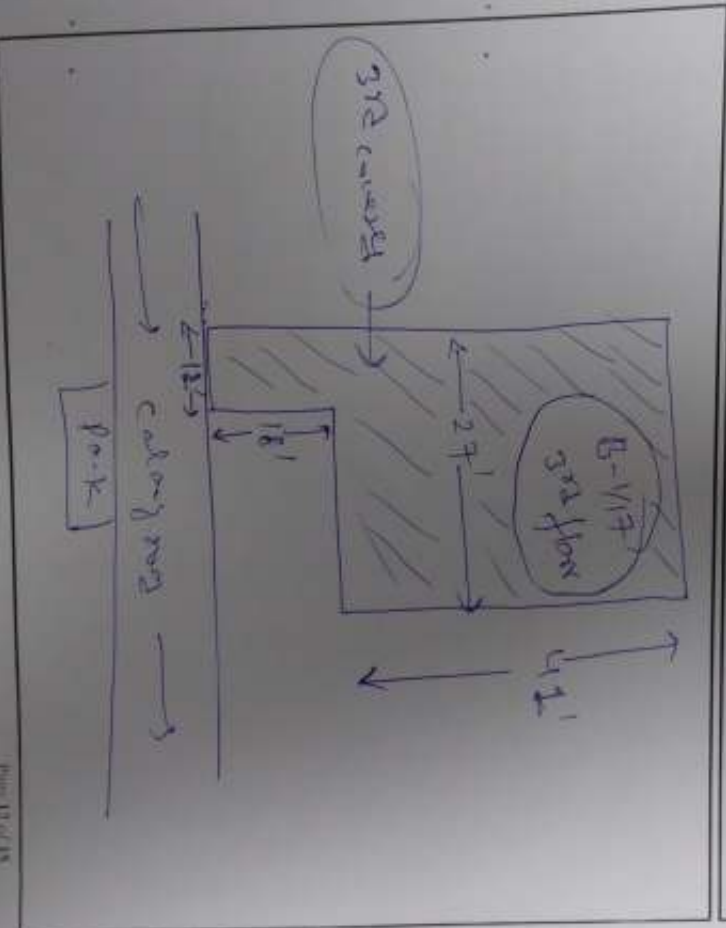
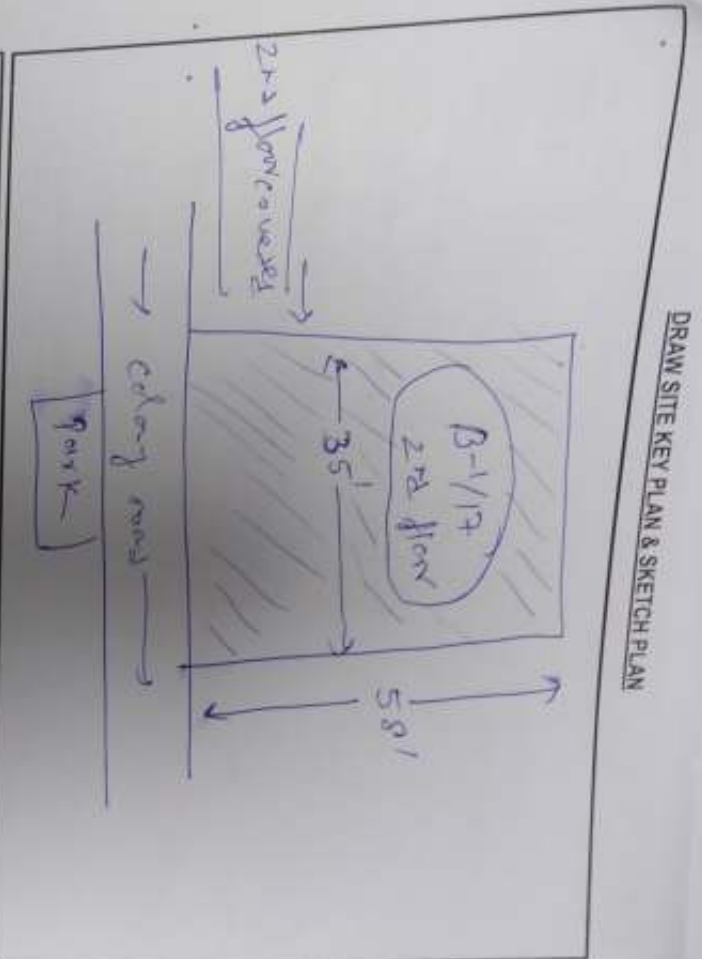
→ ① covered of 2nd = $58' \times 35' = 2030 \text{ ft}^2$

→ ② covered of 3rd = $[(18' \times 12') + (41' \times 27')]$
 $= 216 + 1107$
 $= 1323 \text{ ft}^2$

Total covered

$$\Rightarrow 2030 + 1323 = 3353 \text{ ft}^2$$

DRAW SITE KEY PLAN & SKETCH PLAN



PROPERTY MARKET COMPARABLE RATE INFORMATION DETAILS

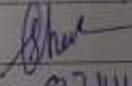
(Available for Sale or Transaction already happened in past)

No	Particulars	Subject Property	Comparable 1	Comparable 2	Comparable 3
1.	Name (source of information)	NA	Bhai Properties.		
2.	Contact No.	NA	9 8 11117 28, 9 89111748		
3.	Type of source of information (Seller/ Property dealer/ nearby people)	NA	Property dealer		
4.	Rates/ Price informed (in Rs. with unit)	NA	14,000 - 15,000/ft ²		
5.	Rates Type (Sale/ Buy)	NA	Buy		
6.	Shape of the Property (Square, Rectangular, Irregular)		Rectangular		
7.	Area/ Size of the Property		300 yds ²		
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	50m		
11.	Other factors (Corner, 2 side open, North-East facing, Park facing, Legal/ Financial encumbrance, etc.)		Park Facing		
12.	Approach road width		along road		
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/ Discussion held	NA	No.		
17.	Present expected Sale Value of the overall property?		4-5 cr		

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	CHANDER SHEKHAR
Relationship with owner	Employer
Signature	
Mobile No.	931112059
Date	27/7/21

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.	V/S (2021-22) PL258-229-282
Surveyor Name	Hemant Kumar
Signature	
Date	27/07/21

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.	VIS (2021-22) PL 258-229-287		
2.	Name of the Surveyor	He map kumar		
3.	Borrower Name	Mr. Gagan Bha' s/o Amalraj Bha'		
4.	Name of the Owner	same		
5.	Property Address which has to be valued	B-1/17A, 2nd + 3rd Floor, Arshok Vihar, Phase-2, Delhi		
6.	Property shown & identified by at spot	☐ Owner, ☒ Representative, ☐ No one was available, ☐ Property is locked, survey could not be done from inside Name Mr. Chandershekar Contact No. 931112059		
7.	How Property is identified by the Surveyor	☒ From schedule of the properties mentioned in the deed, ☐ From name plate displayed on the property, ☐ Identified by the owner/ owner representative, ☐ Enquired from nearby people, ☐ Identification of the property could not be done, ☐ Survey was not done		
8.	Are Boundaries matched	☒ Yes, ☐ No, ☐ No relevant papers available to match the boundaries, ☐ Boundaries not mentioned in available documents		
9.	Survey Type	☒ Full survey (inside-out with measurements & photographs) ☐ Half Survey (Measurements from outside & photographs) ☐ Only photographs taken (No measurements)		
10.	Reason for Half survey or only photographs taken	No. ☐ Property was locked, ☐ Possessee didn't allow to inspect the property, ☐ NPA property so couldn't be surveyed completely		
11.	Type of Property	☐ Flat in Multistoried Apartment, ☐ Residential House, ☒ Low Rise Apartment ☐ Residential Builder Floor, ☐ Commercial Land & Building, ☐ Commercial Office, ☐ Commercial Shop, ☐ Commercial floor, ☐ Shopping Mall, ☐ Hotel, ☐ Industrial, ☐ Institutional, ☐ School Building, ☐ Vacant Residential Plot, ☐ Vacant Industrial Plot, ☐ Agricultural Land		
12.	Property Measurement	☒ Self-measured, ☐ Sample measurement, ☐ No measurement		
13.	Reason for no measurement	☐ It's a flat in multi storey building so measurement not required ☐ Property was locked, ☐ Owner/ possessee didn't allow it, ☐ NPA property so didn't enter the property, ☐ Very Large Property, practically not possible to measure the area within limited time ☐ Any other Reason:		
14.	Land Area of the Property	As per Title deed	As per Map	As per site survey
		30x22	30x22	37x72
15.	Covered Built-up Area	As per Title deed	As per Map	As per site survey
		-	-	3353 sq ft
16.	Property possessed by at the time of survey	☐ Owner, ☒ Vacant, ☐ Lessee, ☐ Under Construction, ☐ Couldn't be Surveyed, ☐ Property was locked, ☐ Bank sealed, ☐ Court sealed		
17.	Any negative observation of the	No		

Endorsement:

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

Underlining: I have shown the correct property, and provided the correct information about the property to the surveyor of H.R. Associates. To the best of my knowledge for which verification has to be provided in step 1, I have shown correct property or missed the value completely in this case then it is solely "expected" for this certified bill.

- Name of the Person
- Relation
- Signature
- Date

CHANDLER, SINGH
Engr
27/7/21

If I am not signed there, mention the reason for it: ☐ Bill was available, ☐ Property is locked, or ☐ Other: _____

representative refused to sign & ☐ Any other reason: _____

2. Surveyor signature who did site inspection

Understanding: I have inspected the property and accepted the proper details as to the nature of the property, including dimensions of the property, a tangible measurement of its area, a physical condition of property, including boundaries of the property, as well as information in the property documents provided to me by the Buyer, and I have not been under influence of anyone during the inspection and have not accepted the type and actual status in the survey form which I have been directed to use. I have not understood that doing any whatsoever information in the survey form will lead to an incorrect Valuation Report and I am solely responsible for doing it.

- a. Name of the Surveyor _____
b. Signature _____
c. Date _____

Surveyor Herbert Pearson
12
24-02-21