

File No.

VIS(2021-22)-PL358-321

Date of Receiving

19/8/2021

Receiver Name

Asup.



Commercial Unit.

REINFORCING YOUR BUSINESS

ASSOCIATES

VALUERS & TECHNICAL ENGINEERING CONSULTANTS (P) LTD.

Merlin Warden Lake View,

Block 1 Unit no. F & G.

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 | Asup. | NA | NA | | | |
| Survey | Asup/ Anurban | | | | | |
| Preparation | | | | | | |

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

File Returned to HOD
Engg. unprepared due
to reason

- ☐ Survey not done properly, ☐ Survey Form not properly filled, ☐ Market survey for rates is not properly done, ☐ Identification is not clearly done, ☐ Measurement is not properly done, ☐ Photographs not clearly taken, ☐ Selfie/ Owner or owner representative photo not taken, ☐ Owner/ owner representative signature not taken, ☐ Google Map not taken, ☐ Survey summary sheet not filled

 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.

GENERAL DETAILS

| | | | |
|---------------------------------------|---|-----------------------|---|
| Proposal/ Work Order or Ref No | | | |
| Type of Service | <input checked="" 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 | | |
| Type of customer | <input type="checkbox"/> Bank, <input type="checkbox"/> PSU, <input checked="" type="checkbox"/> NBFC, <input type="checkbox"/> Corporate <input type="checkbox"/> Company, <input type="checkbox"/> Private client, <input type="checkbox"/> Direct client through Bank | | |
| Bank/ FI/ Organization Name & Address | Caparo Financial Services Ltd. | | |
| Case Allotment Officer | Name | Contact Number | Email Id |
| Relating party Details | Nisha Joshi | 9205152632 | nisha.joshi@caparofinancial |
| Case Type | <input checked="" type="checkbox"/> Case for Fresh Account | | <input type="checkbox"/> Case for exiting account/ customer |
| Fees Details | Amount of Fees | Advance Amount if any | Fees will be paid by |
| | Rs 8000 + GST | Rs 4000 + GST | <input checked="" type="checkbox"/> Bank <input type="checkbox"/> Customer |
| Billing Details | Billed To Party Name | | GSTIN |

* Caparo Financial Services Ltd.

CASE DETAILS

Type of Property

commercial office unit

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:

Owner/ Applicant Details

Name

Contact Number

Email Id

Not

Account Name

M/s Signet Media Service Pvt. Ltd

Property Address

Media Wooden Lakerias, Premises NO. - 104, Bidhan Nagar Road,
Block-1, 1st floor,
Unit no. F-24. P.S. - Manicktala, Kol. - 700067, (W.B)

Who will coordinate on
site for the site survey

Name

Contact Number

Mr. Sounath.

9831031830

Preferred time of survey

Date

27/8/21

Time

-

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:

Documents received
from

M/s Signet Media Service Pvt. Ltd.

Special Instructions if
any

This property is mortgaged in Kolak
Mahindra Bank. Caparo will take over
this property as per clients request.

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:

at and M/s Terra Firma Investments & Trading
Pvt. Ltd. and
M/s Signet Media Service Pvt. Ltd.

FILE RECEIVER CASE COLLECTION PROCESS COMPLIANCE CHECKLIST**(To be filled by Surveyor)**

| COMPLIANCE CHECKLIST | STATUS | APPROVER SIGNATURE/ REMARKS IN CASE OF ANY (X) |
|--|-------------------------------------|---|
| 1. Is Case collection Form properly filled by Receiver? | <input checked="" type="checkbox"/> | |
| 2. Is purpose of the assignment understood clearly by the receiver? | <input checked="" type="checkbox"/> | |
| 3. Has receiver checked if this is a new case or existing case of the Bank? | <input checked="" type="checkbox"/> | New case |
| 4. Has receiver fixed the fees with the manager/ client and sent quotation properly or have taken approval of the work over email? | <input checked="" type="checkbox"/> | Yes |
| 5. Has receiver taken proper Work Order/ Email/ Form formality? | <input checked="" type="checkbox"/> | |
| 6. Is case of private case or for fresh case 50% advance is received? | <input checked="" type="checkbox"/> | Yes |
| 7. Is document checklist email sent to the customer? | <input checked="" type="checkbox"/> | |
| 8. Has the received documents is having 'documents provided by stamp'? | <input checked="" type="checkbox"/> | NO |

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.
- 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 GRADING MATRIX

ADE

PARAMETERS/ CRITERIA

In case all the points below are done properly, timely with full care and diligence:

- 1 Survey started with proper work order and knowing the source of payment.
- 2 Survey done with proper documents.
- 3 Done complete homework and studied the documents properly with highlighting the main points before moving for the survey.
- 4 Chosen correct survey form as per the property type.
- 5 All fields of Survey form are properly filled.
- 6 All site special observations and negative and positive factors are clearly mentioned.
- 7 Self & client signatures taken on survey form.
- 8 Property rates information properly taken, mentioned and verified.
- 9 Site rough sketch plan made.
- 10 Proper photographs taken.
- 11 Selfie with property taken.
- 12 Selfie and owner photograph with property taken.

In case of 3 minor mistakes in any of the above points except Point 1, 2, 3, 4, 6, 8, 10, 11, 12 but all the points are covered

In case of more than 3 minor mistakes and any 1 major mistake in any of the above points and if any points are completely missing except Point 1, 2, 3, 4, 6, 8, 10, 11, 12

In case of 1 major mistake or missing of any 1 point out of 1, 2, 3, 4, 6, 8, 10, 11, 12

In case of more than 1 major mistakes or missing of more than 1 point out of 1, 2, 3, 4, 6, 8, 10, 11, 12

Note (Survey Grading Matrix):

1. For special assignments like LIE, Stock Valuation, etc. where till date survey format is not specified or released, in such cases point wise site observation report has to be submitted by the Surveyor duly signing it properly. Without signed Site Observation report, Point 4 will be considered as not done and will fall under Category E
2. Similar Grading Matrix is issued for Case Collection & Report Preparation as well.

Note (Overall Grading Matrix):

1. In case client reports any careless mistake in the report for which revision has to be done in the report then in that case Grading Matrix may be revised and Grade E will be awarded.

SURVEY PROCESS COMPLIANCE CHECKLIST

(To be submitted by Surveyor with each Survey)

| S.NO. | COMPLIANCE CHECKLIST POINTS | STATUS |
|-------|---|-------------------------------------|
| 1 | Did you take proper property documents to carry out the survey? | <input checked="" type="checkbox"/> |
| 2 | Have you properly studied & highlighted Owner/ Area/ Boundaries in the property documents with bold florescent before moving for the survey? | <input checked="" type="checkbox"/> |
| 3 | Did you check prominent landmark nearby the subject property and mentioned in the survey form? | <input checked="" type="checkbox"/> |
| | Did you identified the Property clearly by matching the boundaries and area mentioned in property papers? | <input checked="" type="checkbox"/> |
| | Did you check if property is merged with any other property or it is an independent property? | <input checked="" type="checkbox"/> |
| | Did you do sample physical or google measurements of the property in case of property more than 2500 sq.mtr? | <input checked="" type="checkbox"/> |
| | 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"/> |
| | Have you taken your selfie with the property along with owner/ representative? | <input checked="" type="checkbox"/> |
| | Have you taken photograph of the property along with abutting road and towards left and right of the property? | <input checked="" type="checkbox"/> |
| | Have you taken multiple photographs of the property from inside-out? | <input checked="" type="checkbox"/> |
| | 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"/> |
| | Have you taken self-attested documents from owner/ representative and stamped documents provided by stamp? | <input checked="" type="checkbox"/> |
| | Did you check any defects or negativity in the property in terms of location, legality, disputes, marketability, salability, etc. and commented on survey form in detail? | <input checked="" type="checkbox"/> |
| 24 | Have you confirmed any recent past transactions during market enquiries and enquired property rates locally very rigorously? | <input checked="" type="checkbox"/> |
| 25 | Did you take signatures of the owner/ representative on undertaking and survey summary sheet? | <input checked="" type="checkbox"/> |
| 26 | Did you signed the undertaking? | <input type="checkbox"/> |

| | |
|---------------|--------------------|
| For File No. | |
| Surveyor Name | Anirban Roy |
| Signature | <i>Anirban Roy</i> |
| Date | 27/8/21 |

GENERAL SURVEY FORM (FOR PROPERTIES OTHER THAN FLATS)

(Version 5.0)

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

File No: VIS(2021-22)-PL358-324 / RKA/DNGR/...../..... Date: 27/8/21 Time: _____

GENERAL DETAILS

| | | | |
|----|--|---|-------------------|
| 1 | Name of the Surveyor | <u>Adeep/ Anishan</u> | |
| 2 | Property shown by | <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Representative, <input type="checkbox"/> No one was available, <input type="checkbox"/> Property is locked, survey could not be done from inside | |
| | | Name | Contact No. |
| | | <u>Mr. Sowmath</u> | <u>9331091830</u> |
| | 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) | |
| 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 | |
| 5 | How Property is Identified | <input type="checkbox"/> From schedule of the properties mentioned in the deed, <input type="checkbox"/> From name plate displayed on the property, <input checked="" type="checkbox"/> Identified by the owner/ owner representative, <input type="checkbox"/> Enquired from nearby people, <input type="checkbox"/> Identification of the property could not be done. <input type="checkbox"/> Survey was not done | |
| | 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 checked="" 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 type="checkbox"/> Self-measured, <input checked="" 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 | |
| | Purpose of Valuation | <input checked="" type="checkbox"/> Value assessment of the asset for creating new collateral mortgage <input type="checkbox"/> Periodic Re-Valuation for Bank, <input type="checkbox"/> Distress sale for NPA A/c., <input type="checkbox"/> For DRT Recovery purpose, <input type="checkbox"/> Capital Gains Wealth Tax purpose <input type="checkbox"/> Partition purpose, <input type="checkbox"/> General Value Assessment | |
| 10 | Type of Loan | <input type="checkbox"/> Housing Loan, <input type="checkbox"/> Housing Take Over Loan, <input type="checkbox"/> Home Improvement Loan, <input type="checkbox"/> Loan against Property, <input type="checkbox"/> Construction Loan, <input type="checkbox"/> Educational Loan, <input type="checkbox"/> Car Loan, <input type="checkbox"/> Project Loan, <input checked="" 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 | |
| | Loan Amount | _____ | |

OWNERSHIP DETAILS

Legal Owner Name/s

Property Purchaser Name

Property Address under

valuation

Present Residence Address of the Owner/ Purchaser

5

Property constitution

☒ Free Hold, ☐ Lease Hold

Same as pg. 2
Same as pg. 2 (owner details)

LOCATION DETAILS

1 Adjoining Properties

Matched with papers with the help

of the Surveyor (direction and

reference with nearby people)

Property Facing

East

West

North

South

Bidhan Nagar Rly. stn. / stair-case
West: Home Automation office / agency / Residency / Apartment
North: Bidhan Nagar main road / common space
South: Merlin Block 2 Vacant Land.

☐ East Facing, ☒ North Facing, ☐ West Facing, ☐ South Facing

☐ North-East Facing, ☐ South-West Facing, ☐ South-East Facing

☐ North-West Facing

3 Landmark

Bidhan Nagar Railway station.

4 Ward Name/ No.

32

5 Zone Name

—

6 Main Road Name & Width

Name

Width

Distance from property

Bidhan Nagar Main Road 60 ft.

Adjacent

Approach Road Name & Width

Bidhan Nagar main Road.

Location consideration of the Society

☒ Within Main city, ☐ Within Good Urban developed Area, ☐ Within developing area, ☐ Highly posh locality, ☐ Very Good, ☐ Good

☐ Ordinary, ☐ In interiors, ☐ Remote area, ☐ Backward, ☐ Average

☐ Poor

9 Special Location consideration of the property

☐ Park Facing, ☐ Pool Facing, ☒ Road Facing, ☐ Entrance North-East Facing, ☐ Sunlight facing

10 Characteristics of the locality

☒ Urban developed, ☐ Urban developing, ☐ Semi Urban, ☐ Rural.
☐ Backward, ☐ Industrial, ☐ Institutional

Category of Society/ locality

☒ High End, ☐ Normal, ☐ Affordable Group Housing, ☐ EWS, ☐ MIG, ☐ LIG

2 Utilities/ Facilities in the locality

☒ Lifts, ☐ Garden, ☐ Landscaping, ☒ Swimming Pool, ☒ Gym
☒ Club House, ☐ Walk Trails, ☐ Kids play zone, ☒ 100% Power Backup
LPG Gas bank.

13 Proximity to civic amenities

| School | Hospital | Market | Metro | Railway Station | Airport |
|--------|----------|--------|--------|-----------------|---------|
| 1.5 Km | 2 Km | 100m | 3.5 Km | Adjacent | 11 Km |

14 Any new development in surrounding area

NO.

Jurisdiction limits

☒ Nagar Nigam, ☐ Nagar Panchayat, ☐ Gram Panchayat, ☐ Nagar Palika Parishad, ☐ Area not within any municipal limits

Development

Authority Name

☐ DDA, ☐ GDA, ☐ NOIDA, ☐ GNIDA, ☐ YEIDA, ☐ HUDA, ☒ KMDA

☐ MDDA, ☐ Any other Development Authority

☐ Area not within any development authority limits

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

Area

As per Title deed

As per Map

As per site survey

Any conversion to the land use

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

Frontage to depth ratio

☒ Normal frontage, ☐ Less frontage, ☐ Large frontage, ☐ NA

Are Boundaries matched

☒ Yes, ☐ No, ☐ No relevant papers available to match the boundaries, ☐ Boundaries not mentioned in available documents

5 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

ND

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

Current activity carried out in the property

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

| Covered Built-up Area | | <input checked="" type="checkbox"/> Covered Area, <input type="checkbox"/> Floor Area, <input type="checkbox"/> Super Area, <input type="checkbox"/> Carpet Area | | |
|--|---|---|------------|--------------------|
| (Tick one on the basis of which valuation is to be calculated) | | As per Title deed | As per Map | As per site survey |
| 3 | Total Number of Floors in the Building | 1442 Sq.ft. | | 1419 Sq.ft. |
| | Floor on which property is situated | B + G + 12 | | |
| | Type of Unit/ Number of Rooms/ Cabins/ Cubicles | 1st floor | | |
| | | 7 | | |
| 6 | Building Type | <input checked="" type="checkbox"/> RCC Framed Structure, <input type="checkbox"/> Load bearing Pillar Beam column, <input type="checkbox"/> Ordinary brick wall structure, <input type="checkbox"/> Iron trusses & Pillars, <input type="checkbox"/> Scrap abandoned structure | | |
| 7 | Roof | a. Make: <input type="checkbox"/> RBC, <input checked="" type="checkbox"/> RCC, <input type="checkbox"/> GI Shed, <input type="checkbox"/> Tin Shed, <input type="checkbox"/> Stone Patla b. Height: 3.5 m c. Finish: <input type="checkbox"/> Simple plaster, <input type="checkbox"/> POP Punning, <input checked="" type="checkbox"/> POP False Ceiling, <input type="checkbox"/> Coved roof, <input type="checkbox"/> No plaster | | |
| 8 | Flopping | <input checked="" type="checkbox"/> Vitrified tiles, <input type="checkbox"/> Ceramic Tiles, <input type="checkbox"/> Simple marble, <input type="checkbox"/> Marble chips, <input type="checkbox"/> Mosaic, <input type="checkbox"/> Granite, <input type="checkbox"/> Italian Marble, <input type="checkbox"/> Kota stone, <input type="checkbox"/> Wooden, <input type="checkbox"/> PCC, <input type="checkbox"/> Imported Marble, <input type="checkbox"/> Pavers, <input type="checkbox"/> Chequered Tiles, <input type="checkbox"/> Brick Tiles, <input type="checkbox"/> No Flooring, <input type="checkbox"/> Under construction, <input type="checkbox"/> Any other type | | |
| | Appearance/ Condition of the Building | Internal - <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Poor, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey External - <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Poor, <input type="checkbox"/> Under construction | | |
| 10 | Maintenance of the Building | <input type="checkbox"/> Very Good, <input type="checkbox"/> Average, <input type="checkbox"/> Poor, <input type="checkbox"/> Under construction <input checked="" type="checkbox"/> Good. | | |
| 11 | Interior decoration | <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Simple, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Below average, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey | | |
| 12 | Interior Finishing | <input type="checkbox"/> Simple plastered walls, <input type="checkbox"/> Brick walls without plaster, <input checked="" type="checkbox"/> Designer textured walls, <input checked="" type="checkbox"/> POP punning, <input type="checkbox"/> Coved roof, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey | | |
| | Exterior Finishing | <input checked="" type="checkbox"/> Simple plastered walls, <input type="checkbox"/> Brick walls without plaster, <input type="checkbox"/> Architecturally designed or elevated, <input type="checkbox"/> Brick tile Cladding, <input type="checkbox"/> Structural glazing, <input type="checkbox"/> Aluminum composite panel cladding, <input type="checkbox"/> Glass façade, <input type="checkbox"/> Domb, <input type="checkbox"/> Porch, <input type="checkbox"/> Under construction | | |
| 14 | Kitchen | <input type="checkbox"/> Simple with no cupboard, <input checked="" type="checkbox"/> Ordinary with cupboard, <input type="checkbox"/> Normal Modular with chimney, <input type="checkbox"/> High end Modular with chimney, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey | | |
| 15 | Class of Electrical fittings | <input type="checkbox"/> External, <input checked="" type="checkbox"/> Internal, <input type="checkbox"/> Ordinary fixtures & fittings, <input checked="" type="checkbox"/> Fancy lights, <input type="checkbox"/> Chandeliers, <input checked="" type="checkbox"/> Concealed lightning, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey | | |
| 16 | Class of Sanitary/ Plumbing & water supply fittings | <input type="checkbox"/> External, <input checked="" type="checkbox"/> Internal, <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Simple, <input type="checkbox"/> Average, <input type="checkbox"/> Below average, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey | | |
| | Water arrangements | <input type="checkbox"/> Jet pump, <input checked="" type="checkbox"/> Submersible, <input type="checkbox"/> Jal board supply | | |
| | Fixed Wooden Work | <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input checked="" 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 | | |
| 17 | Age of Building/ Recent Improvements done | 10 years | | |
| 18 | Maintenance of the Building | <input type="checkbox"/> Very Good, <input type="checkbox"/> Average, <input type="checkbox"/> Poor <input checked="" type="checkbox"/> Good | | |

| Issues in the building | Maintenance issues. <input type="checkbox"/> Finishing issues. <input type="checkbox"/> Seepage issues. <input type="checkbox"/> Water supply issues. <input type="checkbox"/> Electricity issues. <input type="checkbox"/> Structural issues. <input type="checkbox"/> Visible cracks in the building HA NO | | | | | | | | | | | |
|--|---|-------|--------|--|--------------|--------|-------|--------|--|--|--|--|
| Any violation done in the property | <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 HA NO . | | | | | | | | | | | |
| Boundary Wall (Only for individual properties) | <input type="checkbox"/> Yes. <input type="checkbox"/> No. <input checked="" 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" style="height: 40px;"></td> </tr> </table> | | | | Running Mtr. | Height | Width | Finish | | | | |
| Running Mtr. | Height | Width | Finish | | | | | | | | | |
| | | | | | | | | | | | | |
| Lift elevators | <input type="checkbox"/> Passenger/ <input type="checkbox"/> Commercial 2 lifts Make: KONE Capacity: Not known | | | | | | | | | | | |
| Power backup | <input type="checkbox"/> Inverter, <input checked="" type="checkbox"/> DG Set 1 DG. Make: Not known Capacity: Not known | | | | | | | | | | | |
| Garden/ Landscaping | <input type="checkbox"/> Yes. <input type="checkbox"/> No. <input type="checkbox"/> Beautiful. <input type="checkbox"/> Ordinary | | | | | | | | | | | |
| Parking facilities Q Q | <input checked="" type="checkbox"/> Available within the property <input checked="" type="checkbox"/> On Ground. <input checked="" type="checkbox"/> In Basement. <input type="checkbox"/> On stilt <input type="checkbox"/> Not available within the property <input type="checkbox"/> On road. <input type="checkbox"/> Acute parking problem | | | | | | | | | | | |
| Special Comments/ Observations, if any: | — | | | | | | | | | | | |

MARKETABILITY/ SELABILITY/ UTILITY DETAILS

| | | |
|--|--|-------------|
| Any issues in marketability of the property? | <input type="checkbox"/> Yes. <input checked="" type="checkbox"/> No Reason in case of No: <input checked="" type="checkbox"/> Location. <input type="checkbox"/> Surrounding. <input type="checkbox"/> Legal aspects. <input checked="" type="checkbox"/> Demand. <input type="checkbox"/> Shape. <input type="checkbox"/> Any Other: | |
| 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 | |
| Is property easily sellable & marketable? | <input checked="" type="checkbox"/> Yes. <input type="checkbox"/> No Comments: It is located in good locality. with all facilities nearby. Any part of Kolkatta is easily accessible from here | |
| 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 | |
| At what True rate Owner bought this Property? | Year of purchase | 2012 |
| | Purchase Price | — |
| Present expected Sale Value of the overall property? | — | |

Q Q Open Parking Space — 1 (C-9) [135 sq. ft.]

BLANK PAGE FOR PROVIDING ANY ADDITIONAL DETAILS/ INFORMATION

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 |
|----|--|------------------|--|--|--------------|
| | Name (source of information) | NA | Mukesh (Agent) Gupta | Mukesh (Agent) Gupta | |
| | Contact No | NA | 9123019379 | 9123019379 | |
| 3 | Type of source of information (Seller/ Property dealer/ nearby people) | NA | Magic bricks | Magic bricks | |
| 4 | Rates/ Price informed (in Rs. with unit) | NA | Rs 14155/Sq.ft. (Super built) | Rs 14155/Sq.ft. (Super built) | |
| 5 | Rates Type (Sale/ Buy) | NA | Sale | Sale | |
| 6 | Shape of the Property Square Rectangular, Triangular, etc. | | corner shop | - | |
| | Area/ Size of the Property | | 600 Sq.ft. | 600 Sq.ft. (S.B.) | |
| 8 | Legal Status (clear, negative, weak)/ No. of owners | | - | - | |
| 9 | Location/ surrounding/ neighborhood comparison with the subject property (Similar, Lower, Better, Highly Better than the subject Property) | Base Case | within 500m approx. from concerned property but on same road | On same road, very near to concerned property | |
| 10 | Distance from the subject Property | 0 | 500m (App.) | 600m (App.) | |
| | Other factors (Corner 2 side open North-East facing, Park facing, Legal/ Financial encumbrance, etc.) | | corner plot Age of building - 7 yrs (Appr) | - Age of building 12 yrs. (Appr.) | |
| 12 | Approach road width | | 60 ft. | 60 ft. | |
| 13 | Level of Land (Below/ On/ Above road level) | | On road | On road | |
| | Frontage to depth ratio (Normal, Less, Large) | | Normal | Normal | |
| | Present Use | | commercial | commercial | |
| | Any other details/ Discussion held | NA | It is in very prime location of utadanga. | It is also located in very prime location of utadanga. | |

Present expected Sale Value of the overall property?

UNDERTAKING BY THE CUSTOMER

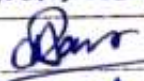
I confirm that I have made the inspection of the subject property to the surveyor of R.K Associates, which is correct property in question for which the documents have been provided/ submitted by me. I further confirm that I am aware of all the information related to the subject property and I have provided all its information to the surveyor true to the best of my knowledge. I understand that any false or manipulative information provided by me will be considered as cheating with the professional organization since it will lead to incorrect valuation report and I'd be solely responsible for this unlawful act and will bear the charges for the changes/ modifications which have to undergo due to the false information. I also undertake that I have not given any cash or in kind to any member of R.K Associates to influence the Value of the Property or favor any individual or organization and the same is not accepted or asked by the member of R.K Associates. Any such act will lead to cancellation of the material prepared by R.K Associates with forfeiting of the fees and I'll be completely responsible for its repercussions and legal actions taken for it.

IMPORTANT: We have not authorized any of our person/ Surveyor to take Cash or kind from the customers in any situation. In case Surveyor or any member of R.K Associates asks for any money or kind from you then kindly please inform on number +91-9958632707, 0120-4110117. Our Valuation process is very stringent and have multiple check points to ensure correct & error free reports to keep the lending agency risk free. In case Surveyor claims that he would be able to arbitrary effect the Valuation figures unfairly or as per your requirement & need, then he is making a false claim to you and we request you to complaint such act immediately on the number provided above.

| | |
|-------------------------|--------------|
| Name | Mr. Somnath |
| Relationship with owner | Employee |
| Signature | Did not sign |
| Mobile No. | 9331031830 |
| Date | 19/8/21 |

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 | Anishan Ray |
| Signature |  |
| Date | 27/8/21 |

UNDERTAKING BY THE PREPARER

I confirm that this Valuation Report is prepared as per the fair professional best practices and Valuation & Survey Policy Guidelines issued by the organization. I also confirm that without any personal interest, partiality or prejudice, I have worked on this Valuation assignment. Rates adopted for the asset is based on various facts, information collected from the site came to my knowledge during the course of the assignment and I have taken all sincere efforts to review, cross check & confirm this data/ information from all different angles using my prudent approach without any biasedness or pressure. I have prepared the report based on true facts & information as per best of my knowledge & case facts. I understand that any false information provided by me will lead to the incorrect valuation report and I'd be solely responsible for it and will bear the losses which will be put on the Company in form of monetary or reputation loss by its client or statutory bodies.

I also undertake that I did not come into any influence by the customer, Bank representative (officer or agent), colleagues, coworkers or any other person to arbitrary change the Valuation figures or facts unethically or illegitimately which may put the public money at risk which is in the form of Bank deposits.

In case at any point of time in future, if I am found guilty of illegitimately distorting the facts in the Valuation or any other professional services which company offers in the market on being influenced by the customer or Bank representative (officer or agent) or for whatsoever reason then I'd solely responsible of any such act and I understand that the Company can take appropriate legal action against me which may include suspension from the current roles & responsibilities or termination from the employment with immediate effect.

I also undertake that I have not taken any cash, favor or in kind from the customer for favoring any individual or organization by unfair means.

I also undertake that I'll not prepare any report on incomplete Survey form which is not properly filled as per the Company guidelines and in case I am preparing it which is creating an incorrect report then I'd be responsible for its consequences.

| | |
|---------------|--|
| For File No. | |
| Preparer Name | |
| Signature | |
| Date | |

SURVEY SUMMARY SHEET (TO BE ENCLOSED WITH VALUATION REPORT) (Version 1.0) | Date of implementation: 10.04.2017

Every Valuation report at R.K. Associates is prepared based on the thorough survey of the property carried out by our Engineering Surveyor. This Survey Summary Sheet is for the information of Banker/ concerned interested organization. Detailed Survey Form can also be made available to the interested organization in which valuation report is prepared.

| | | | | |
|----|--|---|-------------|--------------------|
| 1 | Name of the Surveyor | Anirban Roy | | |
| 2 | Buyer Name | M/s Signet Media Service Pvt. Ltd. | | |
| 3 | Name of the Owner | M/s Signet Media Service Pvt. Ltd. | | |
| 5 | Property Address which has to be valued | Block-1, Morlin Warden lake view, Unit F-2 G, 1st floor, Bidhan Nagar, KOL. - 700067 | | |
| 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 | | |
| | | Name | Contact No. | |
| | | Mr. Soumash. | 9331031830 | |
| | How Property is identified by the | <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 | | |
| | 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 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 checked="" 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 | | |
| | 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 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 |
| 15 | Covered Built-up Area | As per Title deed | As per Map | As per site survey |
| | | 1442 Sq. Ft. | | 1417 Sq. Ft. |
| 16 | Property possessed by at the time of | <input checked="" 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 | | |
| | Observation of the | | | |

M/s Signet Media Service Pvt. Ltd. &
M/s Terra firma Investments & Trading Pvt. Ltd.

| | |
|--|----|
| <input checked="" type="checkbox"/> Access independent access is available <input checked="" type="checkbox"/> Access available in sharing of other <input checked="" type="checkbox"/> Access is closed due to dispute <input type="checkbox"/> Only with Temporary boundaries | NO |
| 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:

I undertake that I own the correct property and provided the correct information about the property to the valuer. I am aware that the best of my knowledge for which Valuation has to be prepared. In case I provide the property or mislead the valuer company in any way then I'll be solely responsible for this.

- Name of the Person: **Mr. Somnath**
- Relation: **Employee**
- Signature: **did not sign**
- Date: **19/8/21**

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:

I undertake that 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:
- Signature
- Date

Anirban Roy
27/8/21