

File No.

V15(2021-22)-PL 358+321

RKA/DNER/

Date of Receiving

19/8/2021

To Receiver Name

Aneup



Residential Unit
REINFORCING YOUR BUSINESS
ASSOCIATES
VALUERS & TECHNICAL ENGINEERING CONSULTANTS (P) LTD

Merlin Warden Lake view,
Block-S, 1st floor, Kot. - 700067

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	Aneup	NA	NA			
Survey	Aneup/ Aneup					

Grade: 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

In case File is returned
by the preparer - HOD
By 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"/> Company	<input type="checkbox"/> PSU <input type="checkbox"/> Private client	<input checked="" type="checkbox"/> NBFC <input type="checkbox"/> Corporate <input type="checkbox"/> Direct client through Bank
Bank/ FI/ Organization Name & Address	Caparo Financial Services Ltd.		
Case Allocation Officer/ Party Details	Name	Contact Number	Email Id
	Nisha Joshi	9205152632	nisha.joshi@caparo-financial.com
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

1 Type of Property

Residential Apartment

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

At At

—

—

4 Account Name

M/s Signet Media Service Pvt. Ltd.

5 Property Address

104, Merlin warden Lake view, Block - 5, 1st floor,
Unit - VI, Kothkata - 700067, Bidhanagar.

Who will coordinate on
site for the site survey

Name

Contact Number

Mr. Sowmath.

9331031830

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 Kotak Mahindra
Bank. Caparo will take over this property
as per client request.

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:

At At Moumita Das
&

M/s Teesa firm Investments & Trading Pvt. Ltd.

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?	<input checked="" type="checkbox"/>	Yes
2	Is purpose of the assignment understood clearly by the receiver?	<input checked="" type="checkbox"/>	Yes
3	Has receiver checked if this is a new case or existing case of the Bank?	<input checked="" type="checkbox"/>	Yes
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/ CESA form formality?	<input checked="" type="checkbox"/>	Yes
6	In 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.

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:

a. Take owner/ representative photograph along with the property

b. Take your selfie along with the property and the owner/ representative

c. Take full scale photo of the property with gate.

d. Take photo of the property along with abutting road, towards left, right and center

e. Take multiple photos of inside-out of the property.

f. Take nearby photographs of the Property.

g. Take a short video to cover property and neighborhood.

10. Take Google Map location.

11. Check main road name & width and approach road width and distance of property from main road.

12. Check Jurisdiction Municipal Limits & Ward Name.

13. Fill each column of survey form diligently in detail and tick the appropriate option clearly.

14. Check any defects or negativity in the property and comment in detail on survey form.

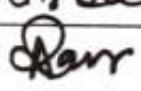
15. Do extensive market rate enquiries and confirm for any recent past transactions.

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)

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 checked="" 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 checked="" type="checkbox"/>
	Did you signed the undertaking?	<input type="checkbox"/>

For File No.	
Surveyor Name	Anirban Ray
Signature	
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(2024-22)-PL358-321

Date: 27/8/21

Time:

GENERAL DETAILS

Name of the Surveyor

Property shown by

Anisban Roy

☐ Owner ☒ Representative, ☐ No one was available ☐ Property r.
locked, survey could not be done from inside

Name

Contact No.

Mr. Soumath

9321031830

Survey Type

☐ Full survey (inside-out with measurements & photographs)
☒ Half Survey (Measurements from outside & photographs)
☐ Only photographs taken (No measurements)

Reason for Half survey or only
photographs taken

How Property is Identified

☐ Property was locked, ☐ Possessee didn't allow to inspect the
property, ☐ NPA property so couldn't be surveyed completely

☐ 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 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

Property Measurement

Reason for no measurement

☐ Self-measured, ☒ Sample measurement only, ☐ 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 entire area ☐ Any other
Reason:

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

Loan Amount

Adjoining Properties (Match it with papers with the help of compass or Sun direction and also confirm it with nearby people)		East Parking & common space / Bidhan Nagar ply. stn.	West Parking & common space / Green city Apartment	North common space / Block - 4	South common space / Main lane		
2.	Property Facing	<input type="checkbox"/> East Facing, <input checked="" type="checkbox"/> North Facing, <input type="checkbox"/> West Facing, <input type="checkbox"/> South Facing, <input type="checkbox"/> North-East Facing, <input type="checkbox"/> South-West Facing, <input type="checkbox"/> South-East Facing, <input type="checkbox"/> North-West Facing					
	Landmark	Bidhan Nagar Ply. stn.					
	Ward Name/ No	# 32					
	Zone Name	—					
	Main Road Name & Width	Name	Width	Distance from property			
		Bidhan Nagar Main Road	66ft.	Adj'acent			
7.	Approach Road Name & Width	Same as main road.					
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					
	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 checked="" type="checkbox"/> High End, <input 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 checked="" type="checkbox"/> Lifts, <input type="checkbox"/> Garden, <input type="checkbox"/> Landscaping, <input checked="" type="checkbox"/> Swimming Pool, <input type="checkbox"/> Gym, <input checked="" type="checkbox"/> Club House, <input type="checkbox"/> Walk Trails, <input type="checkbox"/> Kids play zone, <input checked="" type="checkbox"/> 100% Power Backup <input checked="" type="checkbox"/> LPG Gas bank					
	Proximity to civic amenities	School	Hospital	Market	Metro	Railway Station	Airport
		1.5 Km	2 Km	100m	3.5 Km	Adjacent	11 Km
	Any new development in surrounding area	—					

Jurisdiction limits

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

Jurisdiction 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

Land 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

Shape of the Land

☐ Square, ☒ Rectangular, ☐ Trapezium, ☐ Triangular, ☐ Trapezoid,
☐ Irregular, ☐ NA

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

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

Is property clearly demarcated with permanent boundaries?

☒ Yes, ☐ No, ☐ Only with Temporary boundaries

Is the property merged or colluded with any other property

NO

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:
BUILDING/ CONSTRUCTION/ UTILITY DETAILS

Construction Status

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

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 As per Title deed As per Map As per site survey		
Total Number of Floors in the Building		B + G + 12		
Floor on which property is situated		1st floor		
Type of Unit/ Number of Rooms/ Cabins/ Cubicles				
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		
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: 3.5m		
Flooring		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 <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		
Maintenance of the Building		<input type="checkbox"/> Very Good, <input type="checkbox"/> Average, <input type="checkbox"/> Poor, <input type="checkbox"/> Under construction Good		
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		
Interior Finishing		<input type="checkbox"/> Simple plastered walls, <input type="checkbox"/> Brick walls without plaster, <input 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		
13. 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 type="checkbox"/> Ordinary with cupboard, <input checked="" 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		
17. Water arrangements		<input type="checkbox"/> Jet pump, <input checked="" type="checkbox"/> Submersible, <input type="checkbox"/> Jal board supply		
18. 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		
Age of Building/ Recent Improvements done		10 years —		
Maintenance of the Building		<input type="checkbox"/> Very Good, <input type="checkbox"/> Average, <input type="checkbox"/> Poor Good		

Any defects in the building	<input type="checkbox"/> 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 AND											
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 AND											
Boundary Wall (Only for individual property)	<input type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> 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></td> <td></td> <td></td> </tr> </tbody> </table>				Running Mtr.	Height	Width	Finish				
Running Mtr.	Height	Width	Finish									
Lift/ elevators	<input checked="" type="checkbox"/> Passenger/ <input type="checkbox"/> Commercial 2 lifts Make: KONE Capacity: Not known											
Power backup	<input type="checkbox"/> Inverter, <input checked="" type="checkbox"/> BG 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	<input checked="" type="checkbox"/> Available within the property <input checked="" type="checkbox"/> On Ground, <input 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 checked="" 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: Very good location, all amenities nearby. can easily access any part of the city easily.	
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?	—	

AA Covered parking space - 2 (AG-01 & AG-22)
 open " " " " 1 (SO-12/1).

BLANK PAGE FOR PROVIDING ANY ADDITIONAL DETAILS/ INFORMATION

PROPERTY MARKET COMPARABLE RATE INFORMATION DETAILS (Available for Sale or Transaction already happened in past)

Particulars	Subject Property	Comparable 1	Comparable 2	Comparable 3
Name (source of information)	NA	Realty/corpus	Jainwal Realtors	Vikash Royel
Contact No.	NA	6290863701	9804170267	-
Type of source of information (Seller/Property dealer/ nearby people)	NA	Magic bricks.com	Magic bricks.com	Magic bricks
Rates: Price informed (in Rs. with unit)	NA	Rs 10000/Sq.ft. (Super built)	Rs 9115/S.ft. (Super built)	Rs 2518/S.ft. (Super built)
Rates Type (Sale/ Buy)	NA	Sale	Sale	Sale
Shape of the Property (Square, Rectangular, Irregular)		* Property is in 4th floor out of 10th floor.	Property is in 2nd floor out of 8th floors	Property is in 7th floor out of 12th floor.
Area/ Size of the Property		2000 S.ft. (Super built)	1865 Sq.ft. (Super built)	2348 S.ft. (Super built)
Legal Status (clear, negative, weak)/ No. of owners		-	-	-
Location/ surrounding/ neighborhood comparison with the subject property (Similar, Lower, Better, Highly Better than the subject Property)	Base Case	The property is on same location & same building.	The property is on the same location & same building.	Adjacent to concerned property.
Distance from the subject Property	0	same Property	same Property	Adjacent Property
Other factors (Corner, 2 side open, North-East facing, Park facing, Legal/ Financial encumbrance, etc.)		South facing	South facing	North facing
Approach road width		60 ft.	60 ft.	60 ft.
Level of Land (Below/ On/ Above road level)		On road	on road	On road
Frontage to depth ratio (Normal, Less, Large)		Normal	Normal	Normal
Present Use		Residential	Residential	Residential
Any other details/ Discussion held	NA	4BHK unit, but converted in 3BHK. 2 covered car parking space available.	No car parking. 4BHK property. (New property)	1 car parking

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	Didnot 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	Anirban Roy
Signature	Dars
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 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	Anirban Ray		
3.	Borrower Name	M/s Signet Media Service Pvt. Ltd.		
4.	Name of the Owner	Moumita Das & M/s Terra Firma		
5.	Property Address which has to be valued	Morlen Garden Lake View, 1st floor, Block-5, Unit-11 Bidhannagar, Kot. - 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.	9931031830	
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 checked="" type="checkbox"/> Survey was not done		
8.	Are Boundaries matched	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> No relevant papers available to match the boundaries, <input type="checkbox"/> Boundaries not mentioned in available documents		
9.	Survey Type	<input type="checkbox"/> Full survey (inside-out with measurements & photographs) <input checked="" type="checkbox"/> Half Survey (Measurements from outside & photographs) <input type="checkbox"/> Only photographs taken (No measurements)		
10.	Reason for Half survey or only photographs taken	<input type="checkbox"/> Property was locked, <input 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 checked="" type="checkbox"/> Flat in Multistoried Apartment, <input type="checkbox"/> Residential House, <input type="checkbox"/> Low Rise Apartment, <input type="checkbox"/> Residential Builder Floor, <input type="checkbox"/> Commercial Land & Building, <input type="checkbox"/> Commercial Office, <input type="checkbox"/> Commercial Shop, <input type="checkbox"/> Commercial Floor, <input type="checkbox"/> Shopping Mall, <input type="checkbox"/> Hotel, <input type="checkbox"/> Industrial, <input type="checkbox"/> Institutional, <input type="checkbox"/> School Building, <input type="checkbox"/> Vacant Residential Plot, <input type="checkbox"/> Vacant Industrial Plot, <input type="checkbox"/> Agricultural Land		
12.	Property Measurement	<input type="checkbox"/> Self-measured, <input checked="" type="checkbox"/> Sample measurement, <input type="checkbox"/> No measurement		
13.	Reason for no measurement	<input type="checkbox"/> It's a flat in multi storey building so measurement not required <input type="checkbox"/> Property was locked, <input type="checkbox"/> Owner/ possessee didn't allow it, <input type="checkbox"/> NPA property didn't enter the property, <input type="checkbox"/> Very Large Property, practically not possible 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
		1498 sq.ft.		14 ft Sq
16.	Property possessed by at the time of survey	<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		
17.	Any negative observation of the			

Investments & Trading Pvt. Ltd.

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
Is property clearly demarcated with permanent boundaries?	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Only with Temporary boundaries
Is the property merged or colluded with any other property	N. O
Local Information References on Property rates	Please refer attached sheet named 'Property rate Information Details'

Endorsement:

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

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

- a. Name of the Person: Mr. Somnath
 b. Relation: Employee
 c. Signature: did not sign
 d. Date: 27/8/21

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:

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 and it is an unlawful act and I'll be solely responsible for doing it.

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

Avinash Roy
27/8/21