

File No.	RKA/DNCR/...../MUM-290.
Date of Receiving	

**CASE COLLECTION FORMAT
(FOR VACANT LAND ONLY)**

(Version 4.2) | Date of implementation: 09.02.2017 | Date of Revision: 04.01.2018

Items	Assigned To	Assigned to Date	To be completed by date	Submitted On date	HOD Engg. Signature
File Received By	Shreyash Shetty.	NA	NA		NA
Survey	Shreyash Shetty.	11/12/18.			
Preparation					

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 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				
1.	Proposal or Ref. No.			
2.	Type of Service	☒ Valuation Report, ☐ Estimate, ☐ Other CE Certificates		
3.	Type of customer	☒ Bank ☐ PSU ☐ NBFC ☐ Corporate ☐ Company ☐ Private client ☐ Direct client through Bank		
4.	Bank/ FI/ Organization Name & Address	SBI, SAM-2, Nariman Point, Mumbai		
5.	Case Allotment Officer/ Fees paying party Details	Name	Contact Number	Email Id
		Furqan Alam.	8691029787.	Furqan.alam@sbi.co.in
6.	Case Type	☐ Case for Fresh Account ☒ Case for exiting account/ customer		
7.	Fees Details	Amount of Fees	Advance Amount if any	Payment will be paid by
		10,000 + GST + CePE.		☒ Bank ☐ Customer

CASE DETAILS

1.	Type of Property	Open Residential Land.		
2.	Owner/ Applicant Details	Name	Contact Number	Email Id
3.	Account Name	Mr. Mahesh Sidramappa Molang.		
4.	Property Address	M/s. MSM Steel Pvt. Ltd. Plot No. 1-24, Sy. No. Gat No. 47, Pakharsangvi, Latur.		
5.	Who will coordinate on site for the site survey	Name	Contact Number	
6.	Preferred time of survey	Date	Time	
7.	Documents Received (Any one ownership document and approved site plan/ map is must)	1. Ownership Documents: ☐ Sale Deed, ☐ Power of Attorney, ☐ Will Relinquishment Deed, ☐ Transfer Deed, ☐ Conveyance Deed, ☐ Allotment Letter, ☐ Possession Letter, ☐ Agreement to Sell 2. Map: ☐ Cizra Map, ☐ Approved Map, ☐ Site Plan 3. Any Other document: ☒ TIR Report, ☒ Old Valuation Report 4. No documents provided: ☐		
8.	Special Instructions if any:			
9.	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:			

IMPORTANT INSTRUCTIONS

S.No.	CHECKLIST	STATUS
1.	IS PURPOSE OF THE ASSIGNMENT UNDERSTOOD CLEARLY	☒
2.	IS WORK ORDER/ EMAIL/ CESA FORM FORMALITY COMPLETED	☒
3.	FOR PRIVATE CASE OR FOR FRESH CASE 50% ADVANCE IS RECEIVED	☐
4.	IS DOCUMENT CHECKLIST PROVIDED TO THE CUSTOMER	☒

1.	Please do not accept the case if you do not have proper documents.
2.	Firstly please take & study the current applicable ownership documents of the property which needs to get surveyed.
3.	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.
4.	Identify the Property clearly by matching the boundaries and area mentioned in the property papers.
5.	Take Google Map location.
6.	Take one photograph of the property along with abutting road.
7.	Take nearby photographs of the Property.
8.	Check Jurisdiction Municipal Limits & Ward Name.
9.	Fill the details in the Survey form and tick the appropriate option clearly.
10.	In case customer is found providing misleading information to you or trying to influence you by money or cash then immediately report to the Management & Bank.

S.NO.	CHECKLIST	STATUS
1.	Check nearby prominent landmark	☒
2.	DO CLEAR IDENTIFICATION OF THE PROPERTY	☒
3.	Match the boundaries of the property and its directions with the help of compass or sun direction	☒
4.	Do sample measurement	☐
5.	CHECK IF ANY BUILDING VIOLATIONS DONE	☐
6.	Click multiple proper photographs of the property from inside-out	☒
7.	Take selfie with the available representative	☐
8.	Send Google Map location at maps@rkassociates.org	☒
9.	Check municipal jurisdiction	☒
10.	Check Main road name & width and its distance from the subject property.	☒
11.	Check Lane width on which property is located	☐
12.	Check any defects or negativity in the property	☐
13.	CONFIRM PROPERTY RATES LOCALLY	☒
14.	CHECK NEARBY DEVELOPMENT	☒

***FILE PREPARER TO START PREPARING THE FILES ONLY AFTER ABOVE FORMALITIES ARE COMPLETED. FOR ANY EXCEPTION PLEASE BRING IT INTO NOTICE OF SENIOR GENERAL MANAGER (OPERATIONS), OTHERWISE DISCIPLINARY ACTION WILL BE TAKEN AGAINST FILE PREPARER.**

VACANT LAND SURVEY FORM

(Version 4.2) | Date of implementation: 09.02.2017 | Date of Revision: 04.01.2018

File No. RKA/DNCR/...../M.117-290	Date: 11/12/18.	Time: 11:30pm.
-----------------------------------	-----------------	----------------

GENERAL DETAILS						
1.	Name of the Surveyor	Shreyash Shetty.				
2.	Property shown by	☐ Owner, ☒ Representative, ☐ No one was available <table border="1"> <tr> <th>Name</th> <th>Contact No.</th> </tr> <tr> <td>Nachiket Kulkarni</td> <td>96060 49688.</td> </tr> </table>	Name	Contact No.	Nachiket Kulkarni	96060 49688.
Name	Contact No.					
Nachiket Kulkarni	96060 49688.					
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	☐ Property was locked, ☐ Possessee didn't allow to inspect the property, ☐ NPA property so couldn't be surveyed completely <i>Large property.</i>				
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 Land	☒ Vacant Residential Plot, ☐ Commercial Plot, ☐ Vacant Industrial Plot, ☐ Agricultural Land, ☐ Institutional Land, ☐ Land for Group Housing Society, ☐ Land for Hotel/ Resort, ☐ Land for Farm House				
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/ 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 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					

OWNERSHIP DETAILS		
1.	Legal Owner Name/s	Mr. Mahesh Sidramappa Malang.
2.	Property Purchaser Name	Same as above.
3.	Property Address under Valuation	Plot No. 1 to 24, Gat No. 47, Pakharsangvi, Latur.

4.	Present Residence Address of the Owner/ Purchaser	
5.	Property constitution	☒ Free Hold, ☐ Lease Hold

LOCATION DETAILS							
1.	Adjoining Properties (Match it with papers with the help of compass or Sun direction and also confirm it with nearby people)	North	South	East	West		
		Internal Road, Barshi Road - Harangol BK Road	Other Land, Latur Road	Other Land	Other Land		
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	Parshuram Mandir.					
4.	Ward Name/ No.						
5.	Zone Name						
6.	Main Road Name & Width and distance of the property from it	Name	Width	Distance from property			
		Latur Road.		900m - 1000m			
7.	Approach Road Name & Width	Barshi Road.					
8.	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.	Location of the Flat	☐ 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					
11.	Category of Society/ Locality	☐ High End, ☒ Normal, ☐ Affordable Group Housing, ☐ EWS, ☐ HIG, ☐ MIG, ☐ LIG					
12.	Utilities/ Facilities in the locality N.A.	☐ Lifts, ☐ Garden, ☐ Landscaping, ☐ Swimming Pool, ☐ Gym, ☐ Club House, ☐ Walk Trails, ☐ Kids play zone, ☐ 100% Power Backup					
13.	Proximity to civic amenities	School	Hospital	Market	Metro	Railway Station	Airport
		5.7km	7.2km	900m	—	11.7 km.	10 km.
14.	Any new development in surrounding area						
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:					

		☐ Area not within any development authority limits
17.	Municipal Corporation Name <i>Latur Municipal Corporation.</i>	☐ 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				
1.	Land Area	As per Title deed	As per Map	As per site survey
		<i>3493.125 sq.mt.</i>	<i>3493.125 sq.mt.</i>	
2.	Any conversion to the land use	<i>Agricultural to Residential.</i>		
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		
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	<i>No.</i>		
11.	Property currently possessed by	☒ Owner, ☒ Vacant, ☐ Lessee, ☐ Under Construction, ☐ Couldn't be Surveyed, ☐ Property was locked, ☐ Bank sealed, ☐ Court sealed		
12.	Garden/ Landscaping	☐ Yes, ☒ No, ☐ Beautiful, ☐ Ordinary		
13.	Boundary Wall (Only for individual property) <i>N.A.</i>	Height:	Width:	Finish:
14.	Guard Room	☐ Yes, ☒ No, ☐ Area:		
15.	Water arrangements	☐ Jet pump, ☐ Submersible, ☐ Jal board supply <i>Borewell.</i>		
16.	Power connection	☐ No power line available within 5 Kms radius, ☒ State owned power distribution company line available		
17.	Current activity carried out on the Land	☒ Vacant, ☐ Farming, ☐ Animal husbandry		
18.	Special comments if any			

PROPERTY RATE INFORMATION DETAILS

Gather information on the basis of the factors like Area location, Property location, Floor level, Block, Position, Frontage, Width of lane/ road in front of the property, Nearby development

1.	Demand & Supply condition in the Market for such properties	☐ Very Good, ☐ Good, ☒ Average, ☐ Low	
2.	At what True rate Owner bought this Property	Year of purchase	
		Purchase Price	
3.	Minimum Rate in the locality		
4.	Maximum Rate in the locality		
5.	Local Information gathered during Site survey (Minimum 2 enquiries are must):		
	1. Name:	Hanumanth Phavade.	
	Contact No.	+91 98228 22182.	
	Sale Purchase Rate		
	Rental Rate		
	Comments	According to him rates are around Rs. 20-25 Lakhs for Land which are in the interiors of Latur-Barshe Highway.	
	2. Name:	Highway touch properties are around 30-40 Lakhs.	
	Contact No.		
	Sale Purchase Rate		
	Rental Rate		
	Comments		
	3. Name:	Localite. (Land Owner).	
	Contact No.	73854 27062 / 88308 76067 / 84598 70029.	
	Sale Purchase Rate		
	Rental Rate		
	Comments	According to him, he has a land which he would sell for 1000 Rs per sq.ft. His Land is also on Hanangul (Bk) Road.	

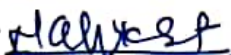
CASE NO.

UNDERTAKING BY THE CUSTOMER

I confirm that the property is inspected in front of me and I have provided all the information true related to the property 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 haven't 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 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 +91-9999597597. 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: Nachiket Kulkarni

Signature: 

Mobile No.: 09604049488

Date: 11/12/2018

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 the organization. I have not taken any cash or kind from the customer or given the customer any wrong or false information or have made any false claims for arbitrary providing the Property Valuation as per one's need or requirement by distorting the facts. 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.

Surveyor Name:  Shreyash. Shetty .

Signature: 

Date: 11/12/18

CASE NO.

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 the Valuation work of this case. 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 & 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 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 may be the reason then I'd solely responsible of any such act and I understand that the Company shall 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.

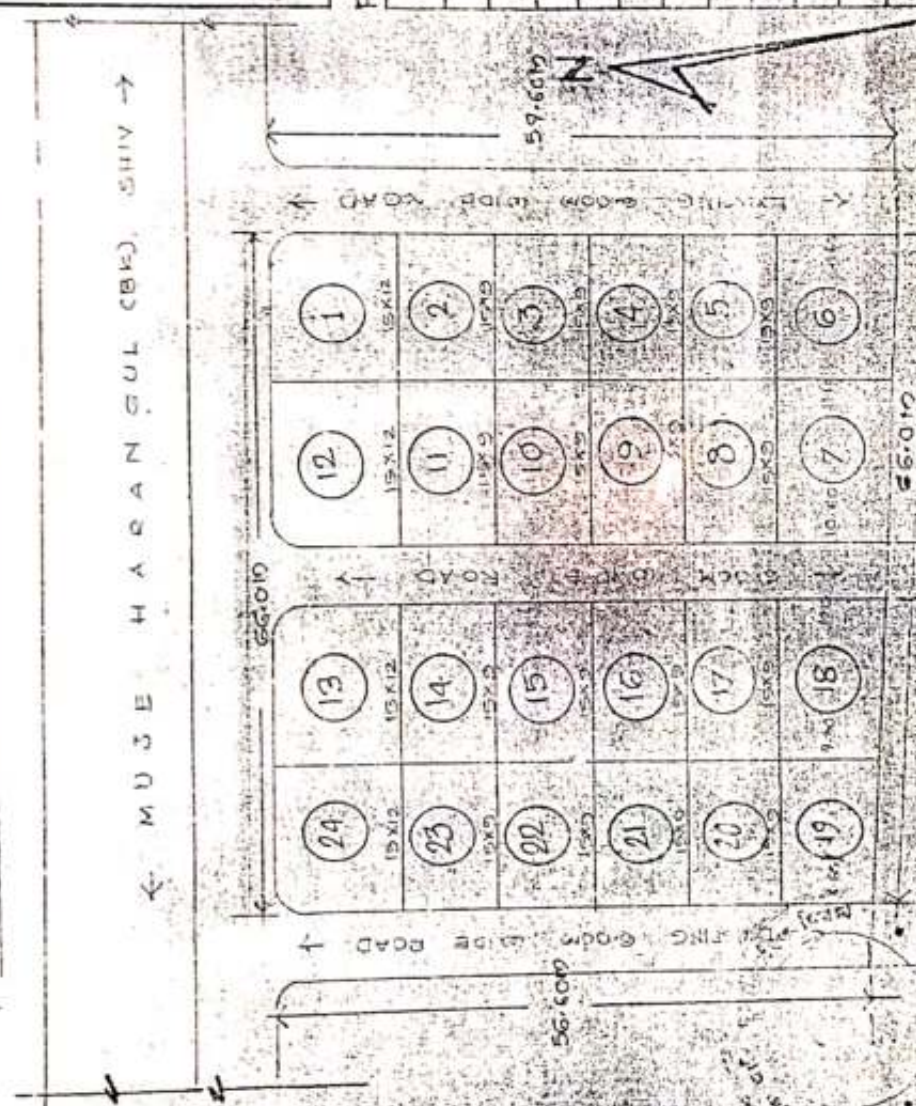
I also undertake that I'll not prepare any report on incomplete Survey form which is not properly filled as per the Company guidelines and in case I am preparing it which is creating an incorrect report then I'd be responsible for its consequences.

Preparer Name:

Signature:

Date:

PROPOSED LAYOUT PLAN OF GAT/NO:47
AT VILLAGE: PAKHARSANGVI TO DIST: LATUR
OWNER: SHRI MAHESHI VIDRAMAPPA MALANG



(SCALE: 1:1500)

MD. RAZA KHAN
 ARCHITECT
 Regd. No. 17/06/1982
 Architectural Firm, Latour

FOR THE PLOT NO. 47, LATOUR DISTRICT, LATOUR



LOCATION PLAN - GAT/NO:47

PLOT WISE AREA STATEMENT		
PLOT NOS	PLOT AREA IN M ²	TOTAL AREA
1	180.00	180.00
2 TO 5	135.00	540.00
6	170.25	170.25
7	162.75	162.75
8 TO 11	135.00	540.00
12, 13	180.00	360.00
14 TO 17	135.00	540.00
18	145.875	145.875
19	134.25	134.25
20 TO 23	135.00	540.00
24	180.00	180.00
TOTAL	180.00	3193.125

AREA STATEMENT		
TOTAL LAND AREA	3193.125	
AREA UNDER PLOT	3193.125	
AREA UNDER ROAD	140.88	

979000

प्लॉट विक्री चालु

• आहे •

गट नं. 102. हरंगुवा

संपर्क: कस्तुरे कॉम्प्लेक्स जुना

औसा रोड महाराष्ट्र ग्रामीण बँक

समोर खतर.



7385427062.

8830876067.

8459870029.