Bhandup

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RK ASSOCIATES
VALUERS & TECHNO ENGINEERING CONSULTANTS (P) LTD

File No.	RKA/DNCR/...../.....
Date of Receiving	7/12/2021.
File Receiver Name	Shreyas Shetty

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	Shreyash Shetty	NA	NA			
Survey	Abhishek Shanbhag					
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

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/ Work Order or Ref. No.	VIS(2021-22)-PL 704-Q169-708-(913/915/916)			
2.	Type of Service	☑ Valuation Report, ☐ Construction cost estimate, ☐ Cost vetting certificate ☐ Other CE Certificates, ☐ TEV Report, ☐ LIE			
3.	Type of customer	☑ Bank	☐ PSU	☐ NBFC	☐ Corporate
		☐ Company	☐ Private client	☐ Direct client through Bank	
4.	Bank/ FI/ Organization Name & Address	SBI, SAM-1, The Arcade, Cuffe Parade, Churchgate, Mumbai			
5.	Case Allotment Officer/ Fees paying party Details	**Name**	**Contact Number**	**Email Id**	
		Mr. Sandeep Sawant	9004095978	teamlo.04107@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**	**Fees will be paid by**	
		42,000 + 25,000 + 20,000 = 87,000 + GST.		☑ Bank	☐ Customer
8.	Billing Details	**Billed To Party Name**		**GSTIN**	

	Bank -	

CASE DETAILS

1.	Type of Property	Commercial ~~Land~~ & ~~Building~~ / Gala units / shed
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: Sharad Construction Co. / Contact Number: 9321397366 / Email Id:
4.	Account Name	M/s. Varsha Corporation Ltd. (Borrower)
5.	Property Address	At the bottom
6.	Who will coordinate on site for the site survey	Name: Shiv / Contact Number: 9004190739
7.	Preferred time of survey	Date: 11/12/21 / Time:
8.	Documents Received *(Any one ownership document and approved site plan/ map is must)*	1. **Ownership Documents:** ☐ Sale Deed, ☐ Power of Attorney, ☐ Registered Will, ☐ Relinquishment Deed, ☐ Transfer Deed, ☐ Conveyance Deed, ☐ Allotment Letter, ☐ Possession Letter 2. **Map:** ☐ Cizra Map, ☐ Approved Map, ☐ Site Plan 3. **Utility Bills:** ☐ Electricity Bill & payment receipt, ☐ Water Bill & payment receipt, ☐ House Tax demand & payment receipt 4. **Any Other document:** ☐ CLU, ☐ TIR Report, ☐ Agreement to Sale, ☐ Old Valuation Report 5. **No documents provided:**
9.	Documents received from	Bank - Mr. Sandeep Sawant.
10.	Special Instructions if any:	–
11.	*I agree to pay the amount mentioned above for the preparation of Valuation Report. I agree that I'll not put pressure on Valuer firm to distort any facts and would not try to influence any member or official of the firm in the ill spirit or vested interest and to benefit any individual or organization by any means illegitimately.* ***Customer Signature:***	

A → (915) Two sheds, Building 'A' of Sharad Indl Estate, 140 Lake Road, Bhandup (w), Mumbai - 400078 (one full & one half shed)

B → (916) Gala No. 21, 22, 25, 26, 27, 28, 29, 30, 33, 38 & 40, 1st Floor, Building B, Sharad Indl Estate, 140 Lake Road, Bhandup (w), Mumbai - 400078

C → (913) Gala No. 23, 24, 31, 32, 34, 35, 36 & 39, 1st Flr, Building B & Gala No. 41 to 60 & at 2nd Floor in Building B, Sharad Indl Estate, 140 Lake Road, Bhandup (w), Mumbai - 400078.

File No. RKA/DNCR/……/……

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

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

IMPORTANT INSTRUCTIONS TO SURVEYOR

1.	Please fill the above compliance checklist before moving for the survey.
2.	Please do not do the survey if you do not have proper documents.
3.	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.
4.	Firstly please first study the documents of the property which needs to get surveyed.
5.	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.**
6.	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.
7.	**Identify the Property clearly by matching the boundaries and area mentioned in the property papers.**
8.	**Do sample physical or google measurements of the property.**
9.	**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.**
16.	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	
GRADE	**PARAMETERS/ CRITERIA**
A	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.
B	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.
C	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.
D	In case of 1 major mistake or missing of any 1 point out of 1, 2, 3, 4, 6, 8, 10, 11, 12.
E	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?	☑
2.	Have you properly studied & **highlighted Owner/ Area/ Boundaries** in the property documents with bold florescent before moving for the survey?	☑
3.	Did you check prominent landmark nearby the subject property and mentioned in the survey form?	☑
4.	**Did you identified the Property clearly** by matching the boundaries and area mentioned in the property papers?	☑
5.	**Did you check if property is merged with any other property or it is an independent property?**	☑
6.	Did you do sample physical or google measurements of the property in case of property more than 2500 sq.mtr?	☑
7.	Did you check for any building violations in the property?	☑
8.	Did you check municipal limits/ jurisdiction/ ward?	☑
9.	Did you take Google Map location and shared it to Maps whatsapp group?	☑
10.	Did you check Main road name & width and its distance from the subject property?	☑
11.	Did you check approach Lane width on which property is located?	☑
12.	Have you taken property full scale photograph with gate?	☑
13.	Have you taken owner/ representative photograph with the property?	☑
14.	Have you taken your selfie with the property along with owner/ representative?	☑
15.	Have you taken photograph of the property along with abutting road and towards left and right of the property?	☑
16.	Have you taken multiple photographs of the property from inside-out?	☑
17.	**Did you check nearby development and whereabouts and commented on survey form?**	☑
18.	**Did you check any defects or negativity in the property in terms of location, legality, disputes, marketability, salability, etc. and commented on survey form in detail?**	☑
19.	**Have you filled all the columns of survey form including survey summary sheet properly?**	☑
20.	**Did you draw site key plan (location map)?**	☐
21.	**Did you draw rough site sketch plan?**	☐
22.	Have you taken self-attested documents from owner/ representative and stamped "documents provided by stamp"?	☐
23.	**Did you check any defects or negativity in the property in terms of location, legality, disputes, marketability, salability, etc. and commented on survey form in detail?**	☑
24.	**Have you confirmed any recent past transactions during market enquiries and enquired property rates locally very rigorously?**	☑
25.	**Did you take signatures of the owner/ representative on undertaking and survey summary sheet?**	☑
26.	**Did you signed the undertaking?**	☑

For File No.	
Surveyor Name	Abhishek Bhanbhagr
Signature	Bhanbhagr
Date	11/12/21

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. RKA/DNCR/...../.....	Date: 11/12/21	Time:

GENERAL DETAILS

1.	Name of the Surveyor	Pg. 5
2.	Property shown by	☑ Owner, ☐ Representative, ☐ No one was available, ☐ Property is locked, survey could not be done from inside
		Name: Shiv — **Contact No.**: 9774190973
3.	Survey Type	☑ Full survey (inside-out with measurements & photographs) ☐ Half Survey (Measurements from outside & photographs) ☐ Only photographs taken (No measurements)
4.	Reason for Half survey or only photographs taken NA	☐ Property was locked, ☐ Possessee didn't allow to inspect the property, ☐ NPA property so couldn't be surveyed completely
5.	How Property is Identified	☐ From schedule of the properties mentioned in the deed, ☐ From name plate displayed on the property, ☑ Identified by the owner/ owner representative, ☐ Enquired from nearby people, ☐ Identification of the property could not be done, ☐ Survey was not done
6.	Type of Property	☐ Flat in 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
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: NA
9.	Purpose of Valuation	☐ Value assessment of the asset for creating new collateral mortgage ☐ Periodic Re-Valuation for Bank, ☑ Distress sale for NPA A/c., ☐ For DRT Recovery purpose, ☐ Capital Gains Wealth Tax purpose ☐ Partition purpose, ☐ General Value Assessment
10.	Type of Loan	☐ Housing Loan, ☐ Housing Take Over Loan, ☐ Home Improvement Loan, ☐ Loan against Property, ☐ Construction Loan, ☐ Educational Loan, ☐ Car Loan, ☐Project Loan, ☐ Term Loan, ☐ CC Limit enhancement, ☐ Cash Credit Limit, ☐ Industrial Loan, ☑ NA
11.	Loan Amount	—

OWNERSHIP DETAILS

1.	Legal Owner Name/s	Pg. 2
2.	Property Purchaser Name	Pg. 2
3.	Property Address under Valuation	Pg. 2
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)*	**East**	**West**	**North**	**South**
		Pg 12	Pg 12	Pg 12	Pg 12
2.	Property Facing Pg 12	☐ East Facing, ☐ North Facing, ☐ West Facing, ☐ South Facing, ☐ North-East Facing, ☐ South-West Facing, ☐ South-East Facing, ☐ North-West Facing			
3.	Landmark	Sharad Industries Estate Road / 20-22 ft			
4.	Ward Name/ No.	–			
5.	Zone Name	–			
6.	Main Road Name & Width	**Name**	**Width**	**Distance from property**	
		Lake Road	–	50-70 mtrs	
7.	Approach Road Name & Width	Lake Road / Bhandup Police chowki / Sharad Industries			
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.	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			
11.	Category of Society/ locality	☐ High End, ☑ Normal, ☐ Affordable Group Housing, ☐ EWS, ☐ HIG, ☐ MIG, ☐ LIG			
12.	Utilities/ Facilities in the locality	☑ 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
		140 m	140 m	900 m	8.7 km	1.9 Km	13 Km
14.	Any new development in surrounding area	~~No~~ Metro Construction / GhatKopar Metro Stn			Bhandup Rly Stn		Mumbai Intl Airport

15.	Jurisdiction limits BMC	☐ Nagar Nigam, ☐ Nagar Panchayat, ☐ Gram Panchayat, ☐ Nagar Palika Parishad, ☐ Area not within any municipal limits
16.	Jurisdiction Development Authority Name BMC	☐ DDA, ☐ GDA, ☐ NOIDA, ☐ GNIDA, ☐ YEIDA, ☐ HUDA, ☐ KMDA, ☐ MDDA, ☐ Any other Development Authority: ☐ Area not within any development authority limits
17.	Municipal Corporation Name BMC	☐ 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
		—	—	—
2.	Any conversion to the land use	NO		
3.	Land Type	✓ Solid, ☐ Rocky, ☐ Marsh Land, ☐ Reclaimed Land, ☐ Water logged, ☐ Land locked		
4.	Shape of the Land	☐ Square, ✓ Rectangular, ☐ Trapezium, ☐ Triangular, ☐ Trapezoid, ☐ Irregular, ☐ NA		
5.	Level of Land	✓ On road level, ☐ Below road level, ☐ Above road level, ☐ NA		
6.	Frontage to depth ratio	✓ Normal frontage, ☐ Less frontage, ☐ Large frontage, ☐ NA		
7.	Are Boundaries matched	☐ Yes, ☐ No, ☐ No relevant papers available to match the boundaries, ☐ Boundaries not mentioned in available documents		
8.	Is Independent access available to the property	✓ Clear independent access is available, ☐ Access available in sharing of other adjoining property, ☐ No clear access is available, ☐ Access is closed due to dispute		
9.	Is property clearly demarcated with permanent boundaries?	✓ Yes, ☐ No, ☐ Only with Temporary boundaries		
10.	Is the property merged or colluded with any other property	NO		
11.	Property possessed by at the time of survey	☐ Owner, ✓ Vacant, ✓ Lessee, ☐ Under Construction, ☐ Couldn't be Surveyed, ☐ Property was locked, ☐ Bank sealed, ☐ Court sealed		
12.	Current activity carried out in the property	☐ Residential purpose, ✓ Commercial purpose, ☐ Godown, ☐ Office, ✓ Industrial, ☐ Vacant, ☐ Locked, ☐ Any other use:		

BUILDING/ CONSTRUCTION/ UTLITY DETAILS		
1.	Construction Status	✓ Built-up property in use, ☐ Under construction, ☐ No construction

2.	Covered Built-up Area *(Tick one on the basis of which valuation is to be calculated)*	☐ Covered Area, ☐ Floor Area, ☐ Super Area, ☐ Carpet Area		
		As per Title deed	**As per Map**	**As per site survey**
		mentioned below	–	Pg · 11
3.	Total Number of Floors in the Building	(G+2)		
4.	Floor on which property is situated	(G+2) [redacted] (Shed)		
5.	Type of Unit/ Number of Rooms/ Cabins/ Cubicles	–		
6.	Building Type	☑ RCC Framed Structure, ☐ Load bearing Pillar Beam column, ☐ Ordinary brick wall structure, ☐ Iron trusses & Pillars, ☐ Scrap abandoned structure		
7.	Roof	a. **Make:** ☐ RBC, ☑ RCC, ☐ GI Shed, ☐ Tin Shed, ☐ Stone Patla		
		b. **Height:** Pg 11		
		c. **Finish:** ☑ Simple plaster, ☐ POP Punning, ☐ POP False Ceiling, ☐ Coved roof, ☐ No plaster		
8.	Flooring	☐ Vitrified tiles, ☐ Ceramic Tiles, ☑ Simple marble, ☐ Marble chips, ☐ Mosaic, ☐ Granite, ☐ Italian Marble, ☐ Kota stone, ☐ Wooden, ☐ PCC, ☐ Imported Marble, ☐ Pavers, ☐ Chequered Tiles, ☐ Brick Tiles, ☐ No Flooring, ☐ Under construction, ☐ Any other type:		
9.	Appearance/ Condition of the Building	**Internal** - ☐ Excellent, ☐ Very Good, ☐ Good, ☑ Ordinary, ☐ Average, ☐ Poor ☐ Under construction, ☐ No Survey		
		External - ☐ Excellent, ☐ Very Good, ☐ Good, ☑ Ordinary, ☐ Average, ☐ Poor ☐ Under construction		
10.	Maintenance of the Building	☐ Very Good, ☑ Average, ☐ Poor, ☐ Under construction		
11.	Interior decoration	☐ Excellent, ☐ Very Good, ☐ Good, ☐ Simple, ☑ Ordinary, ☐ Average, ☐ Below average, ☐ Under construction, ☐ No Survey		
12.	Interior Finishing	☑ Simple plastered walls, ☐ Brick walls without plaster, ☐ Designer textured walls, ☐ POP punning, ☐ Coved roof, ☐ Under construction, ☐ No Survey		
13.	Exterior Finishing	☑ Simple plastered walls, ☐ Brick walls without plaster, ☐ Architecturally designed or elevated, ☐ Brick tile Cladding, ☐ Structural glazing, ☐ Aluminum composite panel cladding, ☐ Glass façade, ☐ Domb, ☐ Porch, ☐ Under construction		
14.	Kitchen Many gala units. Not possible to physically check every property	☐ Simple with no cupboard, ☐ Ordinary with cupboard, ☐ Normal Modular with chimney, ☐ High end Modular with chimney, ☐ Under construction, ☐ No Survey		
15.	Class of Electrical fittings	☑ External, ☑ Internal		
		☑ Ordinary fixtures & fittings, ☐ Fancy lights, ☐ Chandeliers, ☐ Concealed lightning, ☐ Under construction, ☐ No Survey		
16.	Class of Sanitary/ Plumbing & water supply fittings	☐ External, ☑ Internal		
		☐ Excellent, ☐ Very Good, ☐ Good, ☑ Simple, ☐ Average, ☐ Below average, ☐ Under construction, ☐ No Survey		
17.	Water arrangements	☐ Jet pump, ☐ Submersible, ☑ Jal board supply		
18.	Fixed Wooden Work	☐ Excellent, ☐ Very Good, ☐ Good, ☐ Simple, ☐ Ordinary, ☐ Average, ☐ Below Average, ☐ No wooden work, ☐ No survey		
19.	Age of Building/ Recent Improvements done		NO	
20.	Maintenance of the Building	☐ Very Good, ☑ Average, ☐ Poor		

* Area of property: (For address refer Pg 2) (As per deed)

→ A – Full shed – 3059 sq.ft – BUA
(915) Half shed – 1504 sq.ft – BUA

→ B – 1027 sq.ft per gala – BUA – Total 11 galas
(916)

→ C – 1027 sq.ft per gala – BUA – Total 28 galas
(913)

21.	Any defects in the building	☐ Maintenance issues, ☑ Finishing issues, ☐ Seepage issues, ☐ Water supply issues, ☐ Electricity issues, ☐ Structural issues, ☑ Visible cracks in the building
22.	Any violation done in the property NO	☐ Construction done without Map, ☐ Construction not as per approved Map, ☐ Extra covered without sanctioned Map, ☐ Joined adjacent property, ☐ Encroached adjacent area illegally
23.	Boundary Wall *(Only for individual property)*	☐ Yes, ☐ No, ☐ Common boundary wall of a complex

Running Mtr.	Height	Width	Finish
–	–	–	–

24.	Lift/ elevators	☑ Passenger/ ☐ Commercial	
		Make: No info	Capacity: –
25.	Power backup	☐ Inverter, ☐ DG Set	
		Make: No info	Capacity: –
26.	Garden/ Landscaping	☐ Yes, ☐ No, ☐ Beautiful, ☐ Ordinary	
27.	Parking facilities	☑ Available within the property	☑ On Ground, ☐ In Basement, ☐ On stilt
		☐ Not available within the property	☐ On road, ☐ Acute parking problem
28.	Special Comments/ Observations, if any	All galas were inspected from outside. A few were inspected from inside. As others were on lease so entry was not possible. Few were closed. Sample measurement on pg. 11.	

MARKETABILITY/ SELABILITY/ UTLITY DETAILS

1.	Any issues in marketability of the property?	☐ Yes, ☐ No ☑ Midway	
		Reason in case of No: ☐ Location, ☐ Surrounding, ☐ Legal aspects, ☐ Demand, ☐ Shape, ☐ Any Other:	
2.	How is Demand & Supply condition in the Market of such properties?	Demand	☐ Very Good, ☐ Good, ☑ Average, ☐ Low, ☐ Poor
		Supply	☐ Very Good, ☐ Good, ☑ Average, ☐ Low, ☐ Poor
3.	Is property easily sellable & marketable?	☐ Yes, ☑ No	
		Comments: no OC available. All galas on lease.	
4.	How is the current utility of the property?	☐ Excellent, ☐ Very Good, ☐ Good, ☑ Average, ☐ Low, ☐ Poor	
5.	At what True rate Owner bought this Property?	Year of purchase	
		Purchase Price	
6.	Present expected Sale Value of the overall property?	–	

11/12/21 Sample Measurements

* B- Building (1st Floor)

1) B-22 → 54 x 19.53 / Height – 11.63 ft
(1 cabin – 1 room – w/c) (front & back doors)
(1 sliding window)

2) B-23 → 54.11 x 19.53 / Height – 11.57 ft
(1 cabin – 1 working Area – w/c) (front & back doors)
(1 window)

* B-wing (2nd Floor)

3) B-56 → 53.21 x 19.41 / Height – 11.62 ft

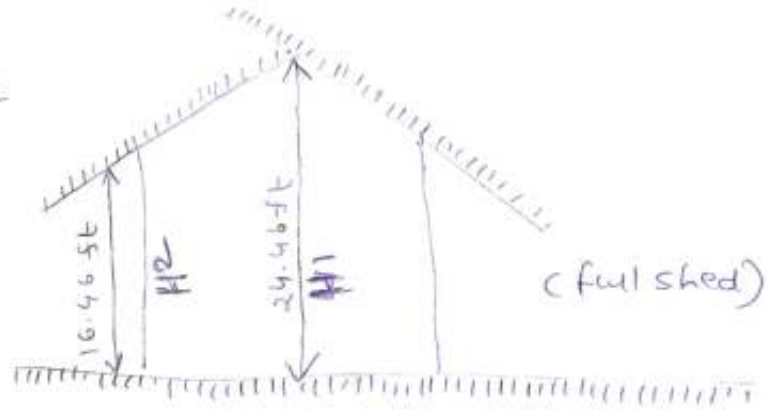
4) B-60 → 44.42 x 20.09 / Height – 11.55 ft

* Shed: (full)

1) A2 → (78.95 x 38.81) ft^2

* Half shed:

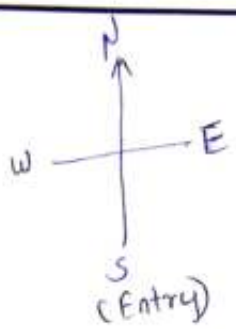
(38.73 x 78.73) ft^2
H1 – 24.17 ft
H2 – 15.96 ft



DRAW SITE KEY PLAN & SKETCH PLAN

A2 shed [redacted] Property: (915)

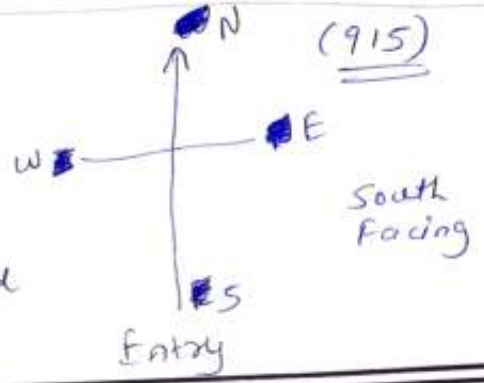
S – Approach Road
E – Hald shed, No.3
W – H1 Building
N – Residential chawl



South Facing

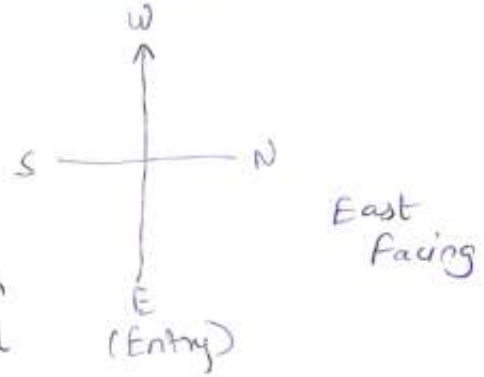
A3 shed: (915)

N – Residential chawl
S – Approach Road
E – Security Cabin/Lake Road
W – A2 shed



B- Building: (916/913)

N – Approach Road
S – New camp Co./Industry
E – Sharad Indl Estate Rd/Murugan Compound
W – K Building



* Landmark: Lake Road, Bhandup Police chowki/ Sharad Industries

PROPERTY MARKET COMPARABLE RATE INFORMATION DETAILS

(Available for Sale or Transaction already happened in past)

No	Particulars	Subject Property	Comparable 1	Comparable 2	Comparable 3
1.	Name *(source of information)*	NA	Sneha	Monish	
2.	Contact No.	NA	7977967232	8108477176	
3.	Type of source of information *(Seller/ Property dealer/ nearby people)*	NA	Local broker	Property Agent	
4.	Rates/ Price informed *(in Rs. with unit)*	NA per sq.ft	[redacted] - 14K to [redacted] - 10K	10K to 15K	
5.	Rates Type *(Sale/ Buy)*	NA	Buy	Buy	
6.	Shape of the Property *(Square, Rectangular, Irregular)*		—	—	
7.	Area/ Size of the Property		1000 sq.ft to 1300 sq.ft	1100 sq.ft to 1300 sq.ft	
8.	Legal Status *(clear, negative, weak)*/ No. of owners		Weak	Weak	
9.	Location/ surrounding/ neighborhood comparison with the subject property *(Similar, Lower, Better, Highly Better than the subject Property)*	Base Case	Same Location	Same Location	
10.	Distance from the subject Property	0	same indl estate	same indl estate	
11.	Other factors *(Corner, 2 side open, North-East facing, Park facing, Legal/ Financial encumbrance, etc.)*		—	—	
12.	Approach road width		—	—	
13.	Level of Land *(Below/ On/ Above road level)*		—	—	
14.	Frontage to depth ratio *(Normal, Less, Large)*		—	—	
15.	Present Use		Vacant/ In use commercial	Vacant/ commercial	
16.	Any other details/ Discussion held	NA	—	—	
17.	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	Shiv
Relationship with owner	~~Office Asst~~ Manager
Signature	
Mobile No.	9004190739
Date	11/12/21

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.	PL704-0169-708-(913/915/916)
Surveyor Name	Abhishek Shanbhag
Signature	Shanbhag
Date	11/12/21

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	

REINFORCING YOUR BUSINESS
RK ASSOCIATES

Enclosure: 6

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.	PL704-Q169-708- (913/915/916)
2.	Name of the Surveyor	Abhishek Shanbhag
3.	Borrower Name	Pg. 2
4.	Name of the Owner	Pg. 2
5.	Property Address which has to be valued	Pg. 2
6.	Property shown & identified by at spot	☐ Owner, ☑ Representative, ☐ No one was available, ☐ Property is locked, survey could not be done from inside **Name**: Shiv — **Contact No.**: 9004190739
7.	How Property is Identified by the Surveyor	☐ From schedule of the properties mentioned in the deed, ☐ From name plate displayed on the property, ☑ Identified by the owner/ owner representative, ☐ Enquired from nearby people, ☐ Identification of the property could not be done, ☐ Survey was not done
8.	Are Boundaries matched	☐ Yes, ☐ No, ☐ No relevant papers available to match the boundaries, ☐ Boundaries not mentioned in available documents
9.	Survey Type	☑ Full survey (inside-out with measurements & photographs) ☐ Half Survey (Measurements from outside & photographs) ☐ Only photographs taken (No measurements)
10.	Reason for Half survey or only photographs taken	☐ Property was locked, ☐ Possessee didn't allow to inspect the property, ☐ NPA property so couldn't be surveyed completely NA
11.	Type of Property	☐ Flat in Multistoried Apartment, ☐ Residential House, ☐ Low Rise Apartment, ☐ Residential Builder Floor, ☐ Commercial Land & Building, ☑ Commercial Office, ☐ Commercial Shop, ☑ Commercial Floor, ☐ Shopping Mall, ☐ Hotel, ☐ Industrial, ☐ Institutional, ☐ School Building, ☐ Vacant Residential Plot, ☐ Vacant Industrial Plot, ☐ Agricultural Land
12.	Property Measurement	☐ Self-measured, ☑ Sample measurement, ☐ No measurement
13.	Reason for no measurement: NA	☐ It's a flat in multi storey building so measurement not required ☐ Property was locked, ☐ Owner/ possessee didn't allow it, ☐ NPA property so didn't enter the property, ☐ Very Large Property, practically not possible to measure the area within limited time ☐ Any other Reason:
14.	Land Area of the Property	As per Title deed: — / As per Map: — / As per site survey: —
15.	Covered Built-up Area	As per Title deed: Pg. 9 / As per Map: — / As per site survey: Pg. 11
16.	Property possessed by at the time of survey	☐ Owner, ☑ Vacant, ☑ Lessee, ☐ Under Construction, ☐ Couldn't be Surveyed, ☐ Property was locked, ☐ Bank sealed, ☐ Court sealed
17.	Any negative observation of the	Pg. 10

	property during survey	
18.	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
19.	Is property clearly demarcated with permanent boundaries?	☑ Yes, ☐ No, ☐ Only with Temporary boundaries
20.	Is the property merged or colluded with any other property	Few properties were not allowed to inspect from inside. Few were closed. So can't say.
21.	Local Information References on property rates	Please refer attached sheet named *'Property rate Information Details.'*

Endorsement:

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

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

a. Name of the Person: Shiv
b. Relation: @ Manager
c. Signature:
d. Date: 11/12/24

In case not signed then mention the reason for it: ☐ No one was available, ☐ Property is locked, ☐ Owner/ representative refused to sign it, ☐ Any other reason:

2. **Surveyor Signature who did site inspection:**

Undertaking: I have inspected the property and cross verified the property details at site to the extent of *a. Matching boundaries of the property, b. Sample measurement of its area, c. Physical condition, d. Property rates as per local information* with what is mentioned in the property documents provided to me by the Bank/ interested organization. I have not come under influence of anyone during site inspection and have only recorded the true and factual details in the survey form which I come across during the site survey. I understand that giving any manipulative information in the survey form will lead to incorrect Valuation report which is an unlawful act and i'll be solely responsible for doing it.

a. Name of the Surveyor: Abhishek S
b. Signature:
c. Date: 11/12/24