

File No.	PR69-767 RKADNCR/
Date of Receiving	
File Receiver Name	Rajat

REINFORCING YOUR BUSINESS
ASSOCIATES
 GROUP OF ENGINEERING CONSULTANTS PVT. LTD.
 4/3 A22 infra Engineering Ltd.

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

1.	Proposal/ Work Order or Ref. No.			
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	Ashish Bisht (A22 infra engineering concerned person) Htd.		
5.	Case Allotment Officer/ Fees paying party Details	Name	Contact Number	Email Id
		Ashish Bisht	9560286288	ashish.bisht@a22email.com
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
		Rs 15000 + GST	Rs 5000 + GST	☐ Bank ☒ Customer
8.	Billing Details	Billed To Party Name		GSTIN
	A22 infra engineering details			06AAECA1203A4Z0

CASE DETAILS

Type of Property

Commercial office space.

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

M/s A22 Infra Engineering Ltd.

4. Account Name

M/s A22 Infra Engineering Ltd.

5. Property Address

La Vida man, 7th floor, Block-CK-3, 4, 48849
Sector-2, Salt Lake city, Kolkata-700091

6. Who will coordinate on site for the site survey

Name

Contact Number

S. Hazra choudhury

9800003828

7. Preferred time of survey

Date

17/1/22

Time

8. Documents Received

(Any one ownership document and approved site plan/ map is must)

1. Ownership Documents: ☐ Sale Deed, ☐ Power of Attorney, ☒ Sub-lease Deed
☐ 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, ☐ Title Report, ☐ Agreement to Sale,
☒ Old Valuation Report
5. No documents provided: ☐

9. Documents received from

client (Ashish Bisht)

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 ultimately.

Customer Signature:

for A22 Infra Engineering Ltd.

(S. Hazra choudhury) 17.01.2022

FILE RECEIVER CASE COLLECTION PROCESS COMPLIANCE CHECKLIST

(To be filled by Surveyor)

COMPLIANCE CHECKLIST

STATUS

APPROVER SIGNATURE/

(REMARKS IN CASE OF ANY (X))

1.	Is Case collection Form properly filled by Receiver?	☒	
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 – Ctrra Map/ Master/ Zonal/ Site Plan : 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 fluorescent 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 you or trying to influence you by money or cash then immediately report to the Management & Be

SURVEY GRADING MATRIX PARAMETERS/ CRITERIA

• 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)

PLIANCE CHECKLIST POINTS		STATUS
You take proper property documents to carry out the survey?		☒
Have you properly studied & highlighted Owner/ Aerial Boundaries in the property documents with bold fluorescent before moving for the survey?		☒
Did you check prominent landmark nearby the subject property as mentioned in the survey form?		☒
Did you identified the Property clearly by matching the boundary 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 the undertaking and survey summary sheet?		☒
26. Did you signed the undertaking?		☒

For File No.	PL 829- 767
Surveyor Name	Anishan / Rajat
Signature	
Date	17/1/22

GENERAL SURVEY FORM (FOR PROPERTIES OTHER THAN FLATS)

(Version 5.0)

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

79869-467
No. RTD/BNCR/1

Date: 17/1/22

Time:

GENERAL DETAILS

Name of the Surveyor		Anishan/Lejit	
Property shown by		☐ Owner ☐ Representative locked, survey could not be done	
Name		Contact No.	
Survey Type		Full survey (inside-out with measurements & photographs) Half Survey (Measurements outside & photographs) Only photographs taken (No measurements)	
Reason for Half survey or only photographs taken		☐ Property was locked ☐ Possessor didn't allow to inspect the property ☐ NPA property so could not be surveyed completely	
How Property is identified		☐ From schedule of the property name plate displayed on the owner representative ☐ Enquired from nearby people ☐ Identification of the property did not be done ☐ Survey was not done	
Type of Property		☐ Flat in Multistored Apartment ☐ Apartment ☐ Residential Building ☐ Building ☐ Commercial Office ☐ Floor ☐ Shopping Mall ☐ Hotel ☐ School Building ☐ Vacant Residential Plot ☐ Vacant Industrial Plot ☐ Agricultural Land	
Property Measurement		☒ Self-measured ☐ Sample measurement only ☐ No measurement	
Reason for no measurement		☐ It's a flat in multi storey building so measurement not required ☐ Property was locked ☐ Owner/possessor didn't allow it ☐ NPA property so didn't enter property ☐ Very Large Property practically not possible to measure the entire area ☐ Any other Reason:	
Purpose of Valuation		☐ Value assessment of the asset or 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	
Type of Loan		☐ Housing Loan ☐ Housing Tie Over Loan ☐ Home improvement Loan ☐ Loan against Property Construction Loan ☐ Educational Loan ☐ Car Loan ☐ Project loan ☐ Term Loan ☐ CC Limit enhancement ☐ Cash Credit L ☐ Industrial Loan ☐ NA	
Loan Amount:			

OWNERSHIP DETAILS

Owner Name/s
 Purchaser Name
 Address under
 Auction
 Present Residence Address of
 the Owner/ Purchaser
 Property constitution

Same as Pg. 1
 4

Office
 Free Hold
 Lease Hold

LOCATION DETAILS

	East	West	North	South
1. Adjoining Properties (Match it with papers with the help of compass or Sun direction and also confirm it with nearby people)	Open to street	Public	Space	Open to street
2. Property Facing	East Facing	North Facing	West Facing	South Facing
3. Landmark	Anandoloke Hospital			
4. Ward Name/ No.	—			
5. Zone Name	—			
6. Main Road Name & Width	Name Width Distance from property			
7. Approach Road Name & Width	2nd Avenue 30ft. Adjacent			
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
14. Any new development in surrounding area	1 Km	150m	100m	200m
			3 Km	12 Km

Corner plot

limits	☒ Nagar Nigam, ☐ Nagar Panchayat, ☐ Gram Panchayat, ☐ Nagar Palika Parishad, ☐ Area not within any municipal limits
ction Development rity Name	☐ DDA, ☐ GDA, ☐ NOIDA, ☐ GIDA, ☐ 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			
	As per Title deed	As per Map	As per site survey
1. Land Area			
2. Any conversion to the land use			
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			
11. Property possessed by at the time of survey	☐ Owner, ☐ Vacant, ☐ Lessee, ☐ Under Construction, ☐ Couldn't be Surveyed, ☐ Property was locked, ☐ Bank sealed, ☐ Court sealed		
12. Current activity carried out in the property	☐ Residential purpose, ☐ Commercial purpose, ☐ Godown, ☐ Office, ☐ Industrial, ☐ Vacant, ☐ Locked, ☐ Any other use:		

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

Built-up Area

one on the basis of which
it is to be calculated)
all Number of Floors in the
Building

Covered Area, ☐ Floor Area, ☐ Super Area, ☐ Carpet Area
As per Title deed As per Map As per site survey

500 sq.ft. (approx)

Map

As per site survey

2875 sq.ft.
(Carpet Area)

Floor on which property is situated

G-8

Type of Unit/ Number of Rooms/
Cabins/ Cubicles
Building Type

4th floor

2 toilets / 5 cabins / one battery room
one entrance room / one parking / one store
RCC Framed Structure, ☒ load bearing ☐ Beam column,
☐ Ordinary brick wall structure ☐ Iron trusses & Pillars ☐ Scrap
abandoned structure

7. Roof

a. Make: ☒ RBC ☒ RCC

Patta

b. Height: 8 ft.

GI Shed, ☐ Tin Shed, ☐ Stone

8. Flooring

c. Finish: ☐ Simple plaster ☐ POP Punning ☒ POP False
Ceiling, ☐ Coved roof, ☐ Plaster

☒ Verified tiles, ☐ Ceramic tiles, ☐ Simple marble, ☐ Marble
chips, ☐ Mosaic, ☐ Granite, ☐ Italian Marble, ☐ Kota stone,
☐ Wooden, ☐ PCC, ☐ Impressed Marble, ☐ Pavers, ☐ Crenelated
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, ☒ No Survey

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, ☐ Aluminium composite panel cladding,
☐ Glass façade, ☐ Domb, ☐ Arch, ☐ Under construction

14. Kitchen

☐ 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 lighting, ☐ 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

10-12 years old.

20. Maintenance of the Building

☐ Very Good, ☐ Average, ☐ Poor ☒ Good

acts in the building

- ☐ Maintenance issues, ☐ Finishing issues, ☐ Seepage issues,
☐ Water supply issues, ☐ Electricity issues, ☐ Structural issues,
☐ Visible cracks in the building **NO**

violation done in the property

Cannot comment

- ☐ Construction done without Map, ☐ Construction not as per approved Map, ☐ Extra covered without sanctioned Map, ☐ Joined adjacent property, ☐ Encroached adjacent area illegally

Boundary Wall (Only for individual property)

Commercial office space.

- ☐ Yes, ☐ No, ☐ Common boundary wall of a complex
- | Running Mtr. | Height | Width | Finish |
|--------------|--------|-------|--------|
| | | | |

24. Lift/ elevators

4 lifts

- ☐ Passenger, ☒ Commercial **(4 lifts)**

Make: **Johnson (4 lifts)** Capacity: **500 kgs.**

25. Power backup

- ☐ Inverter, ☒ DG Set **(one)**

Make: — 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

—

MARKETABILITY/ SELABILITY/ UTILITY DETAILS

1. Any issues in marketability of the property?	☒ Yes ☒ No Reason in case of No: ☐ Location, ☐ Surrounding, ☐ Legal aspects, ☐ Demand, ☐ Shape, ☐ Any Other:				
2. How is Demand & Supply condition in the Market of such properties?	<table border="1"> <tr> <td>Demand</td> <td>☐ Very Good, ☒ Good, ☐ Average, ☐ Low, ☐ Poor</td> </tr> <tr> <td>Supply</td> <td>☐ Very Good, ☐ Good, ☐ Average, ☒ Low, ☐ Poor</td> </tr> </table>	Demand	☐ Very Good, ☒ Good, ☐ Average, ☐ Low, ☐ Poor	Supply	☐ Very Good, ☐ Good, ☐ Average, ☒ Low, ☐ Poor
Demand	☐ Very Good, ☒ Good, ☐ Average, ☐ Low, ☐ Poor				
Supply	☐ Very Good, ☐ Good, ☐ Average, ☒ Low, ☐ Poor				
3. Is property easily sellable & marketable?	☐ Yes, ☒ No Comments: same as given in point 1				
4. How is the current utility of the property?	☐ Excellent, ☐ Very Good, ☐ Good, ☒ Average, ☐ Low, ☐ Poor				
5. At what True rate Owner bought this Property?	<table border="1"> <tr> <td>Year of purchase</td> <td>—</td> </tr> <tr> <td>Purchase Price</td> <td>—</td> </tr> </table>	Year of purchase	—	Purchase Price	—
Year of purchase	—				
Purchase Price	—				
6. Present expected Sale Value of the overall property?	—				

ABSEDC power supply.

There are many few commercial property nearby all are Residential Bungalows, Apart from that after talking to agent we got to know CC (completion certificate) of the property is not issued so many few buyers are interested in those property.

Earlier of time of construction of mall it was
proposed that there will be cinema (cinema)
and other features but as there was
it there were no such facilities provided.

BLANK PAGE FOR PROVIDING ANY ADDITIONAL DETAILS/ INFORMATION

DRAW SITE KEY PLAN & SKETCH PLAN

PROPERTY MARKET COMPARABLE RATE INFORMATION DETAILS

(Available for Sale or Transaction already happened in past)

	Subject Property	Comparable 1	Comparable 2	Comparable 3
1. Source of information (Contact No.)	NA	Rajesh (Neeraj Properties)	BP PROPERTY	
2. Type of source of information (Seller/ Property dealer/ nearby people)	NA	9831048116	9836014269	
3. Rates/ Price informed (in Rs. with unit)	NA	Agent/ property Dealer	Agent/ Dealer	
4. Rates Type (Sale/ Buy)	NA	6500 to 7000/ sq.ft (Super built)	6500 to 7000/ sq.ft	
5. Shape of the Property (Square, Rectangular, Irregular)		Sale	Sale	
6. Area/ Size of the Property		Similar	Similar	
7. Legal Status (clear, negative, weak)/ No. of owners		5000 (sq.ft)	5000 (sq.ft)	
8. Location/ surrounding/ neighborhood comparison with the subject property (Similar, Lower, Better, Highly Better than the subject Property)	Base Case	Same property.	Same property.	
9. Distance from the subject Property	0	0.	0.	
10. Other factors (Corner, 2 side open, North-East facing, Park facing, Legal/ Financial encumbrance, etc.)		-	-	
11. Approach road width		Similar	Similar	
12. Level of Land (Below/ On/ Above road level)		Above Road level.	Above Road level	
13. Frontage to depth ratio (Normal, Less, Large)		-	-	
14. Present Use		-	-	
15. Any other details/ Discussion held	NA	For Sale the Rate is around 6500 to 7000/ sq.ft (Super built up) May be negotiable.	CC of building is not there. Rate 6500 to 7000/ sq.ft Super built up.	
16. Present expected Sale Value of the overall property?				

UNDERTAKING BY THE CUSTOMER

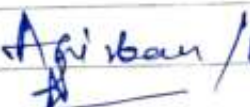
I confirm that I have made the inspection of the subject property to the surveyor of R.K Associates, which is the subject property in question for which the documents have been provided/ submitted by me. I further confirm that I am aware of all the information related to the subject property and I have 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	SAJAL HAZRA CHOUDHURY
Relationship with owner	Employee (* Sr. Consultant in present capacity)
Signature	
Mobile No.	9800003828
Date	17.01.2022

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 assurance 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	Agrishan / Rajat
Signature	
Date	17/1/22

UNDERTAKING BY THE PREPARER

I undertake that this Valuation Report is prepared as per the fair professional best practices and Valuation & 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 I will bear the losses which will be put on the Company in form of monetary or reputation loss by its client or regulatory 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 arbitrarily 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 be 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	