

PLAN SHOWING NAZUL LAND COLOURED RED
 MOHALLA RAKAB GANJ JADEEDAT K.NO.35
 TREE HOLD TO SRI MUBARAK HUSAIN
 QUINTON ROAD LUCKNOW-1.

Ref:-

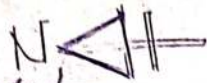
LEFT FOR ROAD WINDING AREA = 141.0

① RESIDENTIAL AREA = 2221.6

② COMMERCIAL AREA = 1380.6

MARKED	KHASRA NO.	AREA	AREA IN SI
E	35	B B B K	2548
F	35	0 17 9	1201
		0 17 13	
TOTAL = 0 34 12			3749 SFT.

SCALE = 40' = 1 INCH



NORTH
 SOUTH
 EAST
 WEST

BOUNDARY

ROAD
 KOTHI RAJA TIRLOKI NATH SETH
 KOTHI
 COMPOUND OF NAZUL LAND

NAZUL OFFICE

KHASRA NO. 38

SCHOOL
 MAHATMA GHANDHI GIRLS

KHASRA NO. 38

KOTHI OF SRI RAJA TIRLOKI NATH
 SETH

KOTHI OF SRI ASHGR HUSAIN

ADVOCATE

KOTHI

RAJ

K.N. 35

36'-0" QUINTON ROAD

COMPOUND OF QUEENS INTER COLLEGE

NAZUL OFFICE

PLAN SHOWING THE PROPERTY OF SRI/MTI HIRA DEVI MEHROTRA
 1/4 LATE SRI TALWAR WITH SETU AT 4, QUINTON ROAD,
 LUCKNOW
 SOLD TO

TOTAL AREA
 COVERED
 OPEN

PROPERTY : 16,203 SFT 747.865 METRES
 " " 3680 " 341.87
 " " 6523 " 605.79

NAZUL OFFICE

MAHATAMA GANDHI
 GIRLS SCHOOL

BARONI ROAD
 (JAGJITH CHANDU ROAD ROAD)

KOTHI OF
 SYED ASGHAR
 BUSANI
 ADVOCATE



QUINTON ROAD 36.0 34.0

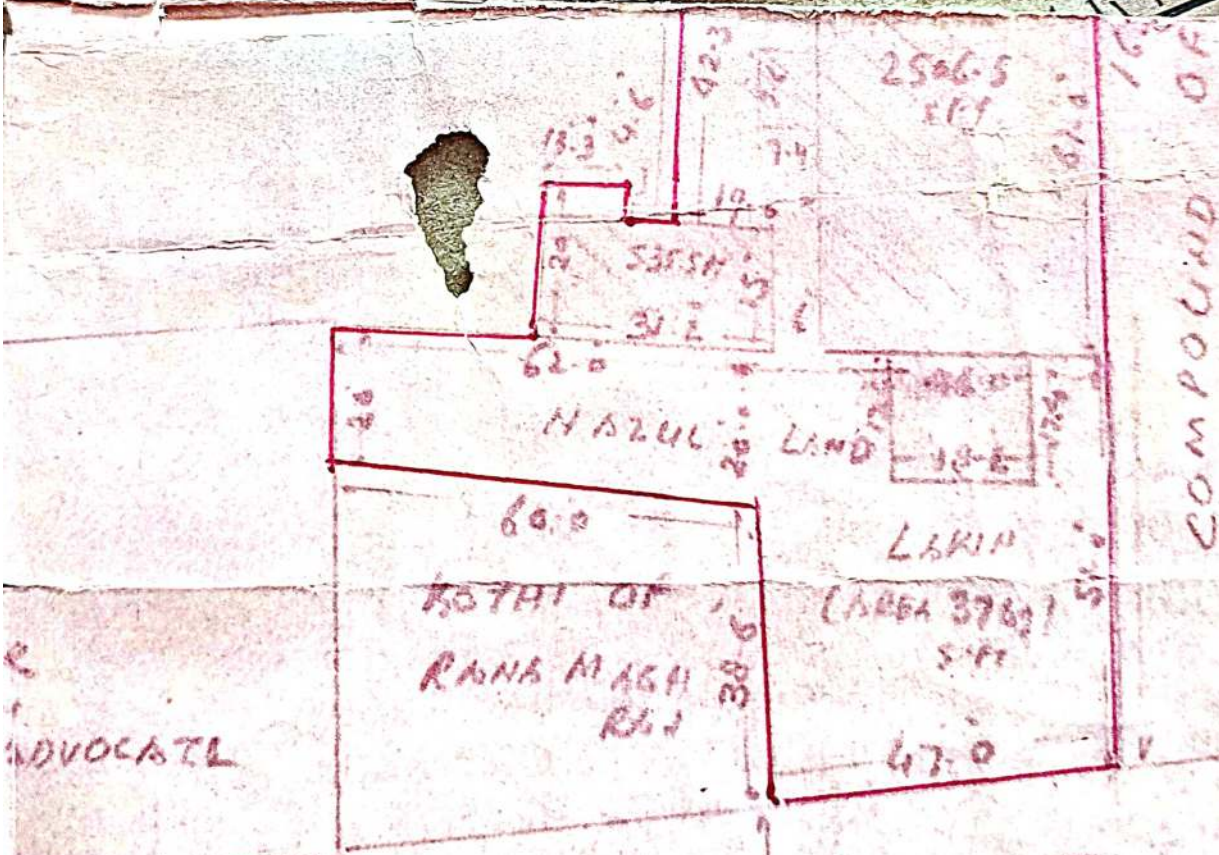
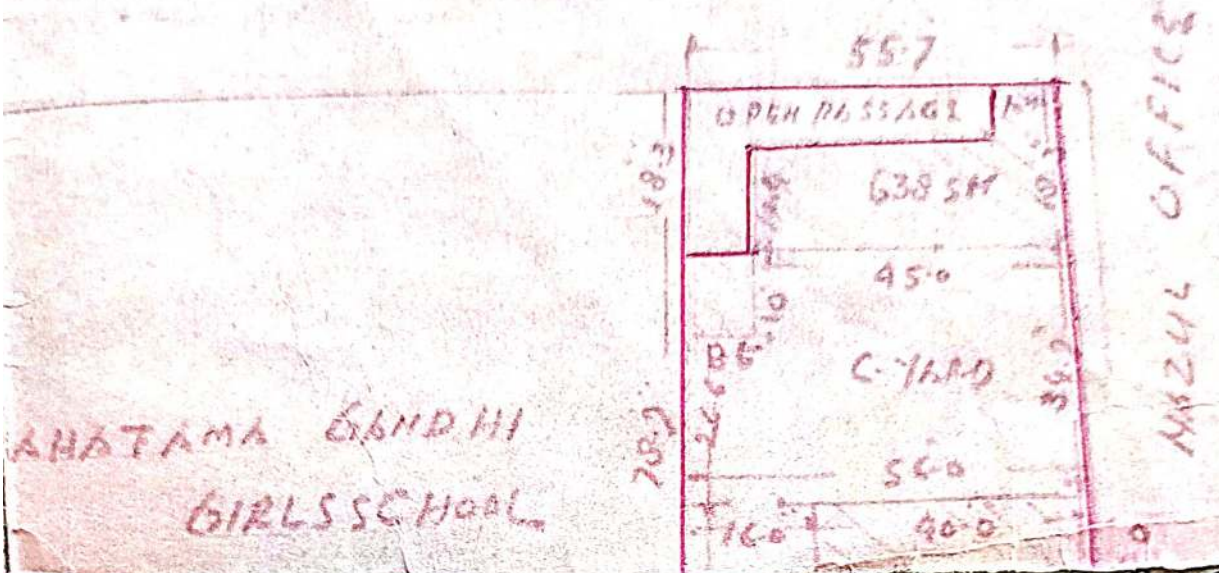
COMPOUND OF
 QUEENS INTER COLLEGE

SIGNATURE

Jagjit Singh, J. J. Man
 12 Nov 42
 Sp. 42
 4.2.5

MOSQUE

NAZUL OFFICE



GUIN TON ROAD 36.0 34.0

PLAN SHOWING THE PROPERTY OF SRIMATI HIRA DEVI MEHRTRA
 P/o LATE SRI TRILOK NATH SETH AT 4, QUINTON ROAD,
 LUCKNOW.
 SCALE:- 40:1
 SOLD TO:-

TOTAL AREA	OF	PROPERTY	=	10,203 SFT	947.86 S. METER
COVERED	"	"	=	3680	341.87
OPEN	"	"	=	6523	605.99

NAZUL OFFICE

MAHATAMA GANDHI
 GIRLS SCHOOL



2254

ND COLOURED RED
DEED AT K. NO 35
ARAK HUSAIN
OW-1.

MARKED	KHASRA NO	AREA	ARBAH SET
E	35	B B B K	2548
F	35	0 17 17 9 0 0 17 13	1201
TOTAL = 0 34 12			3749 SET.

BOUNDARY

NORTH ROAD
 SOUTH KOTHI RAJA TIRLOKI NATH SETH
 EAST KOTHI
 WEST COMPOUND OF NAZUL LAND

NAZUL OFFICE

55.7

NO. 38

L
 GHANDHI GIRLS

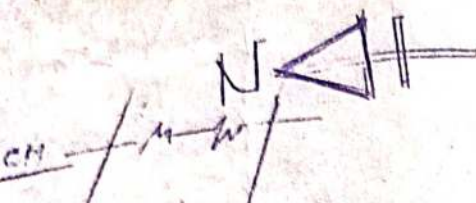
KHASRA NO. 38

NAZUL OFFICE

THE HOLD TO
 TON ROAD LUCKNOW-1-

ROAD WINDING AREA = 141.0
 RESIDENCIAL AREA = 222.6
 COMMERCIAL AREA = 138.0

MARKED	KHASRA NO	AREA	AREA IN SFT
E	35	B B B K	2548
F	35	0 17 17 9 0 0 17 13	1201
TOTAL = 0 34 12			3749 SFT.



BOUNDRY
 NORTH ROAD
 SOUTH KOTHI RAJA TIRLOKI NATH SETH
 EAST KOTHI
 WEST COMPOUND OF NAZUL LAND

NAZUL OFFICE

KHASRA NO. 38

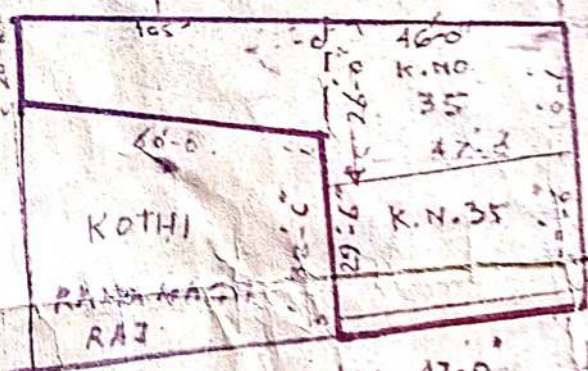
SCHOOL
 MAHATMA GHANDHI GIRLS

KHASRA NO. 38

KOTHI OF SRI RAJA TIRLOKI NATH
 SETH

KOTHI OF SRI ASHGR HUSAIN

ADOCATE



ROAD

36'-0" QUINTION

COMPOUND OF QUEENS INTER COLLEGE

SUBMISSION DRAWING

SCHEDULE OF DOOR & WINDOW

SN.	TYPE	SIZE	SILL
1.	D	1000X2100	----
2.	D1	900X2100	----
3.	D2	750X2100	----
4.	K/W	3000X1050	1050
5.	W	3000X1350	750
6.	W1	2500X1350	750
7.	W2	1500X1350	750
8.	W3	1130X1350	1500
8.	V	900X600	1500
8.	V1	3000X600	

AREA STATEMENT

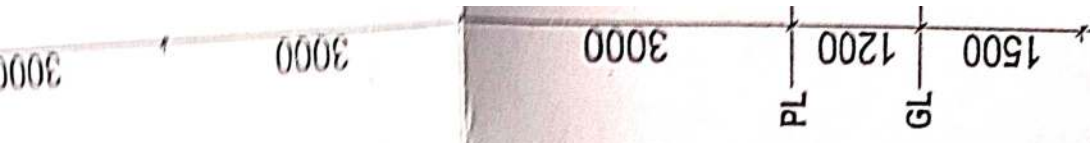
CONSTRUCTION ON FRONT SIDE	346.21 Sqmt.
NAZOO FREE HOLD PLOT	
ROAD WIDENING AREA	55.00 Sqmt.
NET PLOT AREA	291.21 Sqmt.
OPEN AREA	179.61 Sqmt.
BASEMENT AREA	39.71 SQMT.
COVD AREA OF GROUND FLOOR	113.00 SQMT.
COVD AREA OF FIRST FLOOR	64.06Sqmt.
COVD AREA OF SECOND FLOOR	64.06 Sqmt.
COVD AREA OF MUMTY	25.37 Sqmt.
TOTAL COVD.(CHARGEABLE) AREA	306.20 Sqmt.

RCQD.	PROPOSED	
GROUND COVD.	40%	38.80%
f.a.r.	1.20	.83

REQ.PARKING G.F.(SHOW ROOM)	$\frac{175.65 \times 1.25}{100} = 2.19 =$	3 NOS.
REQ.PARKING G.F. (RESIDENCE)		=1 NOS.
PROVIDED PARKING		=4 NOS.

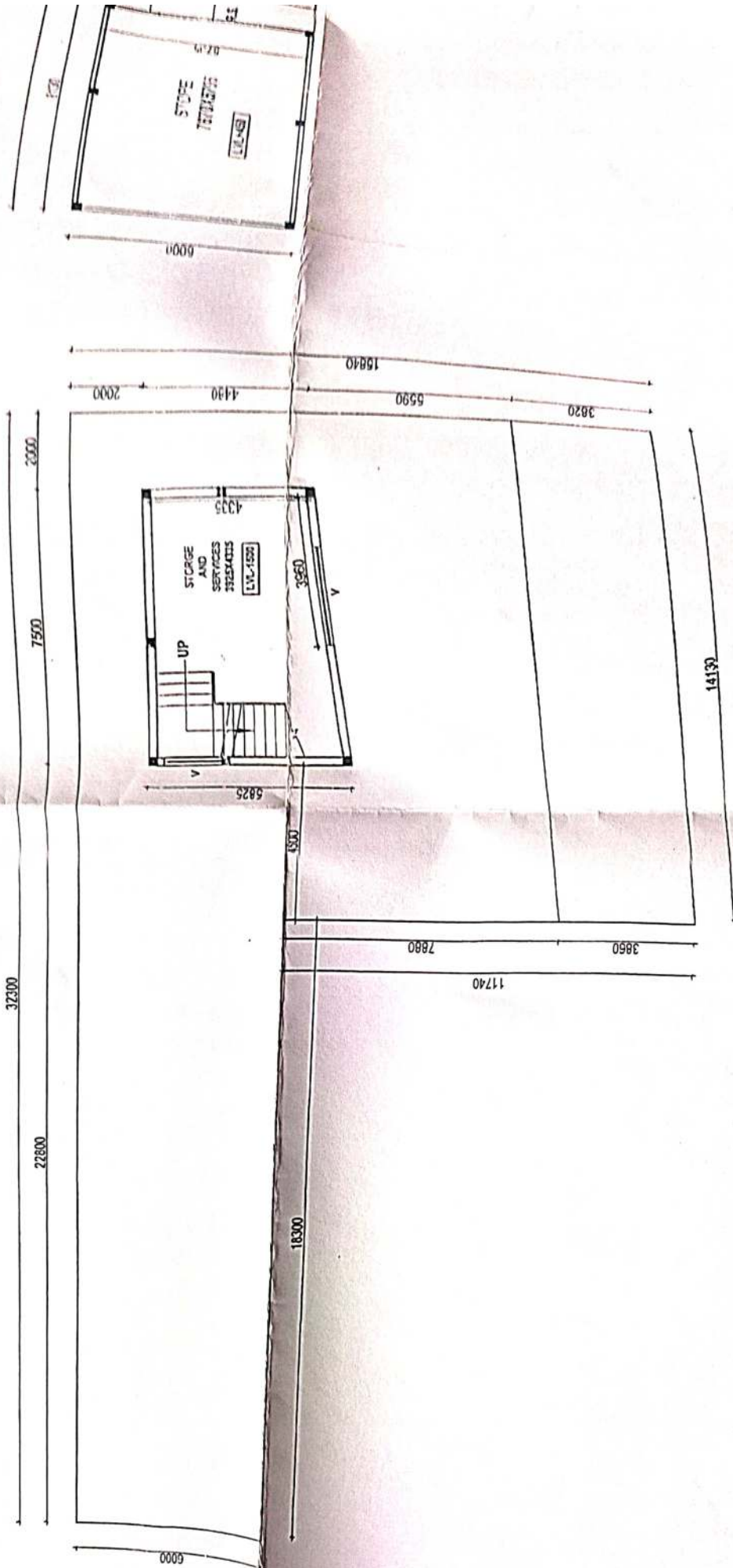
$$\text{SCALE}(1:100)$$

PROPOSED 13000 WIDE ROAD



SCALI

BASEMENT PLAN
SCALE(1:100)

$$\underline{\underline{\text{SCALE}(1:100)}}$$


WATHI OF SRI RASIN TRILOKI NATH SETHI





MADHYANCHAL VIDYUT VITARAN NIGAM LTD. LUCKNOW

A/C No : 3705170000
21/1/2021 12:17:52 PM

BILL-CUM-NOTICE Printed by SYSUSUR

Name : HAJI MUBARAK HUSSAIN Address : 4 QUINTAN ROAD LALBAIGH LKO LUCKNOW UP IND Circle : CIR31268 Division : DIV312682 Sub Division : SDO3126820 K No : 0010182688	Book No : 312682020416 SC No : MV_103180 Account No : 3705170000 Mobile No : 9415515350	Bill No : 370517209083 Bill Date : 10-JAN-2021 Bill Month : JAN-2021	Bill Due Date Disconnection Date	17-JAN-2021 24-JAN-2021
--	---	--	-------------------------------------	----------------------------

Motor Badge No.	Motor No.	Record Dmd	Bill Base	Previous		Current		DIF	M.F	Billed Units	Period (Months)	Meter Read Rmrk	Meter Status
				Road Date	Road	Road Date	Road						
M31261300R2183 10000000001	R21831		OK	10-DEC-20	23164	10-JAN-21	23215	51	1	51 KWH	1	OK	A
M31261300R2183 10000000001	R21831	0	OK						1	0 KW	1	OK	A

Assessed Units			Adjustment Units		Total Billed Units
KWH	KVAH	KVA			51

Arrears Details(₹)		EC Calculation				Connection Details	
Category	Amount(₹)	Units	Rates	Amount	Description	Tariff Code	LM /1
Arrears	-0.50	51	5.5	280.50	Energy Charge (ST-10B)	Supply Type	10
Previous Late Pymnt Surcharge	0.00					Sanctioned Load	3.27 KW
Miscellaneous Arrears	0.00					Security Deposit (₹)	.02
Total	-0.50					Inoperative Balance (₹)	0
						Additional Security	0
						Security Deposit Interest	0.30

Bill Details(₹)		Bill Details(₹)		Last Payment Status	
Electricity Charges	280.50	Installment Amount	0.00	Amount (₹)	1513.00
Fixed Demand Charges	440.73	(A) Installment Number		Receipt No	370517016222
Runt/Dept Rebate	0.00			Receipt Date	
Load Factor Rebate	0.00			Payment Details	1513.00
Power Loom Rebate	0.00			Cash	
Amount for Min Charges	0.00				
Dishonor Cheque	0.00	Total Payable Amount (₹)	756	Previous Consumption Pattern	
Solar Heater Rebate	0.00	Payable Amount in words	Seven Hundred Fifty Six Rupees Only		
Fuel Surcharge	0.00			Bill Month	Units (KWH)
LT Metering surcharge	0.00				Units (KVAH)
Surcharge exceeding Demand	0.00				Demand
Capacitor Surcharge	0.00				Status
Current Bill LPSC	36.03			DEC-2020	100
Electricity Duty	0.00			OCT-2020	228
Regulatory Surcharge1	0.00			SEP-2020	220
Regulatory Surcharge2	0.00			AUG-2020	212
Deferred FC	0.00			JUL-2020	203
Provisional Adjustment	0.00			JUN-2020	481
Tariff Adjustments/Prev FC	0.00				
Misc Debit	0.00				
FC/Installment Credit	0.00				
Current Payable Amount(₹)	756.53				

Energy Saved is Energy Produced.
Note: If the Bill is not paid by Due Date, the supply will be disconnected without any further notice.

Book No.	Receipt No.	Counter no.	Old Acct No	Acct No	Bill No.
312682920410	370517010337	31268203	0010182688	3705170000	370517209083
Recvd Amt(In Rs.)	Paidby	Chqdd No	Chqdd Dt	Bnk	Bnkbr
756	CASH				
(Total Amt In Figures)	756	(In Words)	Seven Hundred Fifty Six Rupees Only		

Counter Name	Received by	Collection Date	Due Date	Total Amount Payable by due Date(₹)
Cash Counter For Residency-312682	ERY97	21-JAN-21	17-JAN-2021	749

NOTE: Pay your Bill online- www.uppcionline.com
EXECUTIVE ENGINEER - Residency

Pay DD/Cheque in favour of E-vidha Please update your Mobile #

DIAL TOLL FREE 1912 FOR BILL & SUPPLY COMPLAINTS

4/21/22, 1:36 PM

039-326 • WK 07

<https://lmc.up.nic.in/infra/AuthUser/ASSESSMENT/TaxSubmit.aspx>

LUCKNOW MUNICIPAL CORPORATION (लखनऊ नगर निगम)
HOUSE TAX RECEIPT (गृह कर रसीद)

OWNER COPY

HOUSE NO
(अवतन संख्या)
125/004/1

HOUSE ID (अवतन
आईडी)
9157A19067

ZONE (ज़ोन)
ZONE 1

NAME OF OWNER/OCCUPIER (मकान मालिक का नाम)
MUBARAK HUSAIN (NPL)

FATHER/HUSBAND NAME (पिता/पति का नाम)

MOHALLA (मोहल्ला)
**QUINTON
ROAD (1118)**

WARD (वार्ड)
J.C. BOSE WARD (18)

FINANCIAL YEAR (वित्तीय वर्ष)
2022-23

TAX FOR CURRENT YEAR (चालू वर्ष
का कर)
4762.20

CURRENT TAX PAID (चालू गृह कर
जमा)
0.00

MODE OF PAYMENT
(भुगतान का प्रकार)
CASH

TRANSACTION DATE
(प्राप्ति तिथि)
21/04/2022

ANNUAL VALUE (वार्षिक
मूल्य)
31748.00

INTEREST (ब्याज)
1842.47

ARREAR (वकाया)
10058.06

ARREAR PAID (वकाया जमा)
6157.53

CHEQUE/REFERENCE
NUMBER (चेक/संदर्भ नंबर)
NA

TRANSACTION NUMBER
(प्राप्ति संख्या)
A19067/2022-23/CA/01526707

ASSESSMENT DATE
01/04/2014 00:00:00

TOTAL TAX PAYABLE (कुल देय
कर)
16662.73

DISCOUNT (छूट)
0.00

CHEQUE/REFERENCE DATE (चेक/संदर्भ दिनांक)
NA

CASHIER
(कैशियर)
NAVEEN SAHU

RECEIVED AMOUNT
(प्राप्त रकमा)
8000.00

BALANCE (अवशेष
धनराशि)
8662.730

BANK NAME (बैंक का
नाम)
NA



COUNTER COPY

HOUSE TAX RECEIPT (गृह कर रसीद)

HOUSE NO
(अवतन संख्या)
125/004/1

HOUSE ID (अवतन
आईडी)
9157A19067

ZONE (ज़ोन)
ZONE 1

WARD (वार्ड)
J.C. BOSE WARD (18)

FINANCIAL YEAR (वित्तीय वर्ष)
2022-23

MOHALLA (मोहल्ला)
**QUINTON
ROAD (1118)**

NAME OF OWNER/OCCUPIER (मकान मालिक का नाम)
MUBARAK HUSAIN (NPL)



File No.	RKA/DNCR/...../.....
Date of Receiving	28/01/2022
File Receiver Name	En. Sajal Srivastava

CASE COLLECTION FORM

(Version 5.0)

Date of Implementation: 0.02.2011 | 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	Sajal	NA	NA			
Survey	En. Sajal					
Preparation						

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

File Returned to HOD Engg. unprepared due to reason NA	<input type="checkbox"/> Survey not done properly, <input type="checkbox"/> Survey Form not properly filled, <input type="checkbox"/> Market survey for rates is not properly done, <input type="checkbox"/> Identification is not clearly done, <input type="checkbox"/> Measurement is not properly done, <input type="checkbox"/> Photographs not clearly taken, <input type="checkbox"/> Selfie/ Owner or owner representative photo not taken, <input type="checkbox"/> Owner/ owner representative signature not taken, <input type="checkbox"/> Google Map not taken, <input type="checkbox"/> Survey summary sheet not filled
---	---

In case File is returned by the preparer - HOD Engg. comment & Signature NA	<input type="checkbox"/> Minor defects in the survey hence approved for preparation with warning to Surveyor. Report preparer to collect the missing information on his own. <input type="checkbox"/> Major defects in the survey. Survey has to be done again.
--	--

GENERAL DETAILS

1.	Proposal/ Work Order or Ref. No.			
2.	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		
3.	Type of customer	<input checked="" type="checkbox"/> Bank <input type="checkbox"/> PSU <input type="checkbox"/> NBFC <input type="checkbox"/> Corporate <input checked="" type="checkbox"/> Company <input type="checkbox"/> Private client <input type="checkbox"/> Direct client through Bank		
4.	Bank/ FI/ Organization Name & Address	SBI Civil line Karpur (Smith Apartment)		
5.	Case Allotment Officer/ Fees paying party Details	Name	Contact Number	Email Id
		mayank ji	9526486828	
6.	Case Type	<input type="checkbox"/> Case for Fresh Account <input checked="" type="checkbox"/> Case for exiting account/ customer		
7.	Fees Details	Amount of Fees	Advance Amount If any	Fees will be paid by
				<input checked="" type="checkbox"/> Bank <input type="checkbox"/> Customer
8.	Billing Details	Billed To Party Name		GSTIN

SB I

CASE DETAILS

1.	Type of Property	House		
2.	Purpose of Valuation/ Assignment	<input type="checkbox"/> Value assessment of the asset for creating new collateral mortgage <input checked="" type="checkbox"/> Periodic Re-Valuation for Bank, <input type="checkbox"/> Distress sale for NPA A/c., <input type="checkbox"/> For DRT Recovery purpose, <input type="checkbox"/> Capital Gains Wealth Tax purpose <input type="checkbox"/> Partition purpose, <input type="checkbox"/> General Value Assessment <input type="checkbox"/> Any other:		
3.	Owner/ Applicant Details	Name	Contact Number	Email Id
		M/S Rustam Foods Pvt. Ltd.		
4.	Account Name	Rustam Foods Private Ltd.		
5.	Property Address	House no-125/4 Ament Road Thana-Keshar Bagh. Distt-Lucknow. Lal Bagh.		
6.	Who will coordinate on site for the site survey	Name	Contact Number	
		Shafat.	9044567552.	
7.	Preferred time of survey	Date	Time	
		28/04/2022	2:50 PM.	
8.	Documents Received (Any one ownership document and approved site plan/ map is must)	1. Ownership Documents: <input checked="" type="checkbox"/> Sale Deed, <input checked="" type="checkbox"/> Power of Attorney, <input type="checkbox"/> Registered Will, <input type="checkbox"/> Relinquishment Deed, <input type="checkbox"/> Transfer Deed, <input type="checkbox"/> Conveyance Deed, <input type="checkbox"/> Allotment Letter, <input type="checkbox"/> Possession Letter 2. Map: <input type="checkbox"/> Cizra Map, <input checked="" type="checkbox"/> Approved Map, <input type="checkbox"/> Site Plan 3. Utility Bills: <input type="checkbox"/> Electricity Bill & payment receipt, <input checked="" type="checkbox"/> Water Bill & payment receipt, <input checked="" type="checkbox"/> House Tax demand & payment receipt 4. Any Other document: <input type="checkbox"/> CLU, <input type="checkbox"/> TIR Report, <input type="checkbox"/> Agreement to Sale, <input type="checkbox"/> Old Valuation Report 5. No documents provided: <input type="checkbox"/>		
9.	Documents received from	by BM.		
10.	Special Instructions if any:	NA		
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:			

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?	<input checked="" type="checkbox"/>	
2.	Is purpose of the assignment understood clearly by the receiver?	<input checked="" type="checkbox"/>	
3.	Has receiver checked if this is a new case or existing case of the Bank?	<input checked="" type="checkbox"/>	
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"/>	
5.	Has receiver taken proper Work Order/ Email/ CESA form formality?	<input checked="" type="checkbox"/>	
6.	In case of private case or for fresh case 50% advance is received?	<input checked="" type="checkbox"/>	
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"/>	

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

PARAMETERS/ CRITERIA

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

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

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)

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

For File No.	
Surveyor Name	Er. Sojal Prasad Das
Signature	
Date	28/04/2022

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/DNCRI/...../.....

Date: 28/09/2022 Time: 02:50 PM

GENERAL DETAILS

1.	Name of the Surveyor	Sajal Prishtava.					
2.	Property shown by	<input type="checkbox"/> Owner, <input type="checkbox"/> Representative, <input type="checkbox"/> No one was available, <input type="checkbox"/> Property is locked, survey could not be done from inside <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; text-align: center;">Name</td> <td style="width: 50%; text-align: center;">Contact No.</td> </tr> <tr> <td style="text-align: center;">Shafat.</td> <td style="text-align: center;">9044567552</td> </tr> </table>		Name	Contact No.	Shafat.	9044567552
Name	Contact No.						
Shafat.	9044567552						
3.	Survey Type	<input checked="" type="checkbox"/> Full survey (inside-out with measurements & photographs) <input type="checkbox"/> Half Survey (Measurements from outside & photographs) <input type="checkbox"/> Only photographs taken (No measurements)					
4.	Reason for Half survey or only photographs taken NA,	<input type="checkbox"/> Property was locked, <input type="checkbox"/> Possessee didn't allow to inspect the property, <input type="checkbox"/> NPA property so couldn't be surveyed completely					
5.	How Property is Identified	<input checked="" type="checkbox"/> From schedule of the properties mentioned in the deed, <input type="checkbox"/> From name plate displayed on the property, <input type="checkbox"/> Identified by the owner/ owner representative, <input type="checkbox"/> Enquired from nearby people, <input type="checkbox"/> Identification of the property could not be done, <input type="checkbox"/> Survey was not done					
6.	Type of Property	<input type="checkbox"/> Flat in Multistoried Apartment, <input checked="" 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 checked="" type="checkbox"/> Commercial Shop, <input checked="" type="checkbox"/> Commercial Floor, <input type="checkbox"/> Shopping Mall, <input type="checkbox"/> Hotel, <input type="checkbox"/> Industrial, <input type="checkbox"/> Institutional, <input type="checkbox"/> School Building, <input type="checkbox"/> Vacant Residential Plot, <input type="checkbox"/> Vacant Industrial Plot, <input type="checkbox"/> Agricultural Land					
7.	Property Measurement	<input checked="" type="checkbox"/> Self-measured, <input type="checkbox"/> Sample measurement only, <input type="checkbox"/> No measurement					
8.	Reason for no measurement NA.	<input type="checkbox"/> It's a flat in multi storey building so measurement not required <input type="checkbox"/> Property was locked, <input type="checkbox"/> Owner/ possessee didn't allow it, <input type="checkbox"/> NPA property so didn't enter the property, <input type="checkbox"/> Very Large Property, practically not possible to measure the entire area <input type="checkbox"/> Any other Reason:					
9.	Purpose of Valuation	<input type="checkbox"/> Value assessment of the asset for creating new collateral mortgage <input checked="" type="checkbox"/> Periodic Re-Valuation for Bank, <input type="checkbox"/> Distress sale for NPA A/c., <input type="checkbox"/> For DRT Recovery purpose, <input type="checkbox"/> Capital Gains Wealth Tax purpose <input type="checkbox"/> Partition purpose, <input type="checkbox"/> General Value Assessment					
10.	Type of Loan	<input type="checkbox"/> Housing Loan, <input type="checkbox"/> Housing Take Over Loan, <input type="checkbox"/> Home Improvement Loan, <input type="checkbox"/> Loan against Property, <input type="checkbox"/> Construction Loan, <input type="checkbox"/> Educational Loan, <input type="checkbox"/> Car Loan, <input type="checkbox"/> Project Loan, <input type="checkbox"/> Term Loan, <input checked="" type="checkbox"/> CC Limit enhancement, <input type="checkbox"/> Cash Credit Limit, <input type="checkbox"/> Industrial Loan, <input type="checkbox"/> NA					
11.	Loan Amount	NA					

OWNERSHIP DETAILS

Legal Owner Name/s	M/S Rustam Foods. Pvt. Ltd.
Property Purchaser Name	Same.
Property Address under Valuation	House No. 125/9 Quenti Road Thane - Keshar bagh. Lal Bagh. Distt. LKO.
4. Present Residence Address of the Owner/ Purchaser	on deeds.
5. Property constitution	<input checked="" type="checkbox"/> Free Hold, <input type="checkbox"/> 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)	L.D.A. Vikas Office.	House of Roma Megh Raj Road.	M.H. Lixels School's House of Kamla Srivastava	Garbun LKO L.D.A.		
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					
3. Landmark	Rustam Company.					
4. Ward Name/ No.	Nisbant Hastip. Hospital.					
5. Zone Name	Sadar keshar bagh.					
6. Main Road Name & Width	Name	Width	Distance from property			
	Lal Bagh to Hazratg.	9 mt.	on front.			
7. Approach Road Name & Width	Same.					
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					
9. 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 type="checkbox"/> Lifts, <input checked="" type="checkbox"/> Garden, <input type="checkbox"/> Landscaping, <input type="checkbox"/> Swimming Pool, <input type="checkbox"/> Gym, <input type="checkbox"/> Club House, <input type="checkbox"/> Walk Trails, <input checked="" type="checkbox"/> Kids play zone, <input checked="" type="checkbox"/> 100% Power Backup					
13. Proximity to civic amenities	School	Hospital	Market	Metro	Railway Station	Airport
	1 km.	1 km.	1 km.	500 ft.	3 km.	13 km.
14. Any new development in surrounding area	NA					

17.	Jurisdiction limits	<input checked="" type="checkbox"/> Nagar Nigam, <input type="checkbox"/> Nagar Panchayat, <input type="checkbox"/> Gram Panchayat, <input type="checkbox"/> Nagar Palika Parishad, <input type="checkbox"/> Area not within any municipal limits LDA.
	Jurisdiction Development Authority Name	<input type="checkbox"/> DDA, <input type="checkbox"/> GDA, <input type="checkbox"/> NOIDA, <input type="checkbox"/> GNIDA, <input type="checkbox"/> YEIDA, <input type="checkbox"/> HUDA, <input type="checkbox"/> KMIDA, <input type="checkbox"/> MDDA, <input type="checkbox"/> Any other Development Authority, <input type="checkbox"/> Area not within any development authority limits LDA.
	Municipal Corporation Name	<input type="checkbox"/> NDMC, <input type="checkbox"/> SDMC, <input type="checkbox"/> EDMC, <input type="checkbox"/> Ghaziabad Municipal Corporation, <input type="checkbox"/> Gurgaon Municipal Corporation, <input type="checkbox"/> Faridabad Municipal Corporation, <input type="checkbox"/> Kolkata Municipal Corporation, <input type="checkbox"/> Dehradun Municipal Corporation, <input type="checkbox"/> Area not within any municipal limits, <input type="checkbox"/> Any other Municipal Corporation/ Municipality: LDA.

PHYSICAL DETAILS

	As per Title deed	As per Map	As per site survey
1. Land Area	10203 sq ft	10203 sq ft	10203 sq ft
2. Any conversion to the land use	NA. (Shop Commercial - 4-F+2-F)		
3. Land Type	<input checked="" type="checkbox"/> Solid, <input type="checkbox"/> Rocky, <input type="checkbox"/> Marsh Land, <input type="checkbox"/> Reclaimed Land, <input type="checkbox"/> Water logged, <input type="checkbox"/> Land locked		
4. Shape of the Land	<input type="checkbox"/> Square, <input checked="" type="checkbox"/> Rectangular, <input type="checkbox"/> Trapezium, <input type="checkbox"/> Triangular, <input type="checkbox"/> Trapezoid, <input type="checkbox"/> Irregular, <input type="checkbox"/> NA		
5. Level of Land	<input checked="" type="checkbox"/> On road level, <input type="checkbox"/> Below road level, <input type="checkbox"/> Above road level, <input type="checkbox"/> NA		
6. Frontage to depth ratio	<input type="checkbox"/> Normal frontage, <input type="checkbox"/> Less frontage, <input checked="" type="checkbox"/> Large frontage, <input type="checkbox"/> NA		
7. 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		
8. 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		
9. Is property clearly demarcated with permanent boundaries?	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Only with Temporary boundaries		
10. Is the property merged or colluded with any other property	NA		
11. 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		
12. Current activity carried out in the property	<input type="checkbox"/> Residential purpose, <input checked="" type="checkbox"/> Commercial purpose, <input type="checkbox"/> Godown, <input type="checkbox"/> Office, <input type="checkbox"/> Industrial, <input type="checkbox"/> Vacant, <input type="checkbox"/> Locked, <input type="checkbox"/> Any other use:		

BUILDING/ CONSTRUCTION/ UTILITY DETAILS

1. Construction Status	<input checked="" type="checkbox"/> Built-up property in use, <input type="checkbox"/> Under construction, <input type="checkbox"/> 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		
(Tick one on the basis of which valuation is to be calculated)		3680.52 Sq. Ft. $4. \text{ F} \rightarrow 6000 + 1500 + 2000 \text{ Sq. Ft.}$ $G.V. = 11500 \text{ Sq. Ft.}$		
3.	Total Number of Floors in the Building			
4.	Floor on which property is situated	4. F + F. F + S. F (L. 4. F + U. 4. F)		
5.	Type of Unit/ Number of Rooms/ Cabins/ Cubicles	25 12 Room		
6.	Building Type	<input checked="" type="checkbox"/> RCC Framed Structure, <input type="checkbox"/> Load bearing Pillar Beam column, <input type="checkbox"/> Ordinary brick wall structure, <input type="checkbox"/> Iron trusses & Pillars, <input type="checkbox"/> Scrap abandoned structure		
7.	Roof	a. Maker: <input checked="" type="checkbox"/> RBC, <input checked="" type="checkbox"/> RCC, <input checked="" type="checkbox"/> GI Shed, <input type="checkbox"/> Tin Shed, <input type="checkbox"/> Stone Patla b. Height: 11' H. c. Finish: <input checked="" type="checkbox"/> Simple plaster, <input checked="" type="checkbox"/> POP Punning, <input type="checkbox"/> POP False Ceiling, <input type="checkbox"/> Coved roof, <input type="checkbox"/> No plaster		
8.	Flooring	<input checked="" type="checkbox"/> Vitrified tiles, <input type="checkbox"/> Ceramic Tiles, <input checked="" 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 checked="" 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:		
9.	Appearance/ Condition of the Building	Internal - <input checked="" type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input 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 checked="" type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Poor <input type="checkbox"/> Under construction		
10.	Maintenance of the Building	<input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Average, <input type="checkbox"/> Poor, <input type="checkbox"/> Under construction		
11.	Interior decoration	<input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Simple, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Below average, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey		
12.	Interior Finishing	<input type="checkbox"/> Simple plastered walls, <input type="checkbox"/> Brick walls without plaster, <input checked="" type="checkbox"/> Designer textured walls, <input checked="" type="checkbox"/> POP punning, <input type="checkbox"/> Coved roof, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey		
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 checked="" type="checkbox"/> Ordinary with cupboard, <input type="checkbox"/> Normal Modular with chimney, <input checked="" type="checkbox"/> High end Modular with chimney, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey		
15.	Class of Electrical fittings	<input checked="" type="checkbox"/> External, <input type="checkbox"/> Internal <input type="checkbox"/> Ordinary fixtures & fittings, <input checked="" type="checkbox"/> Fancy lights, <input type="checkbox"/> Chandeliers, <input type="checkbox"/> Concealed lightning, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey		
16.	Class of Sanitary/ Plumbing & water supply fittings	<input checked="" type="checkbox"/> External, <input 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 checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Simple, <input type="checkbox"/> Ordinary, <input checked="" type="checkbox"/> Average, <input type="checkbox"/> Below Average, <input type="checkbox"/> No wooden work, <input type="checkbox"/> No survey		
19.	Age of Building/ Recent Improvements done	1994 As New 2021.		
20.	Maintenance of the Building	<input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Average, <input type="checkbox"/> Poor		

Site. mesuren

$$G.F = \text{Shap area} = (30 \times 50) \\ = 1500 \text{ sq ft}$$

$$\rightarrow \text{House old} \rightarrow (40 \times 50) \\ = 2000 \text{ sq ft}$$

$$\rightarrow \text{House New} = (60 \times 100)$$

$$\rightarrow \text{House old} = (40 \times 50) \\ = 2000 \text{ sq ft}$$

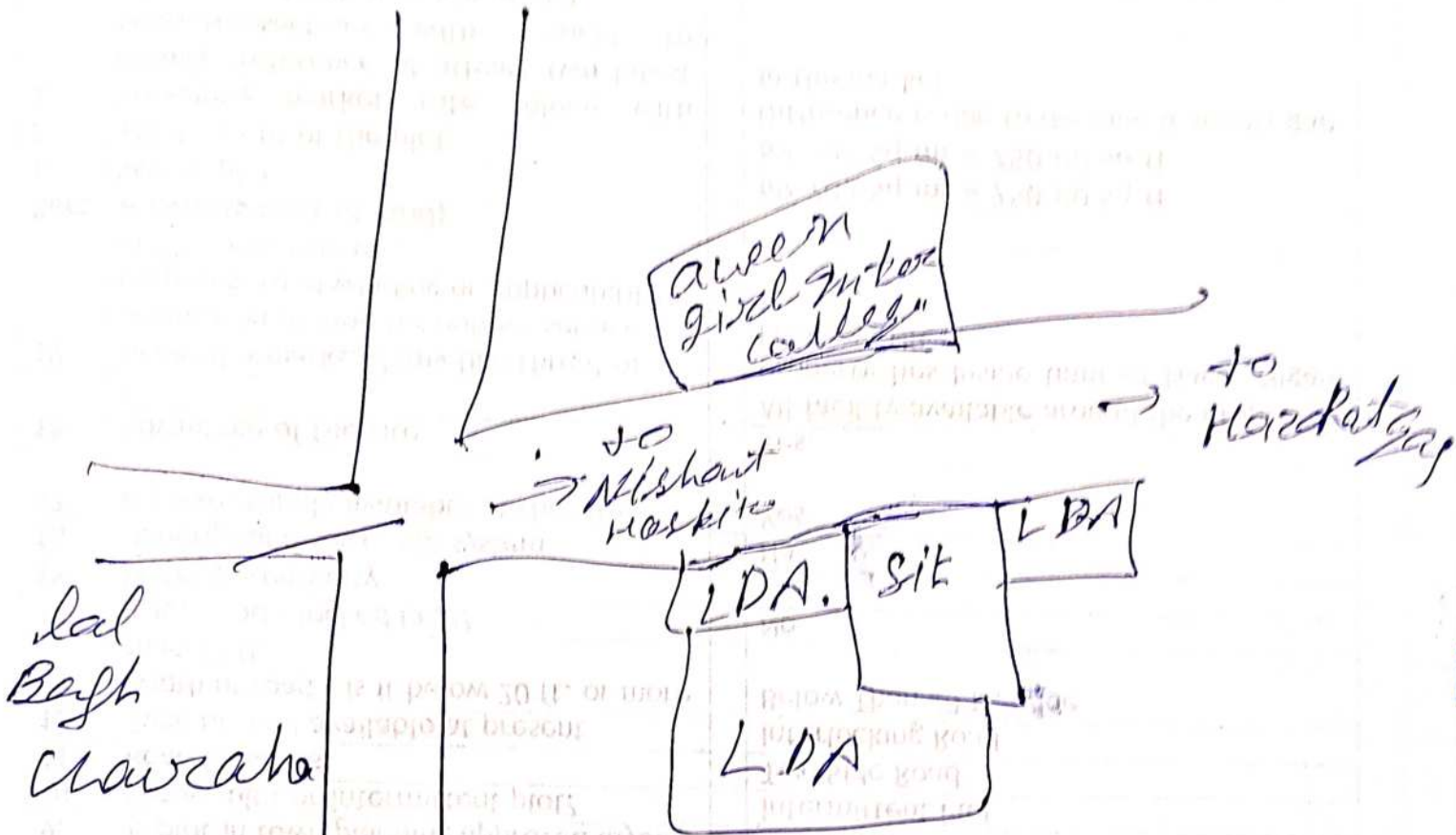
$$F.F \rightarrow \text{New Const.} = (60 \times 100) \\ = 6000 \text{ sq ft}$$

Built-up Area	
on the basis of	
Total Number of Floors in Building	
Floor on which proposed	
5.	Type of Building
6.	Category

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			
Any violation done in the property	<input type="checkbox"/> Construction done without Map, <input checked="" 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			
23. Boundary Wall (Only for individual property)	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Common boundary wall of a complex			
	Running Mtr.	Height	Width	Finish
	MA.			
24. Lift/ elevators	<input checked="" type="checkbox"/> Passenger/ <input type="checkbox"/> Commercial			
	Make:		Capacity:	
25. Power backup	<input type="checkbox"/> Inverter, <input type="checkbox"/> DG Set			
	Make:		Capacity: 100%	
26. Garden/ Landscaping	<input type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Beautiful, <input type="checkbox"/> Ordinary			
27. Parking facilities	<input type="checkbox"/> Available within the property <input type="checkbox"/> Not available within the property		<input type="checkbox"/> On Ground, <input type="checkbox"/> In Basement, <input type="checkbox"/> On stilt <input type="checkbox"/> On road, <input type="checkbox"/> Acute parking problem	
28. Special Comments/ Observations, if any	MA.			

MARKETABILITY/ SELABILITY/ UTILITY DETAILS		
1. Any issues in marketability of the property?	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No Reason in case of No: <input type="checkbox"/> Location, <input type="checkbox"/> Surrounding, <input type="checkbox"/> Legal aspects, <input type="checkbox"/> Demand, <input type="checkbox"/> Shape, <input type="checkbox"/> Any Other: MA.	
2. 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 type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor	
3. Is property easily sellable & marketable?	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No Comments: yes. very patchy area.	
4. How is the current utility of the property?	<input checked="" type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor	
5. At what True rate Owner bought this Property?	Year of purchase	1994.
	Purchase Price	MA.
6. Present expected Sale Value of the overall property?		

Key Plan



PROPERTY MARKET COMPARABLE RATE INFORMATION SHEET


(Available for Sale or Lease)

Particulars	Subject Property	Comparable 1	Comparable 2	Comparable 3
1. Name (source of information)	NA	mayanki	Prinaji	
2. Contact No.	NA	7985278513	7843839373	
3. Type of source of information (Seller/ Property dealer/ nearby people)	NA	property Dealer	shop keeper	
4. Rates/ Price informed (in Rs. with unit)	NA	8000 - 10000 sq ft	10000 - 12000 sq ft	
5. Rates Type (Sale/ Buy)	NA			
6. Shape of the Property (Square, Rectangular, Irregular)				
7. Area/ Size of the Property				
8. Legal Status (clear, negative, weak)/ No. of owners				
9. Location/ surrounding/ neighborhood comparison with the subject property (Similar, Lower, Better, Highly Better than the subject Property)	Base Case			
10. Distance from the subject Property	0			
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				
16. Any other details/ Discussion held	NA			
17. Present expected Sale Value of the overall property?				

UNDERTAKING BY THE CUSTOMER

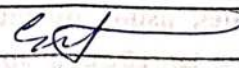
I confirm that I have made the inspection of the subject property to the surveyor of R.K Associates, which is correct property in question for which the documents have been provided/ submitted by me. I further confirm that I am aware of all the information related to the subject property and I have provided 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 and I will be solely responsible for its repercussions and legal actions taken for it.

IMPORTANT: We have not authorized any of our personnel/Surveyor to take Cash or kind from the customers in any situation. If you find any of our personnel/Surveyor taking any money or kind from you then kindly please inform on number 91-8866832707, 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	Schafat.
Relationship with owner	A. Manager.
Signature	
Mobile No.	9044 56 7552
Date	28/04/2022

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 assurances to the customer nor given any inducement at any point of time. If 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	Sajal.
Signature	
Date	24/04/2022

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 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	

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	Sajal Privastava						
3.	Borrower Name	Rustum Food.						
4.	Name of the Owner							
5.	Property Address which has to be valued	House No - 125/4 Alimti Road Jhon - Kisho bagh, Lal Bagh, DDA - LKO.						
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 <table border="1"> <tr> <th>Name</th> <th>Contact No.</th> </tr> <tr> <td>Schafat</td> <td>9045567552</td> </tr> </table>			Name	Contact No.	Schafat	9045567552
Name	Contact No.							
Schafat	9045567552							
7.	How Property is Identified by the Surveyor	<input type="checkbox"/> From schedule of the properties mentioned in the deed, <input checked="" type="checkbox"/> From name plate displayed on the property, <input type="checkbox"/> Identified by the owner/ owner representative, <input type="checkbox"/> Enquired from nearby people, <input type="checkbox"/> Identification of the property could not be done, <input type="checkbox"/> Survey was not done						
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 checked="" type="checkbox"/> Full survey (inside-out with measurements & photographs) <input type="checkbox"/> Half Survey (Measurements from outside & photographs) <input type="checkbox"/> Only photographs taken (No measurements)						
10.	Reason for Half survey or only photographs taken	<input type="checkbox"/> Property was locked, <input type="checkbox"/> Possessee didn't allow to inspect the property, <input type="checkbox"/> NPA property so couldn't be surveyed completely						
11.	Type of Property	<input type="checkbox"/> Flat in Multistoried Apartment, <input type="checkbox"/> Residential House, <input type="checkbox"/> Low Rise Apartment, <input type="checkbox"/> Residential Builder Floor, <input type="checkbox"/> Commercial Land & Building, <input type="checkbox"/> Commercial Office, <input checked="" 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 checked="" type="checkbox"/> Self-measured, <input type="checkbox"/> Sample measurement, <input type="checkbox"/> No measurement						
13.	Reason for no measurement	<input type="checkbox"/> It's a flat in multi storey building so measurement not required <input type="checkbox"/> Property was locked, <input type="checkbox"/> Owner/ possessee didn't allow it, <input type="checkbox"/> NPA property so didn't enter the property, <input type="checkbox"/> Very Large Property, practically not possible to measure the area within limited time <input type="checkbox"/> Any other Reason:						
14.	Land Area of the Property	As per Title deed	As per Map	As per site survey				
		10203 Sqft		10203 Sqft				
15.	Covered Built-up Area	As per Title deed	As per Map	As per site survey				
		3680 Sqft		3680 Sqft				
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	NA						

	Property during survey	<i>Yes</i>
18.	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
19.	Is property clearly demarcated with permanent boundaries?	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Only with Temporary boundaries
20.	Is the property merged or colluded with any other property	<i>No.</i>
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: *Stafed.*
 b. Relation: *Manager.*
 c. Signature: *[Signature]*
 d. Date: *24/04/2022*

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: *Sajal Priyanka*
 b. Signature: *[Signature]*
 c. Date: *24/04/2022*