

File No.	RKA/DNCR/..... <i>PL-114-091-150</i>
Date of Receiving	<i>2-6-22</i>
File Receiver Name	<i>Shaid</i>

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	<i>Shaid.</i>	NA	NA			
Survey	<i>Harshit</i>		<i>6-5-22</i>			
Preparation						

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

File Returned to HOD Engg. unprepared due to reason	<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
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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.

GENERAL DETAILS

1.	Proposal/ Work Order or Ref. No.				
2.	Type of Service	<input 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 type="checkbox"/> Bank <input type="checkbox"/> Company	<input type="checkbox"/> PSU <input type="checkbox"/> Private client	<input type="checkbox"/> NBFC <input type="checkbox"/> Direct client through Bank	<input type="checkbox"/> Corporate
4.	Bank/ FI/ Organization Name & Address	<i>SIDBI New Delhi</i>			
5.	Case Allotment Officer/ Fees paying party Details	Name	Contact Number	Email Id	
	<i>(Nirhi)</i>	<i>Abhishek Soni</i>			
6.	Case Type	<input type="checkbox"/> Case for Fresh Account		<input type="checkbox"/> Case for exiting account/ customer	
7.	Fees Details	Amount of Fees	Advance Amount if any	Fees will be paid by	
		<i>Soni</i>		<input checked="" type="checkbox"/> Bank	<input type="checkbox"/> Customer
8.	Billing Details	Billed To Party Name			GSTIN

CASE DETAILS

1.	Type of Property	Flat		
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
		MP Small Industries Development		Bank of India.
4.	Account Name			
5.	Property Address	Divya Lyoh apartment C-292 Rohini Sec 18		
6.	Who will coordinate on site for the site survey	Name	Contact Number	
		Amir Khan		
7.	Preferred time of survey	Date	Time	
		6-6-22		
8.	Documents Received (Any one ownership document and approved site plan/ map is must)	1. Ownership Documents: <input type="checkbox"/> Sale Deed, <input type="checkbox"/> Power of Attorney, <input type="checkbox"/> Registered Will, <input type="checkbox"/> Relinquishment Deed, <input type="checkbox"/> Transfer Deed, <input checked="" type="checkbox"/> Conveyance Deed, <input type="checkbox"/> Allotment Letter, <input type="checkbox"/> Possession Letter 2. Map: <input type="checkbox"/> Cizra Map, <input type="checkbox"/> Approved Map, <input type="checkbox"/> Site Plan 3. Utility Bills: <input checked="" type="checkbox"/> Electricity Bill & payment receipt, <input checked="" type="checkbox"/> Water Bill & payment receipt, <input 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	Bank		
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:			

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**

DE A	In case all the points below are done properly, timely with full care and diligence: <ol style="list-style-type: none">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.

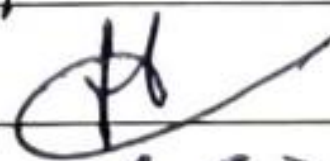
Note (Overall Grading Matrix):

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?	<input checked="" type="checkbox"/>
2.	Have you properly studied & highlighted Owner/ Area/ Boundaries in the property documents with bold florescent before moving for the survey?	<input checked="" type="checkbox"/>
3.	Did you check prominent landmark nearby the subject property and mentioned in the survey form?	<input checked="" type="checkbox"/>
4.	Did you identified the Property clearly by matching the boundaries and area mentioned in the property papers?	<input checked="" type="checkbox"/>
5.	Did you check if property is merged with any other property or it is an independent property?	<input checked="" type="checkbox"/>
6.	Did you checked the flat size with eye estimation or based on number of bed rooms?	<input checked="" type="checkbox"/>
7.	Did you check for any construction violations in the flat?	<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 society reputation?	<input checked="" type="checkbox"/>
11.	Have you taken property full scale photograph with gate?	<input checked="" type="checkbox"/>
12.	Have you taken owner/ representative photograph with the property?	<input checked="" type="checkbox"/>
13.	Have you taken your selfie with the property along with owner/ representative?	<input checked="" type="checkbox"/>
14.	Have you taken photograph of the society gate along with abutting road and towards left and right of the property?	<input checked="" type="checkbox"/>
15.	Have you taken multiple photographs of the property from inside-out?	<input checked="" type="checkbox"/>
16.	Did you check nearby development and whereabouts and commented on survey form?	<input checked="" type="checkbox"/>
17.	Did you check any defects or negativity in the society & flat in terms of location, legality, disputes, marketability, salability, etc. and commented on survey form in detail?	<input checked="" type="checkbox"/>
18.	Have you filled all the columns of survey form including survey summary sheet properly?	<input checked="" type="checkbox"/>
19.	Have you taken self-attested documents from owner/ representative and stamped "documents provided by stamp"?	<input checked="" type="checkbox"/>
20.	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"/>
21.	Have you confirmed any recent past transactions during market enquiries and enquired property rates locally very rigorously?	<input checked="" type="checkbox"/>
22.	Did you take signatures of the owner/ representative on undertaking and survey summary sheet?	<input checked="" type="checkbox"/>
23.	Did you signed the undertaking?	<input checked="" type="checkbox"/>

For File No.	PL-114 -095-150
Surveyor Name	Harshini
Signature	
Date	6-8-22

File No. RKA/DNCR/...../.....

Date: 6-6-22

Time: 3:00 PM

GENERAL DETAILS

1.	Name of the Surveyor	Harshit					
2.	Property shown by	<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 <div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> <p><i>City bank employee</i></p> </div> <div style="width: 35%;"> <table border="1"> <thead> <tr> <th>Name</th> <th>Contact No.</th> </tr> </thead> <tbody> <tr> <td><i>Amir Khan</i></td> <td><i>970580671</i></td> </tr> </tbody> </table> </div> </div>		Name	Contact No.	<i>Amir Khan</i>	<i>970580671</i>
Name	Contact No.						
<i>Amir Khan</i>	<i>970580671</i>						
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	<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 checked="" type="checkbox"/> Identified by the owner, owner representative, <input type="checkbox"/> Enquired from nearby people, <input type="checkbox"/> Identification of the property could not be done, <input type="checkbox"/> Survey was not done					
6.	Property Measurement	<input checked="" type="checkbox"/> Self-measured, <input type="checkbox"/> Sample measurement only, <input type="checkbox"/> No measurement					
7.	Purpose of Valuation	<input type="checkbox"/> Value assessment of the asset for creating 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					
8.	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 type="checkbox"/> CC Limit enhancement, <input type="checkbox"/> Cash Credit Limit, <input type="checkbox"/> Industrial Loan, <input type="checkbox"/> NA					
9.	Loan Amount						

OWNERSHIP DETAILS

1.	Legal Owner Name/s	<i>M/S Small industries Development Bank of India</i>
2.	Property Purchaser Name	
3.	Property Address under Valuation	<i>Divya Lyoh apartment C-292 Rohini</i>
4.	Present Residence Address of the Owner/ Purchaser	<i>See 19.</i>

Property constitution

☒ Free Hold, ☐ Lease Hold

LOCATION DETAILS

1.	Adjoining Properties (Match it with papers with the help of compass or Sun direction and also confirm it with nearby people)	North <i>W</i> <i>open to sky</i>	South <i>W</i> <i>entry/Plot 291</i>	East <i>S</i> <i>open to sky</i>	West <i>open to sky</i>		
2.	Property Facing	<input type="checkbox"/> East Facing, <input 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 checked="" type="checkbox"/> South-East Facing, <input type="checkbox"/> North-West Facing					
3.	Landmark	<i>Metro - 18-19 Rohini metro.</i>					
4.	Ward Name/ No.	<i>-</i>					
5.	Zone Name	<i>-</i>					
6.	Main Road Name & Width	Name	Width	Distance from property			
		<i>B4R Badli</i>	<i>60'</i>	<i>300m.</i>			
7.	Approach Road Name & Width	<i>Same</i>					
8.	Location consideration of the Society	<input type="checkbox"/> Within Main city, <input type="checkbox"/> Within Good Urban developed Area, <input checked="" 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.	Location of the Flat	<input type="checkbox"/> Park Facing, <input type="checkbox"/> Pool Facing, <input type="checkbox"/> Road Facing, <input type="checkbox"/> Entrance North-East Facing, <input type="checkbox"/> Sunlight facing					
10.	Characteristics of the Locality	<input type="checkbox"/> Urban developed, <input checked="" 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.	Proximity to civic amenities	School	Hospital	Market	Metro	Railway Station	Airport
		<i>2 KM</i>	<i>500M</i>	<i>500M</i>	<i>500M</i>	<i>12KM.</i>	
12.	Any new Development in surrounding area	<i>NO</i>					
13.	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					
14.	Jurisdiction Development Authority Name	<input checked="" 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"/> KMDA, <input type="checkbox"/> MDDA, <input type="checkbox"/> Any other Development Authority: <input type="checkbox"/> Area not within any development authority limits					
15.	Municipal Corporation Name	<input checked="" 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:					

(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

Are Boundaries matched

☒ Yes, ☐ No

18x(21.7+10.4)H

3. 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

4. Is the property merged or colluded with any other property

NO

5. Construction Status

☒ Built-up property in use, ☐ Under construction, ☐ Construction not started

6. Total Number of Floors in the Building

9+3

7. Floor on which Flat is situated

2nd.

8. Type of Flat

2 BHK.

9. Age of Building/ Recent Improvements done

1996.

10. Type of Group Housing Society

☐ High End, ☒ Normal, ☐ Affordable Group Housing

11. Appearance/ Condition of the Building

Internal - ☐ Excellent, ☐ Very Good, ☐ Good, ☐ Ordinary, ☒ Average, ☐ Poor ☐ Under construction, ☐ No construction, ☐ No Survey

External - ☐ Excellent, ☐ Very Good, ☐ Good, ☐ Ordinary, ☒ Average, ☐ Poor ☐ Under construction, ☐ No construction

12. Maintenance of the Building

☐ Very Good, ☒ Average, ☐ Poor

13. Fixed Wooden Work

☐ Excellent, ☐ Very Good, ☐ Good, ☐ Simple, ☐ Ordinary, ☒ Average, ☐ Below Average, ☐ No wooden work, ☐ No survey

14. Interior decoration

☐ Excellent, ☐ Very Good, ☐ Good, ☐ Simple, ☐ Ordinary, ☒ Average, ☐ Below Average, ☐ No wooden work, ☐ No Survey

15. Any defects in the Group Housing Society

NO

16. Any violation done in the flat

NO

17. Utilities/ Facilities in the Group Housing Society

☐ Lifts, ☐ Garden, ☐ Landscaping, ☐ Swimming Pool, ☐ Gym, ☐ Club House, ☒ Walk Trails, ☐ Kids play zone, ☒ 100% Power Backup

18. Property currently possessed by

☒ Owner, ☐ Vacant, ☐ Lessee, ☐ Under Construction, ☐ Couldn't be Surveyed, ☐ Property was locked, ☐ Bank sealed, ☐ Court sealed

Current activity carried out in the property

☒ Residential purpose, ☐ Commercial purpose, ☐ Godown,
☐ Office, ☐ Vacant, ☐ Locked, ☐ Any other use:

Special Comments if any

Good Society

MARKETABILITY/ SELABILITY/ UTILITY DETAILS

1.	Reputation/ class of developer	<input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor	
2.	Reputation of society	<input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor	
3.	Any issues in marketability of the property?	<input type="checkbox"/> Yes, <input checked="" type="checkbox"/> No Reason in case of No: <input checked="" type="checkbox"/> Location, <input type="checkbox"/> Surrounding, <input type="checkbox"/> Legal aspects, <input type="checkbox"/> Demand, <input type="checkbox"/> Shape, <input type="checkbox"/> Any Other:	
4.	How is Demand & Supply condition in the Market of such properties?	Demand	<input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor
		Supply	<input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor
5.	Is property easily sellable & marketable?	<input type="checkbox"/> Yes, <input checked="" type="checkbox"/> No Comments: good owner	
6.	How is the current utility of the property?	<input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor	
7.	At what True rate Owner bought this Property?	Year of purchase	2010
		Purchase Price	

USE THIS SPACE FOR PROVIDING ANY ADDITIONAL DETAILS/ INFORMATION

In C-292, Employee live there but they are also moving from flat.

PROPERTY MARKET COMPARABLE RATE INFORMATION DETAILS


(Available for Sale or Transaction already happened in past)

	Particulars	Subject Property	Comparable 1	Comparable 2	Comparable 3
1.	Name (source of information)	NA	Jai Shanker	Machi	
2.	Contact No.	NA	93126 05066	98680 68177	
3.	Type of source of information (Seller/ Property dealer/ nearby people)	NA	property club.	property club.	
4.	Rates/ Price informed	NA	80-1 or	90-1 or.	
5.	Rates Type (Sale/ Buy)	NA	Buy	Buy	
6.	Area/ Size of the Flat		900 sq ft	900 sq ft	
7.	Legal Status (clear, negative, weak)/ No. of owners		clear	clear.	
8.	Location/ surrounding/ neighborhood comparison with the subject property (Similar, Lower, Better, Highly Better than the subject Property)	Base Case	Divey Jyoti apartment	Divey Jyoti apartment	
9.	Distance from the subject Property	0	same	same	
10.	Society comparison (Similar, Lower, Better, Highly Better than the subject society)		Similar	Similar	
11.	Other factors (Corner, 2 side open, North-East facing, Park facing, Legal/ Financial encumbrance, etc.)		—	—	
12.	Any other details/ Discussion held	NA	—	—	
13.	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	Tulsi Das
Relationship with owner	Employee
Signature	
Mobile No.	78705 80071
Date	06/06/2022

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 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.	PL-114-095-150
Surveyor Name	Harshit
Signature	
Date	6-6-22

UNDERTAKING BY THE PREPARER

I confirm that this Valuation Report is prepared as per the fair professional best practices and Valuation & Survey Policy Guidelines issued by the organization. I also confirm that without any personal interest, partiality or prejudice, I have worked on this Valuation assignment. Rates adopted for the asset is based on various facts, information collected from the site came to my knowledge during the course of the assignment and I have taken all sincere efforts to review, cross check & confirm this data/ information from all different angles using my prudent approach without any biasedness or pressure. I have prepared the report based on true facts & information as per best of my knowledge & case facts. I understand that any false information provided by me will lead to the incorrect valuation report and I'd be solely responsible for it and will bear the losses which will be put on the Company in form of monetary or reputation loss by its client or statutory bodies.

I also undertake that I did not come into any influence by the customer, Bank representative (officer or agent), colleagues, coworkers or any other person to arbitrary change the Valuation figures or facts unethically or illegitimately which may put the public money at risk which is in the form of Bank deposits.

In case at any point of time in future, if I am found guilty of illegitimately distorting the facts in the Valuation or any other professional services which company offers in the market on being influenced by the customer or Bank representative (officer or agent) or for whatsoever reason then I'd solely responsible of any such act and I understand that the Company can take appropriate legal action against me which may include suspension from the current roles & responsibilities or termination from the employment with immediate effect.

I also undertake that I have not taken any cash, favor or in kind from the customer for favoring any individual or organization by unfair means.

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

For File No.	
Preparer Name	
Signature	
Date	

SURVEY SUMMARY SHEET

(TO BE ENCLOSED WITH VALUATION REPORT)

(Version 1.0) | Date of implementation: 10.04.2017

Every Valuation report at R.K Associates is prepared based on the thorough survey of the property carried out by our Engineering Surveyor. This Survey Summary Sheet is for the information of Banker/ concerned interested organization. Detailed Survey Form can also be made available to the interested organization in case it is required to cross check what information our surveyor has given in site inspection report based on which Valuation report is prepared.

1.	File No.	PF-114-095-150		
2.	Name of the Surveyor	Harshul		
3.	Borrower Name	M/s Small Enterprises Development Bank of India		
4.	Name of the Owner	Divya Jyoti apartment Rohini Sec-19 C-292		
5.	Property Address which has to be valued			
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 <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> Name Amir / Tulsi Das </div> <div style="width: 45%;"> Contact No. 7870580871 </div> </div>		
7.	How Property is Identified by the Surveyor	<input checked="" type="checkbox"/> From schedule of the properties mentioned in the deed, <input type="checkbox"/> From name plate displayed on the property, <input checked="" type="checkbox"/> Identified by the owner/ owner representative, <input type="checkbox"/> Enquired from nearby people, <input type="checkbox"/> Identification of the property could not be done, <input 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 checked="" type="checkbox"/> Property was locked, <input type="checkbox"/> Possessee didn't allow to inspect the property, <input type="checkbox"/> NPA property so couldn't be surveyed completely		
11.	Type of Property	<input checked="" type="checkbox"/> Flat in Multistoried Apartment, <input type="checkbox"/> Residential House, <input checked="" type="checkbox"/> Low Rise Apartment, <input type="checkbox"/> Residential Builder Floor, <input type="checkbox"/> Commercial Land & Building, <input type="checkbox"/> Commercial Office, <input type="checkbox"/> Commercial Shop, <input type="checkbox"/> Commercial Floor, <input type="checkbox"/> Shopping Mall, <input type="checkbox"/> Hotel, <input type="checkbox"/> Industrial, <input type="checkbox"/> Institutional, <input type="checkbox"/> School Building, <input type="checkbox"/> Vacant Residential Plot, <input type="checkbox"/> Vacant Industrial Plot, <input type="checkbox"/> Agricultural Land		
12.	Property Measurement	<input 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
15.	Covered Built-up Area	As per Title deed	As per Map	As per site survey
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	nw		

	property during survey	<i>no</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.

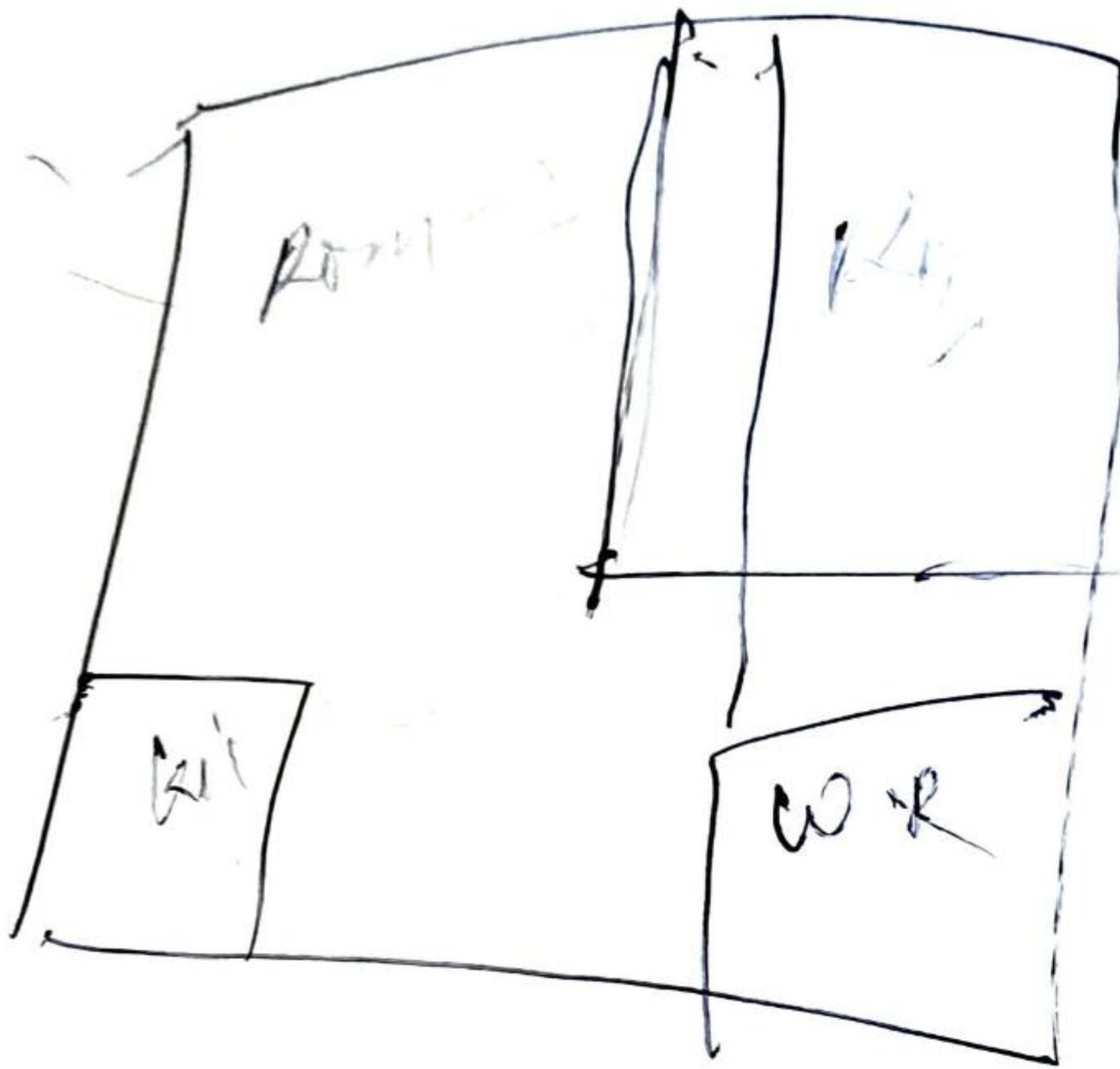
a. Name of the Person: *Tulsi Das*
b. Relation: *Employer*
c. Signature: *[Signature]*
d. Date: *06/06/22*

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: *Harsu*
b. Signature: *[Signature]*
c. Date: *06-22*



property during
8. Is Independent access
19. Is the property clearly
20. Is the property clearly
21. Is the property clearly

Bill of Supply for Electricity

19124
Toll Free Number
www.tatapower-ddl.com

SMALL INDUSTRIES DEVELOPMENT
BANK OF INDIA

Billing Address: HOUSE NO 292 BLOCK - C SEC 19
ROHINI NEW DELHI 110085
Supply Address: HOUSE NO 292 BLK-C SEC-19
ROHINI CITY DELHI 110085
Mobile/Tel. No.: 7870580671
E-Mail ID: tulsisiddhi@bni.in

Sanctioned Load (KW/KVA) : 4.00
Contract Demand :
Power Factor :
District : ROHINI
Zone : Badli Residential
MRU No. : RH12A001
Walking Sequence : 000205/0292/000
Pole/Pillar No. : 581-9/15/1/2/2
Prepaid consumer(Tenant) : NO

CA No. : 60001973704
Energisation Date : 17/02/2003
Security Deposit : 1500.00
SLD Charges : 2995.00
Connection type : PERMANENT
Tariff Category : Domestic Lighting-DL
Bill Basis : Actual(KWH)
Bill Remark : BILL ON READING
Bill Date : 20/04/2022
Bill No. : 010098728316

Unit	Current Meter Detail		Removed Meter Detail		Units Consumed [(A-B) x MF] + [(C-D) x MF]
	Current Reading (A)	Previous Reading (B)	Removal Reading (C)	Previous Reading (D)	
No. 41627819 1.00					
Status(Visual Inspection) : OK Single Phase Meter					
19/04/2022		16/03/2022			
KWH MDI KW	27779 1.84	27375			404



*Scan QR code or enter & ensure UPI ID as "TPDDL<CA No.>@yesbankid" before making payment through BHIM or other UPI Compliant Apps



(देय तिथि एवं राशि)

Due Date:

09-MAY-2022

Total Amount Payable
₹ 1210.00

Important Message

- Link your PAN with Aadhaar at Income Tax website before 31st March 2022 to avoid deduction of TDS at higher rate i.e. 20%. TDS Certificate will not be available for tax deducted at higher rate
- In view of rising Covid cases and for your safety, Tata Power-DDL advises you to avoid visit to our Customer Care Centers. Please avail our online services at www.tatapower-ddl.com or TPDDL Connect App or call 19124
- For any help related to Online registration of New Connection request, please contact @ 24x7 helpline number-19124 or What's App No-7303482071 or Live Chat with our Executives at www.tatapower-ddl.com
- Interest accrued for FY 2021-2022, already adjusted in bill no. 10098728316
- (Generated for the period 17/03/2022 TO 19/04/2022) for Rs. 92.23, TDS deducted Rs. 0.00
- Make your cheque/DD payable to Tata Power Delhi Distribution Limited CA No. 60001973704. Please mention full name and phone number of drawer while making payment through cheque. Cheque should be A/c payee, payable at Delhi and not post-dated.
- Last payment of RS. 1350.00 received on 20-MAR-2022
- The Connection shall be liable to be disconnected on non-payment of all payable dues including arrears, after notice as per section 56(1) of the Electricity Act, 2003 read with chapter VI of DERC (Supply Code and Performance Standards) Regulations 2017.
- Power Purchase Adjustment Cost (PPAC) is being levied on Energy & Fixed Charges as - Provisional PPAC @ 6.76% for the period 26/01/22 to 25/04/22 and Differential PPAC @ 8.50% for the period from 01/04/21 to 31/03/22.
- The amount included as Adjustment in your current bill is towards Assessment / Bill Revision/ Dues Transfer / Recovery of Non
- Energy etc. as applicable, details of which has been provided in the enclosed Consumer Information Sheet (CIS)
- Nearest Payment Centres
(1) TPDDL SYSTEMS OFFICE, NEAR DISTRICT PARK, SECTOR 16, ROHINI, DELHI 110089

Current Demand Details / वर्तमान शुल्क का विवरण

Bill Period 17/03/2022 To 19/04/2022
Days: 34 Month: 1.1172

Fixed Charges / स्थायी शुल्क
4.00 * 50.00 * 1.1172 = 223.44

Energy Charges / ऊर्जा शुल्क
Units Rate(₹) Amount(₹)
224 x 3.00 672.00
180 x 4.50 810.00
Total 404 1482.00

Power Purchase Cost Adjustment Charge (PPAC)

PPAC on Fixed Charges / स्थायी शुल्क पर 15.10
PPAC on Energy Charges / ऊर्जा शुल्क पर 100.18
Differential PPAC on Fixed Charges 8.23
Differential PPAC on Energy Charges 55.72
Surcharge / अतिमात्र
On Fixed Charges @ 8% / स्थायी शुल्क पर 17.88
On Energy Charges @ 8% / ऊर्जा शुल्क पर 118.56

Pension Trust Charges

On Fixed Charges / स्थायी शुल्क पर 11.17
On Energy Charges / ऊर्जा शुल्क पर 74.10

Electricity Tax@5% (on #) / विद्युत कर 87.83

Net Current Demand

2194.21

Consumption History

Billing Period	Days	Units	Bill Basis	Current Demand	Subsidy	Provisional Bill Refund	Total Amount Payable
12/02/22-16/03/22	33	399	Actual	2248.00	-898.56	0.00	1350.00
10/01/22-11/02/22	33	914	Actual	6579.37	0.00	0.00	6450.00
11/12/21-09/01/22	30	743	Actual	5175.47	0.00	0.00	5180.00
10/11/21-10/12/21	31	508	Actual	3108.17	0.00	0.00	3110.00
08/10/21-09/11/21	33	310	Actual	1670.66	-859.36	0.00	840.00
06/09/21-07/10/21	32	463	Actual	2640.86	0.00	0.00	6480.00

Payment History

MAR-22	JAN-22	DEC-21	NOV-21	OCT-21	AUG-21
7800.00	5180.00	3110.00	840.00	6480.00	4590.00

Other Arrears not Incl. in "Total Amount Payable"

On a/c of Theft of Electricity NTA/Disputed



Your Electricity Bill Summary / बिल सारांश

Net Current Demand	Subsidy	Arrears (Included in Total Amount Payable)		Provisional Bill Refund	Adjustments	LPSC	Total Amount Payable
2194.21	-893.76	Energy 7.13	Non Energy		-92.23		1215.35

Congratulations!!! We acknowledge you as a GREEN Consumer for opting digital mode of payment/ Solar Net Metering

Details for payment through NEFT/RTGS - Beneficiary name - TPDDLXXXXXXXXXXXX (Where XXXXXXXXXX denotes your 11 digit CA number); IFSC code - HDFC0000240

Wasn't at home when the meter reader visited?
Send us your reading along with photographs using Self-reading link in TATA POWER-DDL Connect App or on WhatsApp.

96675 58009



"LET'S MOVE TO ELECTRIC VEHICLES FOR BETTER TOMORROW
अच्छे भविष्य के लिए विद्युत वाहन की तरफ बढ़ताव करें"



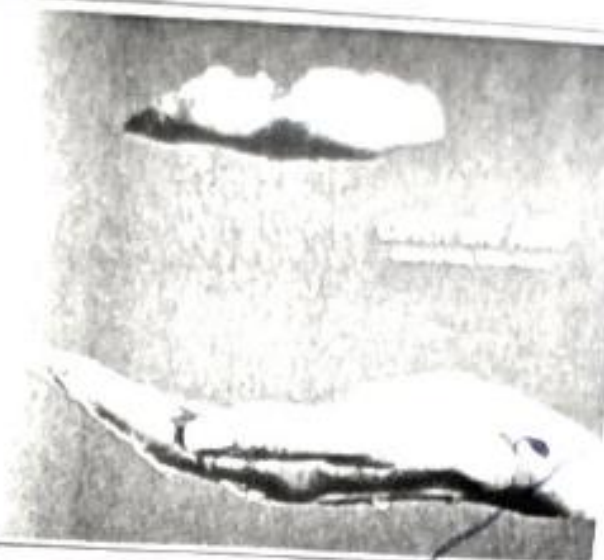
STOP CORONA:
I. Wear Mask.
II. Follow Physical Distancing.
III. Maintain Hand Hygiene.

Delhi Jal Board (दिल्ली जल बोर्ड)

(Government of NCT of Delhi)

www.djb.gov.in

Regular Water Bill



Name(नाम): S.I.D.B.I.
Address(पता): C-292, SEC-19,
ROHINI, S.F.S. FLATS, Delhi
Mobile No. (मोबाइल): 9871727876
Zone/Loc (क्षेत्र / स्थान): NW2 / Rohini
Area Code (एरिया कोड): A-30
MR Code (एमआर कोड): 185/METERED
KNO(केएनओ): 9429960000

Consumer Category(उपभोक्ता श्रेणी): CAT I
Premise Detail (परिसर विवरण): (No of floors-1)
Meter No. (मीटर संख्या): NA
Meter Type (मीटर का प्रकार) (DJB/Pvt): PVT
Bill No. (बिल संख्या): 942917167454
Bill Cycle(बिल चक्र): ZALL(2022-01)
Bill Basis(बिल आधार): REGULAR

Bill Date(बिल की तिथि)
15-APR-2022

Bill Amount (Rs.) (बिल राशि (रु.))
0

Bill Amount Payable (Rs.) (देय बिल राशि (रु.))
(Nearest up to Rs. 10) (लगभग 10 रु. तक)
0

Bill Due Date(बिल देय तिथि)
02-MAY-2022

Amount Payable After Due Date(Rs.)
(देय तिथि के बाद देय राशि (रु.))
0

Meter No (मीटर संख्या)	UoM	Current Meter Read (मीटर की वर्तमान रीडिंग)		Previous Meter Read (मीटर की पिछली रीडिंग)		Consumption (खपत)	
		Meter Reading Date (मीटर रीडिंग की तारीख)	Reading / Meter Status (रीडिंग / मीटर स्थिति)	Meter Reading Date (मीटर रीडिंग की तारीख)	Reading / Meter Status (रीडिंग / मीटर स्थिति)	Days (दिन)	Units (यूनिट)
NA	KL	15-APR-2022	2814 / OK	18-FEB-2022	2788 / OK	56	26

Bill Details: Current Period Charges (बिल विवरण: वर्तमान अवधि शुल्क) (18-FEB-2022 to 15-APR-2022)

Applicable Rate Period	Description	Amount(Rs.)
19-FEB-2022 to 15-APR-2022	Total Consumption Charges	137.02
19-FEB-2022 to 15-APR-2022	Sewerage Charge (60 % of Water Consumption Charge)	82.21
19-FEB-2022 to 15-APR-2022	Service Charge - Consumption < 20 KL	273.30
19-FEB-2022 to 15-APR-2022	100% Exemption on Consumption <= 20 KI Per Month	-492.53
19-FEB-2022 to 15-APR-2022	Subtotal Bill Amount	0.00
	Adjustment Details Are Listed Below	
	*****REBATE SCHEME*****	

Arrear, If any (Rs.) (बकाया, यदि कोई (रु.)) -0.91

Total Consolidated Bill Amount Payable (Rs.) (कुल समेकित बिल राशि देय (रु.)) 0

Late Payment Surcharge (Rs.) (देर से भुगतान पर अधिभार) 0
(5% surcharge will be applicable after due date)(देय तिथि के बाद 5% अधिभार लागू होगा)

Amount with LPSC after due date (Rs.) (देय तिथि के बाद अधिभार के साथ राशि (रु.)) 0

PAYABLE AMOUNT TO AVAIL REBATE SCHEME (Rs.) (छूट योजना के लिए देय राशि (रु.))

Bill History (पिछला बिल)							Payment History (पिछला भुगतान)		
Bill from Date	Bill to Date	Days	Reading	Status	Units	Amount(Rs)	Receipt Id	Amount(Rs)	Date
03-JAN-2022	18-FEB-2022	46	2788	OK	12	0	942088322503	753.00	18-SEP-2020
24-OCT-2021	03-JAN-2022	71	2776	OK	27	0	942281290374	741.00	27-AUG-2019
21-AUG-2021	24-OCT-2021	64	2749	OK	31	0	942996027957	966.00	29-JUN-2019
27-JUN-2021	21-AUG-2021	55	2718	OK	32	0	942996064620	1144.00	01-JUL-2017
22-DEC-2020	27-JUN-2021	187	2686	OK	84	0	942996040867	312.00	18-NOV-2016

No payment required if your Bill amount is in -ve (negative).

Important Message

If bill is not paid till Bill Due Date- connection may be disconnected (यदि बिल देय तिथि तक बिल का भुगतान नहीं किया जाता है- कनेक्शन काट दिया जा सकता है)
For any assistance / query : Please call 1916 or www.djb.gov.in (किसी भी सहायता / जानकारी के लिए: 1916 पर कॉल करें या www.djb.gov.in पर जाएं)

		Delhi Jal Board		Cheque / DD should be drawn in favour of DJB in the following format	
Bill Payment Counter Foil				(चेक / डिमांड ड्राफ्ट द्वारा भुगतान करने के लिए निम्न फॉर्मेट का उपयोग करें) DJB KNO	
KNO(केएनओ)	9429960000	Name(नाम)	S.I.D.B.I.	Bill No. (बिल संख्या)	942917167454
Bill Date(बिल की तिथि)	15-APR-2022	Bill Due Date (बिल देय तिथि)	02-MAY-2022	Bill Amount (Rs.) (बिल राशि (रु.))	0
Bill Amount with LPSC (Rs.): 0 (LPSC के साथ बिल राशि (रु.)):		Payment Date/ (भुगतान की तारीख)		Cash/Cheque No./DD No.:	
		Amount Paid(Rs.) (राशि का भुगतान (रु.))		(कैश / चेक नंबर / डीडी नं. :)	
		Name of Bank / Branch (बैंक / शाखा का नाम)			