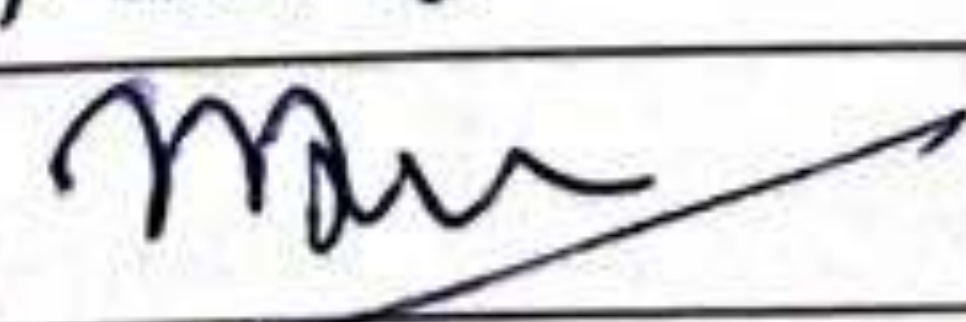


SMONDO VILLE/ SIMONDO 200. Bengaluru

# **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 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 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 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 type="checkbox"/>            |

|               |                                                                                       |
|---------------|---------------------------------------------------------------------------------------|
| For File No.  |                                                                                       |
| Surveyor Name | J. Ananda                                                                             |
| Signature     |  |
| Date          | 23-06-2022                                                                            |

**J. ANANDA, B.E., MIE, FIV**  
**CHARTED ENGINEER &**  
**REGISTERED VALUER**  
 No. 15/A (33), 1st Floor, Srinivas Nilaya,  
 1st Main, B, Kempanna Layout,  
 P. G. Halli, BANGALORE-560 020.

SMONDO VILLE / SMONDO 2-0

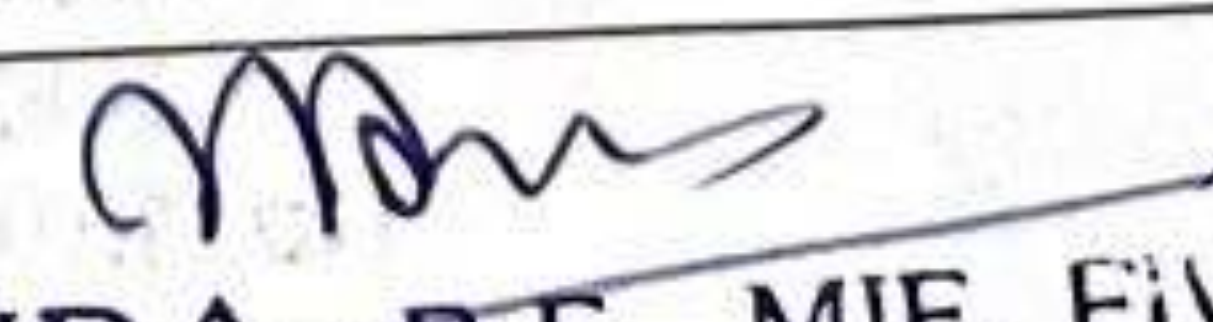
BANGALORE

# **GENERAL SURVEY FORM** (FOR PROPERTIES OTHER THAN FLATS) (Version 5.0)

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

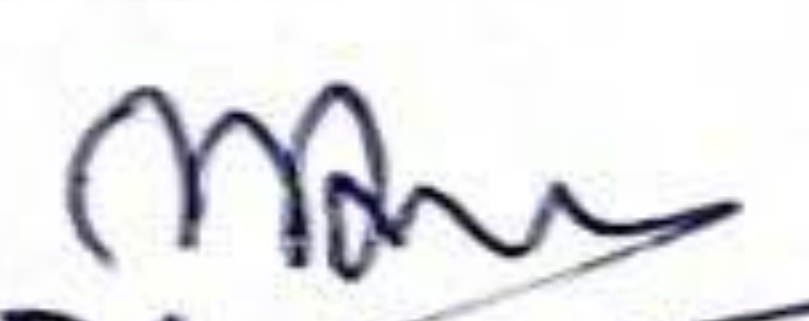
|                               |       |       |
|-------------------------------|-------|-------|
| File No. RKA/DNCR/...../..... | Date: | Time: |
|-------------------------------|-------|-------|

| GENERAL DETAILS |                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |      |             |              |              |
|-----------------|--------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-------------|--------------|--------------|
| 1.              | Name of the Surveyor                             | J. ANANDA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |      |             |              |              |
| 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<br><table border="1"> <tr> <th>Name</th> <th>Contact No.</th> </tr> <tr> <td>Gowinda Raju</td> <td>888 488 5055</td> </tr> </table>                                                                                                                                                                                                                                                                                                                                                                                            | Name | Contact No. | Gowinda Raju | 888 488 5055 |
| Name            | Contact No.                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |      |             |              |              |
| Gowinda Raju    | 888 488 5055                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |      |             |              |              |
| 3.              | Survey Type                                      | <input type="checkbox"/> Full survey (inside-out with measurements & photographs)<br><input type="checkbox"/> Half Survey (Measurements from outside & photographs)<br><input checked="" type="checkbox"/> Only photographs taken (No measurements)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |      |             |              |              |
| 4.              | Reason for Half survey or only photographs taken | <input type="checkbox"/> Property was locked, <input checked="" 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 checked="" 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,<br><input type="checkbox"/> Identification of the property could not be done, <input type="checkbox"/> Survey was not done                                                                                                                                                                                                                                                                                                        |      |             |              |              |
| 6.              | Type of Property                                 | <input checked="" 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 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 |      |             |              |              |
| 7.              | Property Measurement                             | <input type="checkbox"/> Self-measured, <input type="checkbox"/> Sample measurement only, <input checked="" type="checkbox"/> No measurement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |      |             |              |              |
| 8.              | Reason for no measurement                        | <input checked="" type="checkbox"/> It's a flat in multi storey building so measurement not required<br><input type="checkbox"/> Property was locked, <input type="checkbox"/> Owner/ possessee didn't allow it,<br><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<br><input type="checkbox"/> Periodic Re-Valuation for Bank, <input type="checkbox"/> Distress sale for NPA A/c.,<br><input type="checkbox"/> For DRT Recovery purpose, <input type="checkbox"/> Capital Gains Wealth Tax purpose<br><input type="checkbox"/> Partition purpose, <input checked="" 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 type="checkbox"/> CC Limit enhancement, <input type="checkbox"/> Cash Credit Limit, <input type="checkbox"/> Industrial Loan, <input type="checkbox"/> NA                                                                                                                                                                                       |      |             |              |              |
| 11.             | Loan Amount                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |      |             |              |              |

  
**J. ANANDA, B.E., MIE, FIV**  
**CHARTED ENGINEER &**  
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 No. 15/A (33), 1st Floor, Srinivas Nilaya,  
 1st Main, B. Kempanna Layout,  
 P. G. Halli, BANGALORE-560 020.

| OWNERSHIP DETAILS |                                                   |                                                                                    |
|-------------------|---------------------------------------------------|------------------------------------------------------------------------------------|
| 1.                | Legal Owner Name/s                                | CAPACITE INFRA PROJECTS LIMITED                                                    |
| 2.                | Property Purchaser Name                           | do                                                                                 |
| 3.                | Property Address under Valuation                  | Smundo Ville, village Hulimangala, Jigani Hobli<br>Ankel Taluk Bangalore           |
| 4.                | Present Residence Address of the Owner/ Purchaser | —                                                                                  |
| 5.                | Property constitution                             | <input checked="" type="checkbox"/> Free Hold, <input type="checkbox"/> Lease Hold |

| LOCATION DETAILS |                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                            |                        |                        |                 |         |
|------------------|---------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|------------------------|------------------------|-----------------|---------|
| 1.               | Adjoining Properties<br>(Match it with papers with the help of compass or Sun direction and also confirm it with nearby people) | East                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | West                       | North                  | South                  |                 |         |
|                  |                                                                                                                                 | Common Lobby                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Smundo Ville property open | Road open              | By property other flat |                 |         |
| 2.               | Property Facing                                                                                                                 | <input type="checkbox"/> East Facing, <input checked="" type="checkbox"/> North Facing, <input type="checkbox"/> West Facing, <input type="checkbox"/> South Facing,<br><input type="checkbox"/> North-East Facing, <input type="checkbox"/> South-West Facing, <input type="checkbox"/> South-East Facing,<br><input type="checkbox"/> North-West Facing                                                                                                                                                    |                            |                        |                        |                 |         |
| 3.               | Landmark                                                                                                                        | Smundo Ville itself is a land mark of the area                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                            |                        |                        |                 |         |
| 4.               | Ward Name/ No.                                                                                                                  | Hulimangala                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                            |                        |                        |                 |         |
| 5.               | Zone Name                                                                                                                       | Jigani                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                            |                        |                        |                 |         |
| 6.               | Main Road Name & Width                                                                                                          | Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Width                      | Distance from property |                        |                 |         |
|                  |                                                                                                                                 | New Town Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 40' ft                     | 30 feet                |                        |                 |         |
| 7.               | Approach Road Name & Width                                                                                                      | Smundo Ville Road 40 feet width                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                            |                        |                        |                 |         |
| 8.               | Location consideration of the Society                                                                                           | <input 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 checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Good,<br><input type="checkbox"/> Ordinary, <input type="checkbox"/> In interiors, <input type="checkbox"/> Remote area, <input type="checkbox"/> Backward, <input type="checkbox"/> Average,<br><input type="checkbox"/> Poor |                            |                        |                        |                 |         |
| 9.               | Special Location consideration of the property                                                                                  | <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<br>That property is having very good set back                                                                                                                                                                                                                                                |                            |                        |                        |                 |         |
| 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,<br><input type="checkbox"/> Backward, <input type="checkbox"/> Industrial, <input type="checkbox"/> Institutional                                                                                                                                                                                                                       |                            |                        |                        |                 |         |
| 11.              | Category of Society/ locality                                                                                                   | <input type="checkbox"/> High End, <input type="checkbox"/> Normal, <input checked="" type="checkbox"/> Affordable Group Housing, <input type="checkbox"/> EWS, <input type="checkbox"/> HIG,<br><input type="checkbox"/> MIG, <input type="checkbox"/> LIG                                                                                                                                                                                                                                                  |                            |                        |                        |                 |         |
| 12.              | Utilities/ Facilities in the locality                                                                                           | <input checked="" type="checkbox"/> Lifts, <input checked="" type="checkbox"/> Garden, <input checked="" type="checkbox"/> Landscaping, <input checked="" type="checkbox"/> Swimming Pool, <input checked="" type="checkbox"/> Gym,<br><input checked="" type="checkbox"/> Club House, <input checked="" 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 |
|                  |                                                                                                                                 | 2 km                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 2 km                       | 2 km                   | 5 km                   | 10 km           | 60 km   |
| 14.              | Any new development in surrounding area                                                                                         | border south                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                            |                        |                        |                 |         |

  
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|     |                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-----|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 15. | Jurisdiction limits                     | <input type="checkbox"/> Nagar Nigam, <input type="checkbox"/> Nagar Panchayat, <input checked="" type="checkbox"/> Gram Panchayat, <input type="checkbox"/> Palika Parishad, <input checked="" type="checkbox"/> Area not within any municipal limits                                                                                                                                                                                                                                                                                                 |
| 16. | 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"/> KMDA, <input type="checkbox"/> MDDA, <input type="checkbox"/> Any other Development Authority: <u>LEITA</u><br><input type="checkbox"/> Area not within any development authority limits                                                                                                                                           |
| 17. | 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: <u>GRAM Panchayat</u> |

| PHYSICAL DETAILS |                                                            |                                                                                                                                                                                                                                                                                                                                    |            |
|------------------|------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
|                  |                                                            | As per Title deed                                                                                                                                                                                                                                                                                                                  | As per Map |
| 1.               | Land Area                                                  | <u>NA</u>                                                                                                                                                                                                                                                                                                                          | <u>NA</u>  |
| 2.               | Any conversion to the land use                             | <u>NA</u>                                                                                                                                                                                                                                                                                                                          |            |
| 3.               | Land Type                                                  | <input 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 <u>gravelly soil</u>                                                                                     |            |
| 4.               | Shape of the Land                                          | <input type="checkbox"/> Square, <input type="checkbox"/> Rectangular, <input type="checkbox"/> Trapezium, <input type="checkbox"/> Triangular, <input type="checkbox"/> Trapezoid, <input type="checkbox"/> Irregular, <input checked="" 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 checked="" type="checkbox"/> Normal frontage, <input type="checkbox"/> Less frontage, <input type="checkbox"/> Large frontage, <input type="checkbox"/> NA                                                                                                                                                                  |            |
| 7.               | Are Boundaries matched                                     | <input type="checkbox"/> Yes, <input type="checkbox"/> No, <input checked="" 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 | <u>NO</u>                                                                                                                                                                                                                                                                                                                          |            |
| 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 checked="" type="checkbox"/> Residential purpose, <input 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 |

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|     |                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |            |                    |
|-----|-----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------------|
| 2.  | Covered Built-up Area                               | <input type="checkbox"/> Covered Area, <input type="checkbox"/> Floor Area, <input type="checkbox"/> Super Area, <input type="checkbox"/> Carpet Area<br>(Tick one on the basis of which valuation is to be calculated)                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |            |                    |
|     |                                                     | As per Title deed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | As per Map | As per site survey |
| 3.  | Total Number of Floors in the Building              | 2 BHK 865 Sft                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 865 Sft    | 865 Sft            |
| 4.  | Floor on which property is situated                 | 3 BHK 1350 Sft                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 1350 Sft   | 1350 Sft           |
| 5.  | Type of Unit/ Number of Rooms/ Cabins/ Cubicles     | Smondovilla 2 BHK - 1825 Sft<br>4 nos - 2 Bed, Toilet = 2 Kitchen<br>4 nos - 3 Bed, Toilet = 3 Kitchen                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |            |                    |
| 6.  | Building Type                                       | <input checked="" type="checkbox"/> RCC Framed Structure, <input type="checkbox"/> Load bearing Pillar Beam column,<br><input type="checkbox"/> Ordinary brick wall structure, <input type="checkbox"/> Iron trusses & Pillars, <input type="checkbox"/> Scrap abandoned structure                                                                                                                                                                                                                                                                                                                                                                                                               |            |                    |
| 7.  | Roof                                                | a. Make: <input type="checkbox"/> RBC, <input checked="" type="checkbox"/> RCC, <input type="checkbox"/> GI Shed, <input type="checkbox"/> Tin Shed, <input type="checkbox"/> Stone Patla<br>b. Height: 3-0<br>c. Finish: <input checked="" type="checkbox"/> Simple plaster, <input 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 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,<br><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 type="checkbox"/> Excellent, <input checked="" 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<br>External - <input 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 checked="" type="checkbox"/> Very Good, <input 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 checked="" type="checkbox"/> Simple plastered walls, <input type="checkbox"/> Brick walls without plaster, <input type="checkbox"/> Designer textured walls, <input 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 type="checkbox"/> Ordinary with cupboard, <input checked="" type="checkbox"/> Normal Modular with chimney, <input type="checkbox"/> High end Modular with chimney, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey                                                                                                                                                                                                                                                                                                                                                                                      |            |                    |
| 15. | Class of Electrical fittings                        | <input type="checkbox"/> External, <input type="checkbox"/> Internal<br><input checked="" type="checkbox"/> Ordinary fixtures & fittings, <input 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 type="checkbox"/> External, <input type="checkbox"/> Internal<br><input type="checkbox"/> Excellent, <input checked="" type="checkbox"/> Very Good, <input 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 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           | about nine year                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |            |                    |
| 20. | Maintenance of the Building                         | <input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Average, <input type="checkbox"/> Poor                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |            |                    |

J. ANANDA, B.E., MIE, FIV  
 CHARTED ENGINEER &  
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 P. G. Halli, BANGALORE-560 020.

Note: -

All the floors gas pipe line arrangement is done

| 21.          | Any defects in the building                  | <input type="checkbox"/> Maintenance issues, <input type="checkbox"/> Finishing issues, <input type="checkbox"/> Seepage issues,<br><input type="checkbox"/> Water supply issues, <input type="checkbox"/> Electricity issues, <input type="checkbox"/> Structural issues,<br><input type="checkbox"/> Visible cracks in the building <i>not marked</i> |          |  |  |              |        |       |        |          |          |          |          |
|--------------|----------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|--|--|--------------|--------|-------|--------|----------|----------|----------|----------|
| 22.          | Any violation done in the property           | <input type="checkbox"/> Construction done without Map, <input 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 type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Common boundary wall of a complex<br><table border="1"> <tr> <th>Running Mtr.</th> <th>Height</th> <th>Width</th> <th>Finish</th> </tr> <tr> <td><i>—</i></td> <td><i>—</i></td> <td><i>—</i></td> <td><i>—</i></td> </tr> </table>                                 |          |  |  | Running Mtr. | Height | Width | Finish | <i>—</i> | <i>—</i> | <i>—</i> | <i>—</i> |
| Running Mtr. | Height                                       | Width                                                                                                                                                                                                                                                                                                                                                   | Finish   |  |  |              |        |       |        |          |          |          |          |
| <i>—</i>     | <i>—</i>                                     | <i>—</i>                                                                                                                                                                                                                                                                                                                                                | <i>—</i> |  |  |              |        |       |        |          |          |          |          |
| 24.          | Lift/ elevators                              | <input checked="" type="checkbox"/> Passenger/ <input type="checkbox"/> Commercial<br>Make: _____ Capacity: <i>800kg</i><br><i>2 nos lift on each block</i>                                                                                                                                                                                             |          |  |  |              |        |       |        |          |          |          |          |
| 25.          | Power backup                                 | <input type="checkbox"/> Inverter, <input checked="" type="checkbox"/> DG Set<br>Make: _____ Capacity: _____                                                                                                                                                                                                                                            |          |  |  |              |        |       |        |          |          |          |          |
| 26.          | Garden/ Landscaping                          | <input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Beautiful, <input type="checkbox"/> Ordinary                                                                                                                                                                                                             |          |  |  |              |        |       |        |          |          |          |          |
| 27.          | Parking facilities                           | <input checked="" type="checkbox"/> Available within the property <input type="checkbox"/> On Ground, <input type="checkbox"/> In Basement, <input type="checkbox"/> On stilt<br><input type="checkbox"/> Not available within the property <input type="checkbox"/> On road, <input type="checkbox"/> Acute parking problem                            |          |  |  |              |        |       |        |          |          |          |          |
| 28.          | Special Comments/ Observations, if any       | <i>This <del>bed</del> apartment is facing Road Look very elegant</i>                                                                                                                                                                                                                                                                                   |          |  |  |              |        |       |        |          |          |          |          |

| MARKETABILITY/ SELABILITY/ UTILITY DETAILS |                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                  |                                                                                                                                                                             |                |                                                                                                                                                                  |
|--------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.                                         | Any issues in marketability of the property?                                                                                                                                | <input type="checkbox"/> Yes, <input type="checkbox"/> No<br>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:                                                                                                                                         |                  |                                                                                                                                                                             |                |                                                                                                                                                                  |
| 2.                                         | How is Demand & Supply condition in the Market of such properties?                                                                                                          | <table border="1"> <tr> <td>Demand</td> <td><input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor</td> </tr> <tr> <td>Supply</td> <td><input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor</td> </tr> </table> | 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 type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor |
| 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 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<br>Comments:                                                                                                                                                                                                                                                                                                                                                                |                  |                                                                                                                                                                             |                |                                                                                                                                                                  |
| 4.                                         | How is the current utility of the property?                                                                                                                                 | <input type="checkbox"/> Excellent, <input checked="" 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?                                                                                                                               | <table border="1"> <tr> <td>Year of purchase</td> <td><i>As per record</i></td> </tr> <tr> <td>Purchase Price</td> <td><i>—</i></td> </tr> </table>                                                                                                                                                                                                                                                                                              | Year of purchase | <i>As per record</i>                                                                                                                                                        | Purchase Price | <i>—</i>                                                                                                                                                         |
| Year of purchase                           | <i>As per record</i>                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                  |                                                                                                                                                                             |                |                                                                                                                                                                  |
| Purchase Price                             | <i>—</i>                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                  |                                                                                                                                                                             |                |                                                                                                                                                                  |
| 6.                                         | Present expected Sale Value of the overall property?                                                                                                                        | <i>Rs 6000/sq ft to Rs 6500/sq ft</i>                                                                                                                                                                                                                                                                                                                                                                                                            |                  |                                                                                                                                                                             |                |                                                                                                                                                                  |

  
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SMONDO VILLE = 8 nos Flats

Hulimangala village these flats details were as under

4 nos - 2 BHK - 865 sqft situated 10th & 12th floor  
 4 nos - 3 BHK - 1350 sqft — 1st, 2nd, 3rd & 12th floor

Blocks S6 — 12th Floor - 2 nos. Flat nos 1205, 1206  
 — 10th floor - 2 nos Flat nos 1005, 1006

Blocks S13 I st floor 1 no - 103  
 II nd floor 1 no - 203  
 III rd floor 1 no - 303  
 12th floor 1 no - 1203

SMONDO 2.0 = 2 nos Flats  
Hulimangala village Block-B I Floor - 1 no - 101  
 Block-C I Floor - 1 no - 102

Co-ordinates  $12^{\circ} 49' 19.3'' \text{N } 77^{\circ} 39' 27.8'' \text{E}$

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J. Ananda  
 J. ANANDA, B.E., MIE, FIV  
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### UNDERTAKING BY THE CUSTOMER

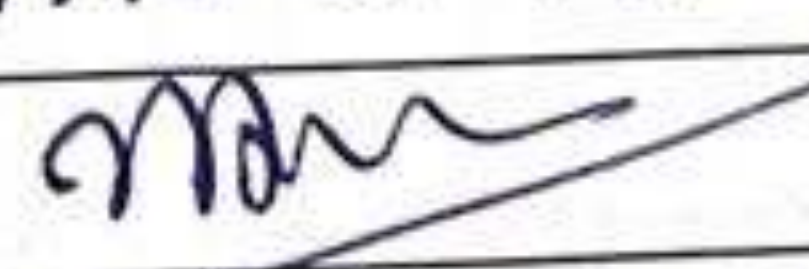
I confirm that I have made the inspection of the subject property to the surveyor of R.K Associates, which is correct property in question for which the documents have been provided/ submitted by me. I further confirm that I am aware of all the information related to the subject property and I have provided 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                    |  |
| Relationship with owner |  |
| Signature               |  |
| Mobile No.              |  |
| Date                    |  |

### 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.

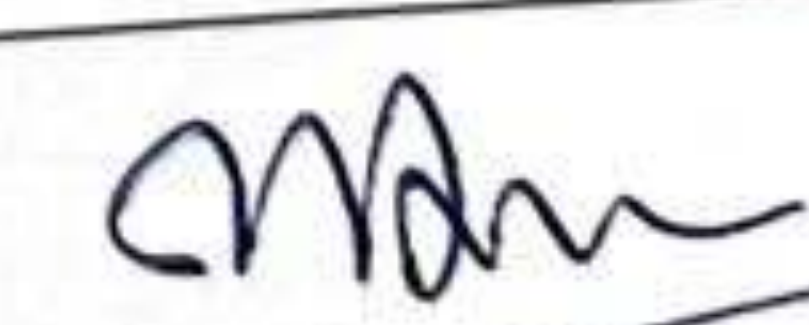
|               |                                                                                       |
|---------------|---------------------------------------------------------------------------------------|
| For File No.  |                                                                                       |
| Surveyor Name | J. ANANDA                                                                             |
| Signature     |  |
| Date          | 23-06-2022                                                                            |

J. ANANDA, B.E., MIE, FIV  
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**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                             | J. ANANDA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                  |                          |
| 3.  | Borrower Name                                    | M/s Capacite infra projects Ltd                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                  |                          |
| 4.  | Name of the Owner                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                  |                          |
| 5.  | Property Address which has to be valued          | Smondoville-Village, Hulimangala, Tigine Hobli, Anketa, BANGALORE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                  |                          |
| 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<br><div style="display: flex; justify-content: space-between;"> <div>Name<br/>Govindaraju</div> <div>Contact No.<br/>8884885055</div> </div>                                                                                                                                                                                                                                                                                                                                                                                   |                  |                          |
| 7.  | How Property is Identified by the Surveyor       | <input 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 type="checkbox"/> Full survey (inside-out with measurements & photographs)<br><input type="checkbox"/> Half Survey (Measurements from outside & photographs)<br><input checked="" type="checkbox"/> Only photographs taken (No measurements)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                  |                          |
| 10. | Reason for Half survey or only photographs taken | <input type="checkbox"/> Property was locked, <input checked="" 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 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 checked="" type="checkbox"/> It's a flat in multi storey building so measurement not required<br><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<br>12                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | As per Map<br>12 | As per site survey<br>12 |
| 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                  | NO                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                  |                          |

  
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|     |                                                            |                                                                                                                                                                                                                                                                              |
|-----|------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     | property during survey                                     |                                                                                                                                                                                                                                                                              |
| 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 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 | — NO —                                                                                                                                                                                                                                                                       |
| 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:

b. Relation:

c. Signature:

d. Date:

Govindaraju Mob. 8884885055  
Representative  
23-06-2022

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:

b. Signature:

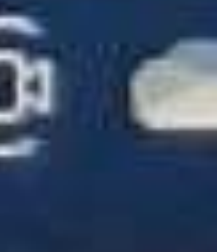
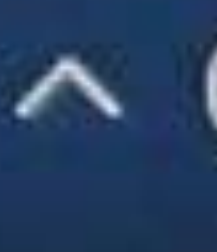
c. Date:

J. ANANDA  
[Signature]  
23-06-2022

**J. ANANDA, B.E., MIE, FIV  
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P. G. Halli, BANGALORE-560 020.**

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| ಕ್ರ. ಸಂ. | ಹೋಬಳಿ/ ಗ್ರಾಮ / ಪ್ರದೇಶದ                                                                       | Hobli/Village/Area                                                                     | ಸ್ಥಳೀಯ/ಗ್ರಾಮ ಪ್ರಾಧಿಕಾರದ ವಸತಿ ನಿರ್ಮಾಣಗಳು. | ಗ್ರಾಮ ಪ್ರಾಧಿಕಾರದ ವಿಲ್ಲಾ/ರೋಡ್ ಜೋಗಗಳು ವಸತಿ ನಿರ್ಮಾಣಗಳು | ಶೈಕ್ಷಣಿಕ ಮೇಲಣ | ಸ್ಥಳೀಯ/ಗ್ರಾಮ ಪ್ರಾಧಿಕಾರದ ನಿರ್ಮಾಣದಲ್ಲಿ ನಿರ್ಮಿಸಿರುವ ಆಪಾರ್ಟ್‌ಮೆಂಟ್ ಮತ್ತು ಫ್ಲಾಟ್‌ಗಳ ಮೌಲ್ಯ |
|----------|----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|------------------------------------------|-----------------------------------------------------|---------------|--------------------------------------------------------------------------------------|
| 1        | 2                                                                                            | 3                                                                                      | 4                                        | 5                                                   | 6             | 7                                                                                    |
| 36       | ಎಸ್ ಎಲ್ ಎಸ್ ಸ್ಪ್ರಿಂಗ್ಸ್ ಅಪಾರ್ಟ್‌ಮೆಂಟ್                                                        | SLS Springs Apartment                                                                  |                                          |                                                     |               | 45700                                                                                |
| 37       | ರಿಲಯಬಲ್ ಲೇಕ್ ವಿಸ್ತಾ ಬಡಾವಣೆ                                                                   | Reliable Lake Visbha Layout                                                            | 49400                                    |                                                     |               |                                                                                      |
| 38       | ರಿಲಯಬಲ್ ಲೈಫ್ ಸ್ಟೈಲ್ ಬಡಾವಣೆ                                                                   | Reliable Life Style Layout                                                             | 49400                                    |                                                     |               |                                                                                      |
| 39       | ರಿಲಯಬಲ್ ಸಿಲ್ವರ್ ಓಕ್ ಬಡಾವಣೆ                                                                   | Reliable Silver Oak Layout                                                             | 49400                                    |                                                     |               |                                                                                      |
| 40       | ರಿಲಯಬಲ್ ಲೇಕ್ ಡ್ಯೂ ರೆಸಿಡೆನ್ಸಿ ಬಡಾವಣೆ                                                          | Reliable Lake dew Residency Layout                                                     | 55700                                    |                                                     |               |                                                                                      |
| 41       | ರಾಯಲ್ ಪ್ಲಾಸಿಡ್ ಅಪಾರ್ಟ್‌ಮೆಂಟ್                                                                 | Royal Placid Apartment                                                                 |                                          |                                                     |               | 45700                                                                                |
| 42       | ಓಜೋನ್ ಗ್ರೂಪ್ ರೆಸಿಡೆನ್ಸಿ ಅಪಾರ್ಟ್‌ಮೆಂಟ್                                                        | Ozone Group Residency Apartment                                                        |                                          |                                                     |               | 61300                                                                                |
| 43       | ಓಜೋನ್ ಗ್ರೂಪ್ ರೆಸಿಡೆನ್ಸಿ ವಿಲ್ಲಾ                                                               | Ozone Group Residency Villa                                                            |                                          | 98000                                               |               |                                                                                      |
| 44       | ಸನ್ ರೈಸ್ ವೆಂಕಟಸಾಯಿ ಅಪಾರ್ಟ್‌ಮೆಂಟ್                                                             | Sunrise Venkatasai Apartment                                                           |                                          |                                                     |               | 45650                                                                                |
| 45       | ಎಸ್. ಜೆ. ಆರ್. ಈಸ್ಟ್ ವುಡ್ ವಿಲ್ಲಾ                                                              | SJR East wood Villa                                                                    |                                          | 97700                                               |               |                                                                                      |
| 46       | ಶೋಭಾ ಕ್ಲಾಸಿಕ್                                                                                | Shobha Classic                                                                         |                                          |                                                     |               | 55700                                                                                |
| 47       | ರಾಯಲ್ ಪ್ಲಾಸಿಡ್ ಬಡಾವಣೆ                                                                        | Royal Placid Layout                                                                    | 49500                                    |                                                     |               | 45700                                                                                |
| 48       | ಜೋನಾಶಾ ಅಪಾರ್ಟ್‌ಮೆಂಟ್                                                                         | Jonasha Apartment                                                                      |                                          |                                                     |               | 45700                                                                                |
| 49       | ಶ್ರೀನಿವಾಸ ಡೆವಲಪರ್ (ಸಾಯಿ ಪೂರ್ಣ ಹೈ ಎಂಡ್)                                                       | Sai Poorna High End                                                                    |                                          |                                                     |               | 42200                                                                                |
| 50       | ಎನ್.ಎಸ್.ಆರ್ ಬೃಂದಾವನ ಆನೆಕ್ಸ್                                                                  | NSR Brundavana Annexe                                                                  |                                          |                                                     |               | 47200                                                                                |
| 51       | ವಿ.ಎಸ್.ಲೇಕ್ ದಿವ್ ಹೋಮ್ಸ್                                                                      | V.S.Lake Dew Homes                                                                     |                                          |                                                     |               | 49500                                                                                |
| 52       | ಫ್ರಂಟಿಯರ್ ಹೈಟ್ಸ್                                                                             | Frontier Hights Apartment                                                              |                                          |                                                     |               | 46200                                                                                |
| 53       | ಆರ್.ಬಿ.ಡಿ ಸ್ಟಿಲ್‌ವಾಟರ್ ಅಪಾರ್ಟ್‌ಮೆಂಟ್ (ಹರಳೂರು ಗ್ರಾಮದ ಸರ್ವೆ ನಂ. 71, 89, 90, 91/1 ಮತ್ತು 94/1,3) | R.B.D Stillwater Apartment (Haraluru Village Sy.No: 71, 89, 90, 91/1,2 & 94/1,3)       |                                          |                                                     |               | 38000                                                                                |
| 54       | ಸ್ಪ್ಲೆಂಡಿಡ್ ಎಲೈಟ್ ಅಪಾರ್ಟ್‌ಮೆಂಟ್ (ಹರಳೂರು ಗ್ರಾಮದ ಸರ್ವೆ ನಂ. 63/3, 63/4, ಖಾತಾ ನಂ. 83 & B+G+3UF)  | SPLENDID ELITE Apartment (Haraluru Village Sy.no. 63/3, 63/4, Katha no. 83 & B+G+3UF ) |                                          |                                                     |               | 44200                                                                                |
| 55       | ಬ್ರೆನ್ ಎಡ್ಜ್ ವಾಟರ್ಸ್ ಅಪಾರ್ಟ್‌ಮೆಂಟ್ (ಹರಳೂರು ಗ್ರಾಮದ ಸರ್ವೆ                                      | BREN EDGE WATERS Apartment (Haraluru Village Sy.no. 33/1, 33/2 Katha no. 89 &          |                                          |                                                     |               |                                                                                      |



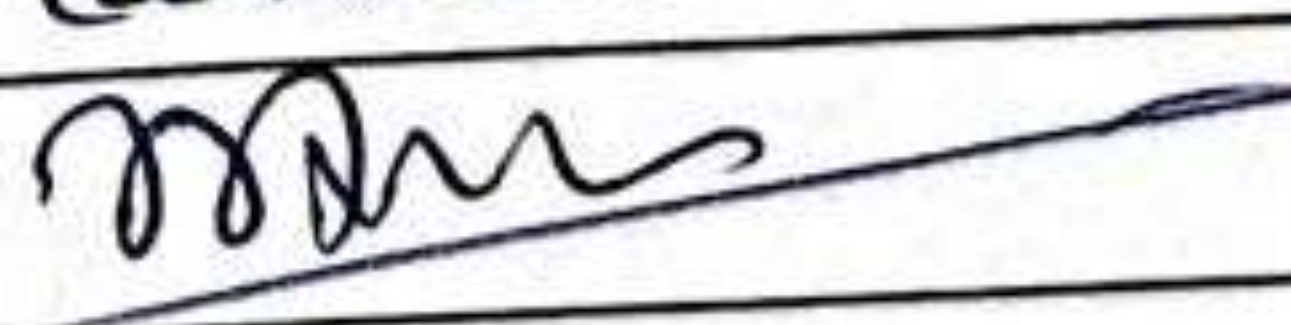
| ಕ್ರ ಸಂ | ಹೋಬಲಿ/ ಗ್ರಾಮ/ ಪ್ರದೇಶ                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Hobli/ Village/ Area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | ಸಕ್ರಮ ಪ್ರಾಧಿಕಾರದ ಮಗು ನಿವೇಶನಗಳು | ಸ್ಥಳೀಯ ಸಂಸ್ಥೆಯ ಮಗು ನಿವೇಶನಗಳು | ಸಕ್ರಮ ಪ್ರಾಧಿಕಾರದ ವಿಭಾಗ/ರೋಡ್ ಜೋನುಗಳ ನಿವೇಶನ ದರ | ಸ್ಥಳೀಯ ಸಂಸ್ಥೆ/ಸಕ್ರಮ ಪ್ರಾಧಿಕಾರದ ಮಗು ನಿವೇಶನಗಳಲ್ಲಿ ನಿರ್ಮಿಸಿರುವ ಆಪಾರ್ಟ್‌ಮೆಂಟ್‌ಗಳ ಮತ್ತು ಪ್ಲಾಟ್‌ಗಳ ಮೌಲ್ಯ | ಕ್ರಮ ಜಮೀನು |
|--------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|------------------------------|----------------------------------------------|----------------------------------------------------------------------------------------------------|------------|
| 1      | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 4                              | 5                            | 6                                            | 7                                                                                                  | 8          |
|        | 99,100,101,102,103,104,105,106,107,108,109,110,111,112,113,114,115,116,117,118,119,120,121,122,123,124,125,126,127,128,129,130,131,132,133,134,135,136,137,138,139,140,141,142,143,144,145,146,147,148,149,150,151,160,161,162,165, 166, 167,168,169, 170,171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 204, 205, 206, 207, 208, 209,210,211,212,213,214,215,233,224,222, 221,255,253,254,288,287,286,285,284,283,302,303,289,290,291,292, 293 | 02,103,104,105,106,107,108,109,110,111,112,113,114,115,116,117,118,119,120,121,122,123,124,125,126,127,128,129,130,131,132,133,134,135,136,137,138,139,140,141,142,143,144,145,146,147,148,149,150,151,160, 161,162,165,166, 167,168,169, 170,171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 204, 205, 206, 207, 208, 209,210,211,212,213,214,215,233,224,222,221,255,253,254,288,287,286,285,284,283,302,303,289,290,291,292, 293 |                                |                              |                                              |                                                                                                    |            |
| 249    | ಸೋಮೋಡೊ ಎಲ್ಲೆ (ಪಟೇಲ್ ಗ್ರೂಪ್) ಅಪಾರ್ಟ್‌ಮೆಂಟ್.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Somodo Elle ( Patel Groups) Apartments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                |                              |                                              | 48950                                                                                              |            |
| 250    | ಕ್ರಿಟನ್ ಆಸ್ಟಾ ಅಪಾರ್ಟ್‌ಮೆಂಟ್                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Kritan Asta Apartment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                |                              |                                              | 25300                                                                                              |            |
| 251    | ನಿಯೋ ಟೌನ್ ಅಪಾರ್ಟ್‌ಮೆಂಟ್                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Neotown Apartment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                |                              |                                              | 48950                                                                                              |            |
| 252    | ಪೇರಿಫ್ಯಾರಲ್ ರಸ್ತೆಗೆ ಹೊಂದಿರುವ ಸರ್ವೆ ನಂ. 298,256,296,297,294,159,158,157,156,163,164,299,300,301                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Adjacent Property abetting to Peripheral Road Survey Nos. 298,256,296,297,294,159,158,157,156,163,164,299,300,301                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                |                              |                                              |                                                                                                    | 126        |
| 253    | ಹೊಸಹಳ್ಳಿ                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Hosahalli                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 12450                          | 9000                         |                                              |                                                                                                    | 66         |
| 254    | ಗ್ರಾಮ ಮತ್ತು ರಸ್ತೆಗೆ ಹತ್ತಿರದ ಸರ್ವೆ. 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21,22, 23,24,25,26,27, 28,29,30,31,32,33,34,35,36,37                                                                                                                                                                                                                                                                                                                                                                                                                       | Village & Road near by Sy Nos. 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21,22, 23,24,25,26,27, 28,29,30,31,32,33,34,35,36,37                                                                                                                                                                                                                                                                                                                                                                                                              |                                |                              |                                              |                                                                                                    | 70         |

# SOBHA CLASSIC HARLUR VILLAGE

## 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 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 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 | J. Ananda                                                                             |
| Signature     |  |
| Date          | 23-06-2022                                                                            |

**J. ANANDA, B.E., MIE, FIV**  
**CHARTED ENGINEER &**  
**REGISTERED VALUER**  
 No. 15/A (33), 1st Floor, Srinivas Nilaya,  
 1st Main, B. Kempanna Layout,  
 G. Hall, BANGALORE-560 020.

SOBHA CLASSIC, Harlur Village

**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. RKADNCR/...../..... | Date: | Time: |
|------------------------------|-------|-------|

| GENERAL DETAILS                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |      |             |              |            |
|-----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-------------|--------------|------------|
| 1. Name of the Surveyor                             | J. ANANDA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |      |             |              |            |
| 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<br><table border="1"> <tr> <th>Name</th> <th>Contact No.</th> </tr> <tr> <td>Govinda Raju</td> <td>8884885055</td> </tr> </table>                                                                                                                                                                                                                                                                                                                                                                                                         | Name | Contact No. | Govinda Raju | 8884885055 |
| Name                                                | Contact No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |      |             |              |            |
| Govinda Raju                                        | 8884885055                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |      |             |              |            |
| 3. Survey Type                                      | <input type="checkbox"/> Full survey (inside-out with measurements & photographs)<br><input type="checkbox"/> Half Survey (Measurements from outside & photographs)<br><input checked="" type="checkbox"/> Only photographs taken (No measurements)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |      |             |              |            |
| 4. Reason for Half survey or only photographs taken | <input type="checkbox"/> Property was locked, <input checked="" 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 checked="" 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,<br><input type="checkbox"/> Identification of the property could not be done, <input type="checkbox"/> Survey was not done                                                                                                                                                                                                                                                                                                        |      |             |              |            |
| 6. Type of Property                                 | <input checked="" 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 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 |      |             |              |            |
| 7. Property Measurement                             | <input type="checkbox"/> Self-measured, <input type="checkbox"/> Sample measurement only, <input checked="" type="checkbox"/> No measurement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |      |             |              |            |
| 8. Reason for no measurement                        | <input checked="" type="checkbox"/> It's a flat in multi storey building so measurement not required<br><input type="checkbox"/> Property was locked, <input type="checkbox"/> Owner/ possessee didn't allow it,<br><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<br><input type="checkbox"/> Periodic Re-Valuation for Bank, <input type="checkbox"/> Distress sale for NPA A/c.,<br><input type="checkbox"/> For DRT Recovery purpose, <input type="checkbox"/> Capital Gains Wealth Tax purpose<br><input type="checkbox"/> Partition purpose, <input checked="" 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 type="checkbox"/> CC Limit enhancement, <input type="checkbox"/> Cash Credit Limit, <input type="checkbox"/> Industrial Loan, <input type="checkbox"/> NA                                                                                                                                                                                       |      |             |              |            |
| 11. Loan Amount                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |      |             |              |            |

  
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No. 15/A (33), 1st Floor, Srinivas Nilaya,  
1st Main, B. Kempanna Layout,  
P. G. Halli, BANGALORE-560 020.

| OWNERSHIP DETAILS |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.                | Legal Owner Name/s<br>CAPACITE INFRA PROJECTS LIMITED                                                                                                     |
| 2.                | Property Purchaser Name<br>—do—                                                                                                                           |
| 3.                | Property Address under Valuation<br>Flat no 2104, 10th Floor, "Sobha Classic", Haralur Village, Varthur Hobli, Bangalore East Taluk, Bangalore, KARNATAKA |
| 4.                | Present Residence Address of the Owner/ Purchaser<br>—                                                                                                    |
| 5.                | Property constitution<br><input checked="" type="checkbox"/> Free Hold, <input type="checkbox"/> Lease Hold                                               |

| LOCATION DETAILS                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |          |                        |                 |
|------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------------------------|-----------------|
|                                                                                                                                    | East                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | West     | North                  | South           |
| 1. Adjoining Properties<br>(Match it with papers with the help of compass or Sun direction and also confirm it with nearby people) | Common<br>Hobby                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | open     | open                   | open            |
| 2. Property Facing                                                                                                                 | <input type="checkbox"/> East Facing, <input checked="" type="checkbox"/> North Facing, <input type="checkbox"/> West Facing, <input type="checkbox"/> South Facing,<br><input type="checkbox"/> North-East Facing, <input type="checkbox"/> South-West Facing, <input type="checkbox"/> South-East Facing,<br><input type="checkbox"/> North-West Facing                                                                                                                                                    |          |                        |                 |
| 3. Landmark                                                                                                                        | This Society itself is a landmark property of the area                                                                                                                                                                                                                                                                                                                                                                                                                                                       |          |                        |                 |
| 4. Ward Name/ No.                                                                                                                  | Haralur Municipal                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |          |                        |                 |
| 5. Zone Name                                                                                                                       | Varthur Hobli                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |          |                        |                 |
| 6. Main Road Name & Width                                                                                                          | Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Width    | Distance from property |                 |
|                                                                                                                                    | Approach Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 40' feet | 100 feet               |                 |
| 7. Approach Road Name & Width                                                                                                      | Haralur Road 40' feet                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |          |                        |                 |
| 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,<br><input type="checkbox"/> Ordinary, <input type="checkbox"/> In interiors, <input type="checkbox"/> Remote area, <input type="checkbox"/> Backward, <input type="checkbox"/> Average,<br><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,<br><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,<br><input type="checkbox"/> MIG, <input type="checkbox"/> LIG                                                                                                                                                                                                                                                  |          |                        |                 |
| 12. Utilities/ Facilities in the locality                                                                                          | <input checked="" type="checkbox"/> Lifts, <input checked="" type="checkbox"/> Garden, <input checked="" type="checkbox"/> Landscaping, <input checked="" type="checkbox"/> Swimming Pool, <input checked="" type="checkbox"/> Gym,<br><input checked="" type="checkbox"/> Club House, <input type="checkbox"/> Walk Trails, <input checked="" type="checkbox"/> Kids play zone, <input checked="" type="checkbox"/> 100% Power Backup<br>gas connection for cooking purposes                                |          |                        |                 |
| 13. Proximity to civic amenities                                                                                                   | School                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Hospital | Market                 | Metro           |
|                                                                                                                                    | 2km                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 1 km     | 1 km                   | 5 km            |
|                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |          |                        | Railway Station |
|                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |          |                        | 5 km            |
|                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |          |                        | Airport         |
|                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |          |                        | 50 km           |
| 14. Any new development in surrounding area                                                                                        | There are many flats construction in progress in the area                                                                                                                                                                                                                                                                                                                                                                                                                                                    |          |                        |                 |

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Co-ordinate 12° 49' 19.3" N 77° 31' 8" E

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 1st Main, B. Kempanna Layout,  
 P. G. Halli, BANGALORE-560 020.

|     |                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-----|-----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 15. | Jurisdiction limits                     | <input type="checkbox"/> Nagar Nigam, <input type="checkbox"/> Nagar Panchayat, <input type="checkbox"/> Gram Panchayat, <input type="checkbox"/> Nagar Palika Parishad, <input checked="" type="checkbox"/> Area <del>not</del> within any municipal limits                                                                                                                                                                                                                                                                                                           |
| 16. | 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"/> KMDA, <input type="checkbox"/> MDDA, <input type="checkbox"/> Any other Development Authority: <i>Bargalose Development Authority</i><br><input type="checkbox"/> Area not within any development authority limits                                                                                                                                 |
| 17. | 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: <i>Haridwar Municipal Corporation</i> |

| PHYSICAL DETAILS |                                                            |                                                                                                                                                                                                                                                                                                                                    |            |
|------------------|------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| 1.               | Land Area                                                  | As per Title deed                                                                                                                                                                                                                                                                                                                  | As per Map |
| 2.               | Any conversion to the land use                             | <i>Does not arise</i>                                                                                                                                                                                                                                                                                                              |            |
| 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 type="checkbox"/> Rectangular, <input type="checkbox"/> Trapezium, <input type="checkbox"/> Triangular, <input type="checkbox"/> Trapezoid, <input type="checkbox"/> Irregular, <input checked="" 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 checked="" type="checkbox"/> Normal frontage, <input type="checkbox"/> Less frontage, <input 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 |                                                                                                                                                                                                                                                                                                                                    |            |
| 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 checked="" type="checkbox"/> Residential purpose, <input 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 |

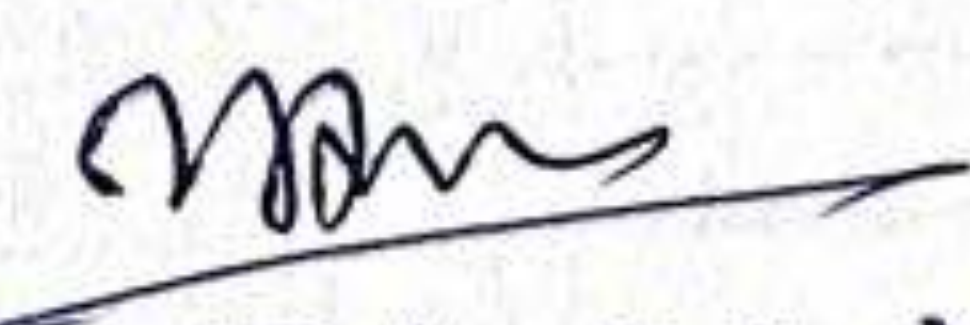
|                                                                                                                                          |
|------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Built-up property in use, <input type="checkbox"/> Under construction, <input type="checkbox"/> No construction |
|------------------------------------------------------------------------------------------------------------------------------------------|

| 2.                        | Covered Built-up Area<br>(Tick one on the basis of which valuation is to be calculated) | <input type="checkbox"/> Covered Area, <input type="checkbox"/> Floor Area, <input type="checkbox"/> Super Area, <input type="checkbox"/> Carpet Area<br><table border="1"> <tr> <th>As per Title deed</th> <th>As per Map</th> <th>As per site survey</th> </tr> <tr> <td>1719.76<br/>+ 340.86 sq ft</td> <td>—</td> <td>—</td> </tr> </table>                                                                                                                                                                                                                                                                                                                                    |  |  | As per Title deed | As per Map | As per site survey | 1719.76<br>+ 340.86 sq ft | — | — |
|---------------------------|-----------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|-------------------|------------|--------------------|---------------------------|---|---|
| As per Title deed         | As per Map                                                                              | As per site survey                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |  |                   |            |                    |                           |   |   |
| 1719.76<br>+ 340.86 sq ft | —                                                                                       | —                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |  |                   |            |                    |                           |   |   |
| 3.                        | Total Number of Floors in the Building                                                  | 19 Floors                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |  |                   |            |                    |                           |   |   |
| 4.                        | Floor on which property is situated                                                     | 10th Floor                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |  |                   |            |                    |                           |   |   |
| 5.                        | Type of Unit/ Number of Rooms/ Cabins/ Cubicles                                         | Bed=30m, Living=1 m Toilet=3m Kitchen=20m<br>Dining Servant=2/1 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |  |                   |            |                    |                           |   |   |
| 6.                        | Building Type                                                                           | <input checked="" type="checkbox"/> RCC Framed Structure, <input type="checkbox"/> Load bearing Pillar Beam column,<br><input type="checkbox"/> Ordinary brick wall structure, <input type="checkbox"/> Iron trusses & Pillars, <input type="checkbox"/> Scrap abandoned structure                                                                                                                                                                                                                                                                                                                                                                                                 |  |  |                   |            |                    |                           |   |   |
| 7.                        | Roof                                                                                    | a. Make: <input type="checkbox"/> RBC, <input checked="" type="checkbox"/> RCC, <input type="checkbox"/> GI Shed, <input type="checkbox"/> Tin Shed, <input type="checkbox"/> Stone Patla<br>b. Height: 3.0m<br>c. Finish: <input type="checkbox"/> Simple plaster, <input 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 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 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<br>External - <input 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 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 checked="" type="checkbox"/> Simple plastered walls, <input type="checkbox"/> Brick walls without plaster, <input type="checkbox"/> Designer textured walls, <input 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 type="checkbox"/> Ordinary with cupboard, <input checked="" type="checkbox"/> Normal Modular with chimney, <input 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<br><input checked="" type="checkbox"/> Ordinary fixtures & fittings, <input 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 type="checkbox"/> External, <input checked="" type="checkbox"/> Internal<br><input type="checkbox"/> Excellent, <input checked="" type="checkbox"/> Very Good, <input 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 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                                               | about 8 years                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |  |                   |            |                    |                           |   |   |
| 20.                       | Maintenance of the Building                                                             | <input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Average, <input type="checkbox"/> Poor                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |  |                   |            |                    |                           |   |   |

J. ANANDA, B.E., MIE, FIV  
 CHARTED ENGINEER &  
 REGISTERED VALUER  
 No. 15/A (33), 1st Floor, Srinivas Nilaya,  
 1st Main, B. Kempanna Layout,  
 P. G. Halli, BANGALORE-560 020.

| 21.               | Any defects in the building                                                                                      | <input type="checkbox"/> Maintenance issues, <input type="checkbox"/> Finishing issues, <input type="checkbox"/> Seepage issues,<br><input type="checkbox"/> Water supply issues, <input type="checkbox"/> Electricity issues, <input type="checkbox"/> Structural issues,<br><input type="checkbox"/> Visible cracks in the building <i>not noticed</i> |        |  |  |              |        |       |        |                   |  |  |  |
|-------------------|------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|--|--|--------------|--------|-------|--------|-------------------|--|--|--|
| 22.               | Any violation done in the property<br><i>not noticed</i>                                                         | <input type="checkbox"/> Construction done without Map, <input 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)<br><i>company owned property protected with stone compound wall</i> | <input type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Common boundary wall of a complex<br><table border="1"> <thead> <tr> <th>Running Mtr.</th> <th>Height</th> <th>Width</th> <th>Finish</th> </tr> </thead> <tbody> <tr> <td colspan="4"><i>not filled</i></td> </tr> </tbody> </table>                                 |        |  |  | Running Mtr. | Height | Width | Finish | <i>not filled</i> |  |  |  |
| Running Mtr.      | Height                                                                                                           | Width                                                                                                                                                                                                                                                                                                                                                    | Finish |  |  |              |        |       |        |                   |  |  |  |
| <i>not filled</i> |                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                          |        |  |  |              |        |       |        |                   |  |  |  |
| 24.               | Lift/ elevators                                                                                                  | <input checked="" type="checkbox"/> Passenger/ <input type="checkbox"/> Commercial<br>Make: <i>OTIS</i> Capacity: <i>10 persons</i>                                                                                                                                                                                                                      |        |  |  |              |        |       |        |                   |  |  |  |
| 25.               | Power backup                                                                                                     | <input type="checkbox"/> Inverter, <input checked="" type="checkbox"/> DG Set<br>Make: <i>Durabale</i> Capacity: <i>not known</i>                                                                                                                                                                                                                        |        |  |  |              |        |       |        |                   |  |  |  |
| 26.               | Garden/ Landscaping                                                                                              | <input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Beautiful, <input type="checkbox"/> Ordinary                                                                                                                                                                                                              |        |  |  |              |        |       |        |                   |  |  |  |
| 27.               | Parking facilities                                                                                               | <input checked="" type="checkbox"/> Available within the property <input type="checkbox"/> On Ground, <input type="checkbox"/> In Basement,<br><input type="checkbox"/> On stilt<br><input type="checkbox"/> Not available within the property <input type="checkbox"/> On road, <input type="checkbox"/> Acute parking problem                          |        |  |  |              |        |       |        |                   |  |  |  |
| 28.               | Special Comments/ Observations, if any                                                                           |                                                                                                                                                                                                                                                                                                                                                          |        |  |  |              |        |       |        |                   |  |  |  |

| MARKETABILITY/ SELABILITY/ UTILITY DETAILS |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                  |                                                                                                                                                                             |                |                                                                                                                                                                  |
|--------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.                                         | Any issues in marketability of the property?<br><input type="checkbox"/> Yes, <input type="checkbox"/> No<br>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:                                                                                                                                                               |                  |                                                                                                                                                                             |                |                                                                                                                                                                  |
| 2.                                         | How is Demand & Supply condition in the Market of such properties?<br><table border="1"> <tr> <td>Demand</td> <td><input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor</td> </tr> <tr> <td>Supply</td> <td><input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor</td> </tr> </table> | 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 |
| 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?<br><input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No<br>Comments:                                                                                                                                                                                                                                                                                                                                                                                         |                  |                                                                                                                                                                             |                |                                                                                                                                                                  |
| 4.                                         | How is the current utility of the property?<br><input type="checkbox"/> Excellent, <input checked="" 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?<br><table border="1"> <tr> <td>Year of purchase</td> <td><i>As per record</i></td> </tr> <tr> <td>Purchase Price</td> <td><i>rd</i></td> </tr> </table>                                                                                                                                                                                                                                                                                                                  | Year of purchase | <i>As per record</i>                                                                                                                                                        | Purchase Price | <i>rd</i>                                                                                                                                                        |
| Year of purchase                           | <i>As per record</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                  |                                                                                                                                                                             |                |                                                                                                                                                                  |
| Purchase Price                             | <i>rd</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                  |                                                                                                                                                                             |                |                                                                                                                                                                  |
| 6.                                         | Present expected Sale Value of the overall property?<br><i>R 10,000/sq ft to R 10,500/sq ft</i>                                                                                                                                                                                                                                                                                                                                                                                                                        |                  |                                                                                                                                                                             |                |                                                                                                                                                                  |

  
**J. ANANDA, B.E., MIE, FIV**  
**CHARTED ENGINEER &**  
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 No. 15/A (33), 1st Floor, Srinivas Nilaya,  
 1st Main, B. Kempanna Layout,  
 P. G. Halli, BANGALORE-560 020.

### 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                    |  |
| Relationship with owner |  |
| Signature               |  |
| Mobile No.              |  |
| Date                    |  |

### 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.

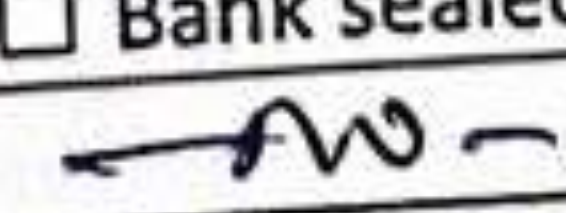
|               |                                                                                       |
|---------------|---------------------------------------------------------------------------------------|
| For File No.  |                                                                                       |
| Surveyor Name | J. Ananda                                                                             |
| Signature     |  |
| Date          | 22-06-2022                                                                            |

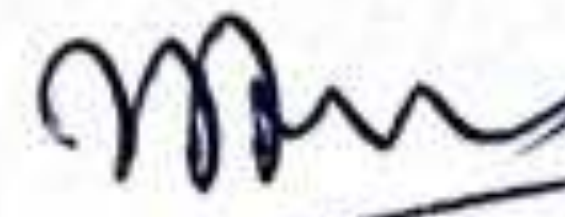
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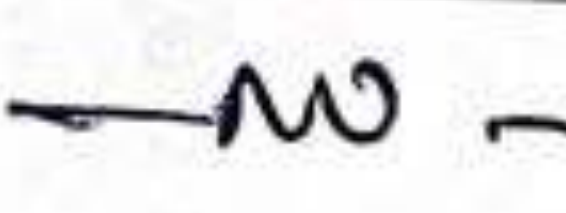
**SURVEY SUMMARY SHEET**  
(TO BE ENCLOSED WITH VALUATION REPORT)

(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                             | J. ANANDA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |            |                    |      |             |                  |            |
| 3.               | Borrower Name                                    | M/s Capacite infra projects Ltd                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |            |                    |      |             |                  |            |
| 4.               | Name of the Owner                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |            |                    |      |             |                  |            |
| 5.               | Property Address which has to be valued          | NO. 2104, Sobha Classic, Village Haralur, Bangalore                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |            |                    |      |             |                  |            |
| 6.               | Property shown & identified by at spot           | <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<br><table border="1"> <tr> <th>Name</th> <th>Contact No.</th> </tr> <tr> <td>Mr. Gowinda Raju</td> <td>8884885255</td> </tr> </table>                                                                                                                                                                                                                                                                                                                                                                                                     |            |                    | Name | Contact No. | Mr. Gowinda Raju | 8884885255 |
| Name             | Contact No.                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |            |                    |      |             |                  |            |
| Mr. Gowinda Raju | 8884885255                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |            |                    |      |             |                  |            |
| 7.               | How Property is Identified by the Surveyor       | <input 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 type="checkbox"/> Full survey (inside-out with measurements & photographs)<br><input type="checkbox"/> Half Survey (Measurements from outside & photographs)<br><input checked="" type="checkbox"/> Only photographs taken (No measurements)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |            |                    |      |             |                  |            |
| 10.              | Reason for Half survey or only photographs taken | <input type="checkbox"/> Property was locked, <input checked="" 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 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 type="checkbox"/> Self-measured, <input type="checkbox"/> Sample measurement, <input checked="" type="checkbox"/> No measurement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |            |                    |      |             |                  |            |
| 13.              | Reason for no measurement                        | <input type="checkbox"/> It's a flat in multi storey building so measurement not required<br><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 |      |             |                  |            |
|                  |                                                  | 24                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 24         | 24                 |      |             |                  |            |
| 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 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                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |            |                    |      |             |                  |            |

  
J. ANANDA, B.E., MIE, FIV  
CHARTED ENGINEER &  
REGISTERED VALUER  
No. 15/A (33), 1st Floor, Srinivas Nilaya,  
1st Main, B. Kempanna Layout,  
P. G. Halli, BANGALORE-560 020.

|     |                                                            |                                                                                                                                                                                                                                                                              |
|-----|------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     | property during survey                                     |                                                                                                                                                                                                                                                                              |
| 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 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 |                                                                                                                                                                                           |
| 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:

Gopunda Raju M8884885255

b. Relation:

Representative

c. Signature:

d. Date:

23-06-2022

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:

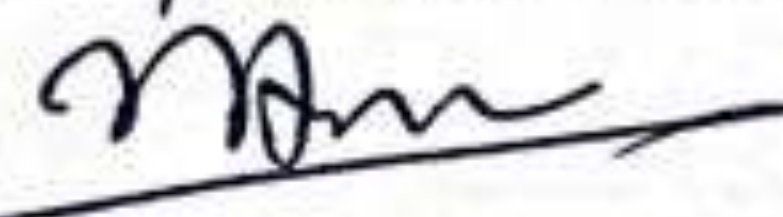
#### 2. Surveyor Signature who did site inspection:

**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:

J. Ananda

b. Signature:



c. Date:

23-06-2022

**J. ANANDA, B.E., MIE, FIV  
CHARTED ENGINEER &  
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