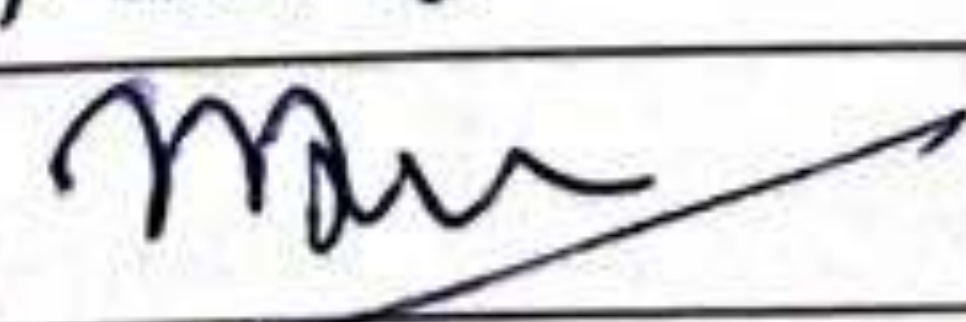


SMONDO VILLE/ SIMONDO 200. Bengaluru

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?	☒
2.	Have you properly studied & highlighted Owner/ Area/ Boundaries in the property documents with bold florescent before moving for the survey?	☒
3.	Did you check prominent landmark nearby the subject property and mentioned in the survey form?	☒
4.	Did you identified the Property clearly by matching the boundaries and area mentioned in the property papers?	☒
5.	Did you check if property is merged with any other property or it is an independent property?	☒
6.	Did you do sample physical or google measurements of the property in case of property more than 2500 sq.mtr?	☒
7.	Did you check for any building violations in the property?	☒
8.	Did you check municipal limits/ jurisdiction/ ward?	☒
9.	Did you take Google Map location and shared it to Maps whatsapp group?	☒
10.	Did you check Main road name & width and its distance from the subject property?	☒
11.	Did you check approach Lane width on which property is located?	☒
12.	Have you taken property full scale photograph with gate?	☒
13.	Have you taken owner/ representative photograph with the property?	☒
14.	Have you taken your selfie with the property along with owner/ representative?	☒
15.	Have you taken photograph of the property along with abutting road and towards left and right of the property?	☒
16.	Have you taken multiple photographs of the property from inside-out?	☐
17.	Did you check nearby development and whereabouts and commented on survey form?	☒
18.	Did you check any defects or negativity in the property in terms of location, legality, disputes, marketability, salability, etc. and commented on survey form in detail?	☒
19.	Have you filled all the columns of survey form including survey summary sheet properly?	☐
20.	Did you draw site key plan (location map)?	☒
21.	Did you draw rough site sketch plan?	☒
22.	Have you taken self-attested documents from owner/ representative and stamped "documents provided by stamp"?	☒
23.	Did you check any defects or negativity in the property in terms of location, legality, disputes, marketability, salability, etc. and commented on survey form in detail?	☒
24.	Have you confirmed any recent past transactions during market enquiries and enquired property rates locally very rigorously?	☒
25.	Did you take signatures of the owner/ representative on undertaking and survey summary sheet?	☒
26.	Did you signed the undertaking?	☐

For File No.	
Surveyor Name	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

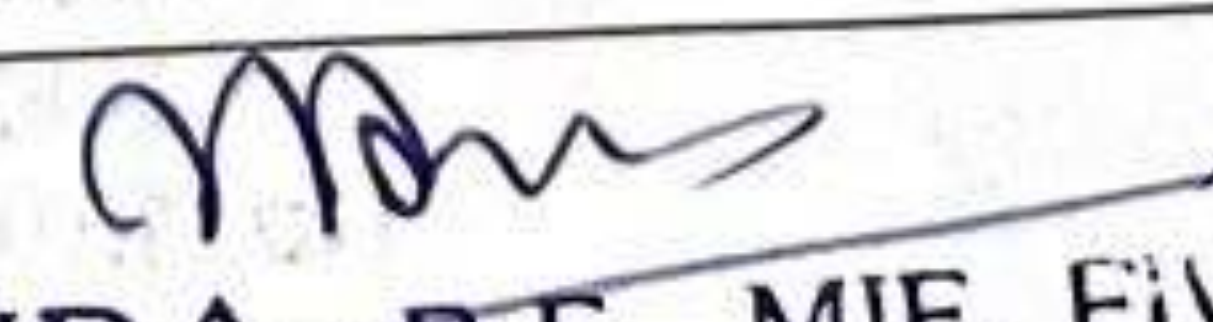
BANGALORE

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

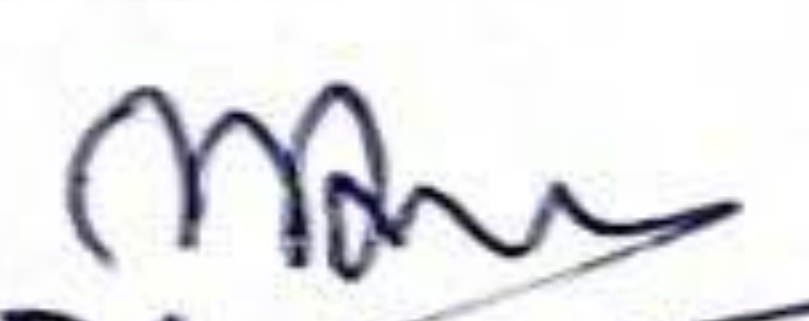
File No. RKA/DNCR/...../.....	Date:	Time:
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GENERAL DETAILS						
1.	Name of the Surveyor	J. ANANDA				
2.	Property shown by	☐ Owner, ☒ Representative, ☐ No one was available, ☐ Property is locked, survey could not be done from inside <table border="1"> <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	☐ Full survey (inside-out with measurements & photographs) ☐ Half Survey (Measurements from outside & photographs) ☒ Only photographs taken (No measurements)				
4.	Reason for Half survey or only photographs taken	☐ Property was locked, ☒ Possessee didn't allow to inspect the property, ☐ NPA property so couldn't be surveyed completely				
5.	How Property is Identified	☒ From schedule of the properties mentioned in the deed, ☒ From name plate displayed on the property, ☒ Identified by the owner/owner representative, ☐ Enquired from nearby people, ☐ Identification of the property could not be done, ☐ Survey was not done				
6.	Type of Property	☒ Flat in Multistoried Apartment, ☐ Residential House, ☐ Low Rise Apartment, ☐ Residential Builder Floor, ☐ Commercial Land & Building, ☐ Commercial Office, ☐ Commercial Shop, ☐ Commercial Floor, ☐ Shopping Mall, ☐ Hotel, ☐ Industrial, ☐ Institutional, ☐ School Building, ☐ Vacant Residential Plot, ☐ Vacant Industrial Plot, ☐ Agricultural Land				
7.	Property Measurement	☐ Self-measured, ☐ Sample measurement only, ☒ No measurement				
8.	Reason for no measurement	☒ It's a flat in multi storey building so measurement not required ☐ Property was locked, ☐ Owner/ possessee didn't allow it, ☐ NPA property so didn't enter the property, ☐ Very Large Property, practically not possible to measure the entire area ☐ Any other Reason:				
9.	Purpose of Valuation	☐ Value assessment of the asset for creating new collateral mortgage ☐ Periodic Re-Valuation for Bank, ☐ Distress sale for NPA A/c., ☐ For DRT Recovery purpose, ☐ Capital Gains Wealth Tax purpose ☐ Partition purpose, ☒ General Value Assessment				
10.	Type of Loan	☐ Housing Loan, ☐ Housing Take Over Loan, ☐ Home Improvement Loan, ☐ Loan against Property, ☐ Construction Loan, ☐ Educational Loan, ☐ Car Loan, ☐ Project Loan, ☐ Term Loan, ☐ CC Limit enhancement, ☐ Cash Credit Limit, ☐ Industrial Loan, ☐ NA				
11.	Loan Amount					


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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 Ankel Taluk Bangalore
4.	Present Residence Address of the Owner/ Purchaser	—
5.	Property constitution	☒ Free Hold, ☐ Lease Hold

LOCATION DETAILS							
1.	Adjoining Properties (Match it with papers with the help of compass or Sun direction and also confirm it with nearby people)	East	West	North	South		
		Common Lobby	Smundo Ville property open	Road open	By property other flat		
2.	Property Facing	☐ East Facing, ☒ North Facing, ☐ West Facing, ☐ South Facing, ☐ North-East Facing, ☐ South-West Facing, ☐ South-East Facing, ☐ 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	☐ Within Main city, ☐ Within Good Urban developed Area, ☐ Within developing area, ☐ Highly posh locality, ☒ Very Good, ☐ Good, ☐ Ordinary, ☐ In interiors, ☐ Remote area, ☐ Backward, ☐ Average, ☐ Poor					
9.	Special Location consideration of the property	☐ Park Facing, ☐ Pool Facing, ☐ Road Facing, ☐ Entrance North-East Facing, ☐ Sunlight facing That property is having very good set back					
10.	Characteristics of the locality	☐ Urban developed, ☒ Urban developing, ☐ Semi Urban, ☐ Rural, ☐ Backward, ☐ Industrial, ☐ Institutional					
11.	Category of Society/ locality	☐ High End, ☐ Normal, ☒ Affordable Group Housing, ☐ EWS, ☐ HIG, ☐ MIG, ☐ LIG					
12.	Utilities/ Facilities in the locality	☒ Lifts, ☒ Garden, ☒ Landscaping, ☒ Swimming Pool, ☒ Gym, ☒ Club House, ☒ Walk Trails, ☒ Kids play zone, ☒ 100% Power Backup					
13.	Proximity to civic amenities	School	Hospital	Market	Metro	Railway Station	Airport
		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	☐ Nagar Nigam, ☐ Nagar Panchayat, ☒ Gram Panchayat, ☐ Palika Parishad, ☒ Area not within any municipal limits
16.	Jurisdiction Development Authority Name	☐ DDA, ☐ GDA, ☐ NOIDA, ☐ GNIDA, ☐ YEIDA, ☐ HUDA, ☐ KMDA, ☐ MDDA, ☐ Any other Development Authority: <u>LEITA</u> ☐ Area not within any development authority limits
17.	Municipal Corporation Name	☐ NDMC, ☐ SDMC, ☐ EDMC, ☐ Ghaziabad Municipal Corporation, ☐ Gurgaon Municipal Corporation, ☐ Faridabad Municipal Corporation, ☐ Kolkata Municipal Corporation, ☐ Dehradun Municipal Corporation, ☐ Area not within any municipal limits, ☐ Any other Municipal Corporation/ Municipality: <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	☐ Solid, ☐ Rocky, ☐ Marsh Land, ☐ Reclaimed Land, ☐ Water logged, ☐ Land locked <u>gravelly soil</u>	
4.	Shape of the Land	☐ Square, ☐ Rectangular, ☐ Trapezium, ☐ Triangular, ☐ Trapezoid, ☐ Irregular, ☒ NA	
5.	Level of Land	☒ On road level, ☐ Below road level, ☐ Above road level, ☐ NA	
6.	Frontage to depth ratio	☒ Normal frontage, ☐ Less frontage, ☐ Large frontage, ☐ NA	
7.	Are Boundaries matched	☐ Yes, ☐ No, ☒ No relevant papers available to match the boundaries, ☐ Boundaries not mentioned in available documents	
8.	Is Independent access available to the property	☒ Clear independent access is available, ☐ Access available in sharing of other adjoining property, ☐ No clear access is available, ☐ Access is closed due to dispute	
9.	Is property clearly demarcated with permanent boundaries?	☒ Yes, ☐ No, ☐ Only with Temporary boundaries	
10.	Is the property merged or colluded with any other property	<u>NO</u>	
11.	Property possessed by at the time of survey	☒ Owner, ☐ Vacant, ☐ Lessee, ☐ Under Construction, ☐ Couldn't be Surveyed, ☐ Property was locked, ☐ Bank sealed, ☐ Court sealed	
12.	Current activity carried out in the property	☒ Residential purpose, ☐ Commercial purpose, ☐ Godown, ☐ Office, ☐ Industrial, ☐ Vacant, ☐ Locked, ☐ Any other use:	

BUILDING/ CONSTRUCTION/ UTILITY DETAILS	
1.	Construction Status

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J. ANANDA, B.E., MIE, FIV
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 No. 15/A (33), 1st Floor, Srinivas Nilaya,
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2.	Covered Built-up Area	☐ Covered Area, ☐ Floor Area, ☐ Super Area, ☐ Carpet Area (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 4 nos - 2 Bed, Toilet = 2 Kitchen 4 nos - 3 Bed, Toilet = 3 Kitchen		
6.	Building Type	☒ RCC Framed Structure, ☐ Load bearing Pillar Beam column, ☐ Ordinary brick wall structure, ☐ Iron trusses & Pillars, ☐ Scrap abandoned structure		
7.	Roof	a. Make: ☐ RBC, ☒ RCC, ☐ GI Shed, ☐ Tin Shed, ☐ Stone Patla b. Height: 3-0 c. Finish: ☒ Simple plaster, ☐ POP Punning, ☐ POP False Ceiling, ☐ Coved roof, ☐ No plaster		
8.	Flooring	☒ Vitrified tiles, ☐ Ceramic Tiles, ☐ Simple marble, ☐ Marble chips, ☐ Mosaic, ☐ Granite, ☐ Italian Marble, ☐ Kota stone, ☒ Wooden, ☐ PCC, ☐ Imported Marble, ☐ Pavers, ☐ Chequered Tiles, ☐ Brick Tiles, ☐ No Flooring, ☐ Under construction, ☐ Any other type:		
9.	Appearance/ Condition of the Building	Internal - ☐ Excellent, ☒ Very Good, ☐ Good, ☐ Ordinary, ☐ Average, ☐ Poor ☐ Under construction, ☐ No Survey External - ☐ Excellent, ☐ Very Good, ☐ Good, ☐ Ordinary, ☐ Average, ☐ Poor ☐ Under construction		
10.	Maintenance of the Building	☒ Very Good, ☐ Average, ☐ Poor, ☐ Under construction		
11.	Interior decoration	☐ Excellent, ☒ Very Good, ☐ Good, ☐ Simple, ☐ Ordinary, ☐ Average, ☐ Below average, ☐ Under construction, ☐ No Survey		
12.	Interior Finishing	☒ Simple plastered walls, ☐ Brick walls without plaster, ☐ Designer textured walls, ☐ POP punning, ☐ Coved roof, ☐ Under construction, ☐ No Survey		
13.	Exterior Finishing	☒ Simple plastered walls, ☐ Brick walls without plaster, ☐ Architecturally designed or elevated, ☐ Brick tile Cladding, ☐ Structural glazing, ☐ Aluminum composite panel cladding, ☐ Glass façade, ☐ Domb, ☐ Porch, ☐ Under construction		
14.	Kitchen	☐ Simple with no cupboard, ☐ Ordinary with cupboard, ☒ Normal Modular with chimney, ☐ High end Modular with chimney, ☐ Under construction, ☐ No Survey		
15.	Class of Electrical fittings	☐ External, ☐ Internal ☒ Ordinary fixtures & fittings, ☐ Fancy lights, ☐ Chandeliers, ☐ Concealed lightning, ☐ Under construction, ☐ No Survey		
16.	Class of Sanitary/ Plumbing & water supply fittings	☐ External, ☐ Internal ☐ Excellent, ☒ Very Good, ☐ Good, ☐ Simple, ☐ Average, ☐ Below average, ☐ Under construction, ☐ No Survey		
17.	Water arrangements	☐ Jet pump, ☒ Submersible, ☐ Jal board supply ☐ Excellent, ☒ Very Good, ☐ Good, ☐ Simple, ☐ Ordinary,		
18.	Fixed Wooden Work	☐ Average, ☐ Below Average, ☐ No wooden work, ☐ No survey		
19.	Age of Building/ Recent Improvements done	about nine year		
20.	Maintenance of the Building	☒ Very Good, ☐ Average, ☐ Poor		

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Note: -

All the floors gas pipe line arrangement is done

21.	Any defects in the building	☐ Maintenance issues, ☐ Finishing issues, ☐ Seepage issues, ☐ Water supply issues, ☐ Electricity issues, ☐ Structural issues, ☐ Visible cracks in the building <i>not marked</i>											
22.	Any violation done in the property	☐ Construction done without Map, ☐ Construction not as per approved Map, ☐ Extra covered without sanctioned Map, ☐ Joined adjacent property, ☐ Encroached adjacent area illegally											
23.	Boundary Wall (Only for individual property)	☐ Yes, ☐ No, ☐ Common boundary wall of a complex <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	☒ Passenger/ ☐ Commercial Make: _____ Capacity: <i>800kg</i> <i>2 nos lift on each block</i>											
25.	Power backup	☐ Inverter, ☒ DG Set Make: _____ Capacity: _____											
26.	Garden/ Landscaping	☒ Yes, ☐ No, ☐ Beautiful, ☐ Ordinary											
27.	Parking facilities	☒ Available within the property ☐ On Ground, ☐ In Basement, ☐ On stilt ☐ Not available within the property ☐ On road, ☐ Acute parking problem											
28.	Special Comments/ Observations, if any	<i>This ~~block~~ apartment is facing Main Road Look very elegant</i>											

MARKETABILITY/ SELABILITY/ UTILITY DETAILS						
1.	Any issues in marketability of the property?	☐ Yes, ☐ No Reason in case of No: ☐ Location, ☐ Surrounding, ☐ Legal aspects, ☐ Demand, ☐ Shape, ☐ Any Other:				
2.	How is Demand & Supply condition in the Market of such properties?	<table border="1"> <tr> <td>Demand</td> <td>☐ Very Good, ☒ Good, ☐ Average, ☐ Low, ☐ Poor</td> </tr> <tr> <td>Supply</td> <td>☐ Very Good, ☐ Good, ☐ Average, ☐ Low, ☐ Poor</td> </tr> </table>	Demand	☐ Very Good, ☒ Good, ☐ Average, ☐ Low, ☐ Poor	Supply	☐ Very Good, ☐ Good, ☐ Average, ☐ Low, ☐ Poor
Demand	☐ Very Good, ☒ Good, ☐ Average, ☐ Low, ☐ Poor					
Supply	☐ Very Good, ☐ Good, ☐ Average, ☐ Low, ☐ Poor					
3.	Is property easily sellable & marketable?	☒ Yes, ☐ No Comments:				
4.	How is the current utility of the property?	☐ Excellent, ☒ Very Good, ☐ Good, ☐ Average, ☐ Low, ☐ Poor				
5.	At what True rate Owner bought this Property?	<table border="1"> <tr> <td>Year of purchase</td> <td><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 1st floor 1 no - 103
 2nd floor 1 no - 203
 3rd floor 1 no - 303
 12th floor 1 no - 1203

SMONDO 2.0 = 2 nos Flats
Hulimangala village Block-B

Block-C

I Floor - 1 no - 101
 I Floor - 1 no - 102

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

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J. Ananda
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UNDERTAKING BY THE CUSTOMER

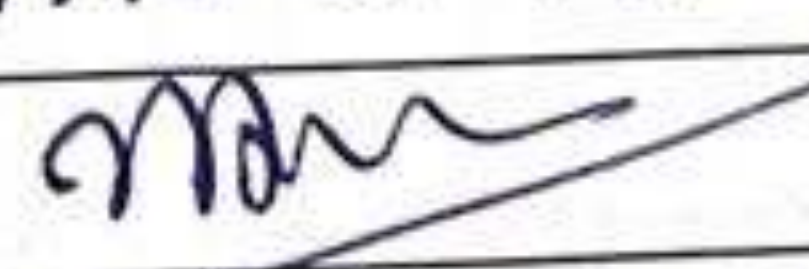
I confirm that I have made the inspection of the subject property to the surveyor of R.K Associates, which is correct property in question for which the documents have been provided/ submitted by me. I further confirm that I am aware of all the information related to the subject property and I have provided 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.

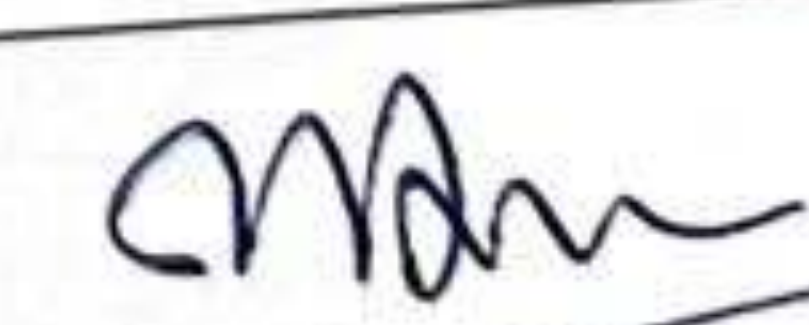
For File No.	
Surveyor Name	J. ANANDA
Signature	
Date	23-06-2022

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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, Tigrine Hobli, Anketa, BANGALORE		
6.	Property shown & identified by at spot	☐ Owner, ☒ Representative, ☐ No one was available, ☐ Property is locked, survey could not be done from inside Name Govindaraju Contact No. 8884885055		
7.	How Property is Identified by the Surveyor	☐ From schedule of the properties mentioned in the deed, ☐ From name plate displayed on the property, ☒ Identified by the owner/ owner representative, ☐ Enquired from nearby people, ☐ Identification of the property could not be done, ☐ Survey was not done		
8.	Are Boundaries matched	☒ Yes, ☐ No, ☐ No relevant papers available to match the boundaries, ☐ Boundaries not mentioned in available documents		
9.	Survey Type	☐ Full survey (inside-out with measurements & photographs) ☐ Half Survey (Measurements from outside & photographs) ☒ Only photographs taken (No measurements)		
10.	Reason for Half survey or only photographs taken	☐ Property was locked, ☒ Possessee didn't allow to inspect the property, ☐ NPA property so couldn't be surveyed completely		
11.	Type of Property	☒ Flat in Multistoried Apartment, ☐ Residential House, ☐ Low Rise Apartment, ☐ Residential Builder Floor, ☐ Commercial Land & Building, ☐ Commercial Office, ☐ Commercial Shop, ☐ Commercial Floor, ☐ Shopping Mall, ☐ Hotel, ☐ Industrial, ☐ Institutional, ☐ School Building, ☐ Vacant Residential Plot, ☐ Vacant Industrial Plot, ☐ Agricultural Land		
12.	Property Measurement	☒ Self-measured, ☐ Sample measurement, ☒ No measurement		
13.	Reason for no measurement	☒ It's a flat in multi storey building so measurement not required ☐ Property was locked, ☐ Owner/ possessee didn't allow it, ☐ NPA property so didn't enter the property, ☐ Very Large Property, practically not possible to measure the area within limited time ☐ Any other Reason:		
14.	Land Area of the Property	As per Title deed 12	As per Map 12	As per site survey 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	☒ Owner, ☐ Vacant, ☐ Lessee, ☐ Under Construction, ☐ Couldn't be Surveyed, ☐ Property was locked, ☐ Bank sealed, ☐ Court sealed		
17.	Any negative observation of the	NO		


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	☒ Clear independent access is available, ☐ Access available in sharing of other adjoining property, ☐ No clear access is available, ☐ Access is closed due to dispute
19.	Is property clearly demarcated with permanent boundaries?	☐ Yes, ☐ No, ☐ Only with Temporary boundaries
20.	Is the property merged or colluded with any other property	— 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:

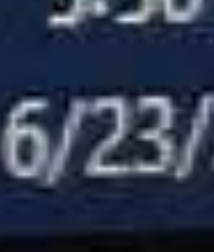
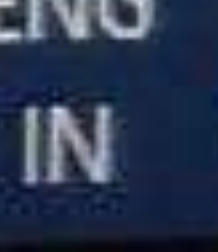
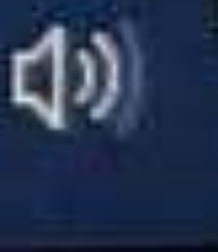
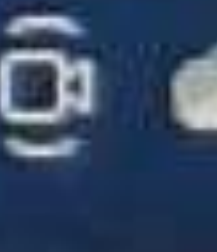
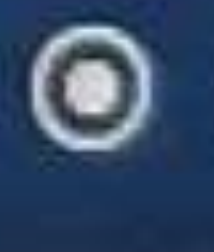
c. Date:

J. ANANDA
[Signature]
23-06-2022

**J. ANANDA, B.E., MIE, FIV
CHARTED ENGINEER &
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No. 15/A (33), 1st Floor, Srinivas Nilaya,
1st Main, B. Kempanna Layout,
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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 ಡೆವೆಲಪರ್ (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, &				



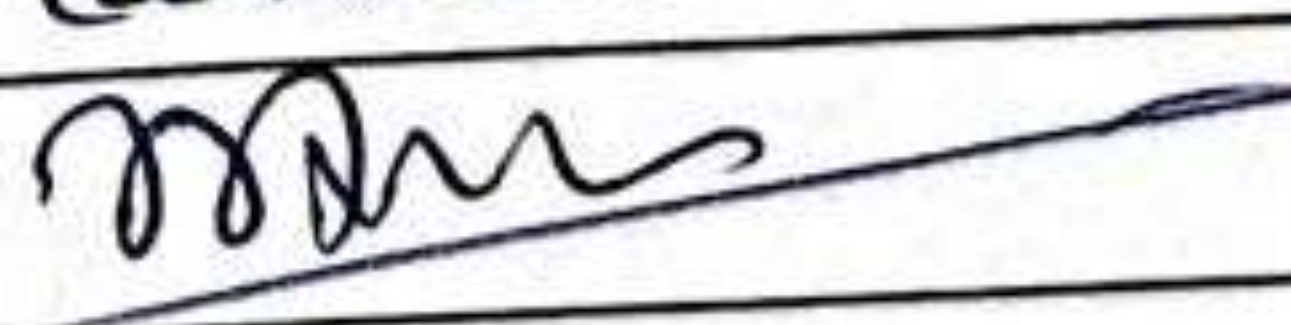
ಕ್ರ ಸಂ	ಹೋಬಲಿ/ ಗ್ರಾಮ/ ಪ್ರದೇಶ	Hobli/ Village/ Area	ಸಕ್ರಮ ಪ್ರಾಧಿಕಾರದ ಮಗು ನಿವೇಶನಗಳು	ಸ್ಥಳೀಯ ಸಂಸ್ಥೆಯ ಮಗು ನಿವೇಶನಗಳು	ಸಕ್ರಮ ಪ್ರಾಧಿಕಾರದ ವಿಭಾಗ/ರೋಡ್ ಜೋನುಗಳ ನಿವೇಶನ ದರ	ಸ್ಥಳೀಯ ಸಂಸ್ಥೆ/ಸಕ್ರಮ ಪ್ರಾಧಿಕಾರದ ಮಗು ನಿವೇಶನಗಳಲ್ಲಿ ನಿರ್ಮಿಸಿರುವ ಆಪಾರ್ಟ್‌ಮೆಂಟ್‌ಗಳ ಮತ್ತು ಪ್ಲಾಟ್‌ಗಳ ಮೌಲ್ಯ	ಕ್ರಮ ಜಮೀನು
1	2	3	4	5	6	7	8
	99,100,101,102,103,104,105,106,107,108,109,110,111,112,113,114,115,116,117,118,119,120,121,122,123,124,125,126,127,128,129,130,131,132,133,134,135,136,137,138,139,140,141,142,143,144,145,146,147,148,149,150,151,160,161,162,165, 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?	☒
2.	Have you properly studied & highlighted Owner/ Area/ Boundaries in the property documents with bold florescent before moving for the survey?	☒
3.	Did you check prominent landmark nearby the subject property and mentioned in the survey form?	☒
4.	Did you identified the Property clearly by matching the boundaries and area mentioned in the property papers?	☒
5.	Did you check if property is merged with any other property or it is an independent property?	☒
6.	Did you do sample physical or google measurements of the property in case of property more than 2500 sq.mtr?	☒
7.	Did you check for any building violations in the property?	☒
8.	Did you check municipal limits/ jurisdiction/ ward?	☒
9.	Did you take Google Map location and shared it to Maps whatsapp group?	☒
10.	Did you check Main road name & width and its distance from the subject property?	☒
11.	Did you check approach Lane width on which property is located?	☒
12.	Have you taken property full scale photograph with gate?	☒
13.	Have you taken owner/ representative photograph with the property?	☒
14.	Have you taken your selfie with the property along with owner/ representative?	☒
15.	Have you taken photograph of the property along with abutting road and towards left and right of the property?	☒
16.	Have you taken multiple photographs of the property from inside-out?	☒
17.	Did you check nearby development and whereabouts and commented on survey form?	☒
18.	Did you check any defects or negativity in the property in terms of location, legality, disputes, marketability, salability, etc. and commented on survey form in detail?	☒
19.	Have you filled all the columns of survey form including survey summary sheet properly?	☐
20.	Did you draw site key plan (location map)?	☒
21.	Did you draw rough site sketch plan?	☒
22.	Have you taken self-attested documents from owner/ representative and stamped "documents provided by stamp"?	☒
23.	Did you check any defects or negativity in the property in terms of location, legality, disputes, marketability, salability, etc. and commented on survey form in detail?	☒
24.	Have you confirmed any recent past transactions during market enquiries and enquired property rates locally very rigorously?	☒
25.	Did you take signatures of the owner/ representative on undertaking and survey summary sheet?	☒
26.	Did you signed the undertaking?	☒

For File No.	
Surveyor Name	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	☐ Owner, ☐ Representative, ☐ No one was available, ☐ Property is locked, survey could not be done from inside <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	☐ Full survey (inside-out with measurements & photographs) ☐ Half Survey (Measurements from outside & photographs) ☒ Only photographs taken (No measurements)				
4. Reason for Half survey or only photographs taken	☐ Property was locked, ☒ Possessee didn't allow to inspect the property, ☐ NPA property so couldn't be surveyed completely				
5. How Property is Identified	☒ From schedule of the properties mentioned in the deed, ☒ From name plate displayed on the property, ☒ Identified by the owner/ owner representative, ☐ Enquired from nearby people, ☐ Identification of the property could not be done, ☐ Survey was not done				
6. Type of Property	☒ Flat in Multistoried Apartment, ☐ Residential House, ☐ Low Rise Apartment, ☐ Residential Builder Floor, ☐ Commercial Land & Building, ☐ Commercial Office, ☐ Commercial Shop, ☐ Commercial Floor, ☐ Shopping Mall, ☐ Hotel, ☐ Industrial, ☐ Institutional, ☐ School Building, ☐ Vacant Residential Plot, ☐ Vacant Industrial Plot, ☐ Agricultural Land				
7. Property Measurement	☐ Self-measured, ☐ Sample measurement only, ☒ No measurement				
8. Reason for no measurement	☒ It's a flat in multi storey building so measurement not required ☐ Property was locked, ☐ Owner/ possessee didn't allow it, ☐ NPA property so didn't enter the property, ☐ Very Large Property, practically not possible to measure the entire area ☐ Any other Reason:				
9. Purpose of Valuation	☐ Value assessment of the asset for creating new collateral mortgage ☐ Periodic Re-Valuation for Bank, ☐ Distress sale for NPA A/c., ☐ For DRT Recovery purpose, ☐ Capital Gains Wealth Tax purpose ☐ Partition purpose, ☒ General Value Assessment				
10. Type of Loan	☐ Housing Loan, ☐ Housing Take Over Loan, ☐ Home Improvement Loan, ☐ Loan against Property, ☐ Construction Loan, ☐ Educational Loan, ☐ Car Loan, ☐ Project Loan, ☐ Term Loan, ☐ CC Limit enhancement, ☐ Cash Credit Limit, ☐ Industrial Loan, ☐ NA				
11. Loan Amount					


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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 Flat no 2104, 10th Floor, "Sobha Classic", Haralur Village, Varthur Hobli, Bangalore East Taluk, Bangalore, KARNATAKA
4.	Present Residence Address of the Owner/ Purchaser —
5.	Property constitution ☒ Free Hold, ☐ Lease Hold

LOCATION DETAILS							
		East	West	North	South		
1.	Adjoining Properties (Match it with papers with the help of compass or Sun direction and also confirm it with nearby people)	Common Hobby	open	open	open		
2.	Property Facing	☐ East Facing, ☒ North Facing, ☐ West Facing, ☐ South Facing, ☐ North-East Facing, ☐ South-West Facing, ☐ South-East Facing, ☐ 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	☒ Within Main city, ☐ Within Good Urban developed Area, ☐ Within developing area, ☐ Highly posh locality, ☐ Very Good, ☐ Good, ☐ Ordinary, ☐ In interiors, ☐ Remote area, ☐ Backward, ☐ Average, ☐ Poor					
9.	Special Location consideration of the property	☐ Park Facing, ☐ Pool Facing, ☒ Road Facing, ☐ Entrance North-East Facing, ☐ Sunlight facing					
10.	Characteristics of the locality	☒ Urban developed, ☐ Urban developing, ☐ Semi Urban, ☐ Rural, ☐ Backward, ☐ Industrial, ☐ Institutional					
11.	Category of Society/ locality	☒ High End, ☐ Normal, ☐ Affordable Group Housing, ☐ EWS, ☐ HIG, ☐ MIG, ☐ LIG					
12.	Utilities/ Facilities in the locality	☒ Lifts, ☒ Garden, ☒ Landscaping, ☒ Swimming Pool, ☒ Gym, ☒ Club House, ☐ Walk Trails, ☒ Kids play zone, ☒ 100% Power Backup gas connection for cooking purposes					
13.	Proximity to civic amenities	School	Hospital	Market	Metro	Railway Station	Airport
		2km	1 km	1 km	5 km	5 km	50 km
14.	Any new development in surrounding area	There are many flats construction in progress in the area					

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

Page 7 of 15

[Signature]

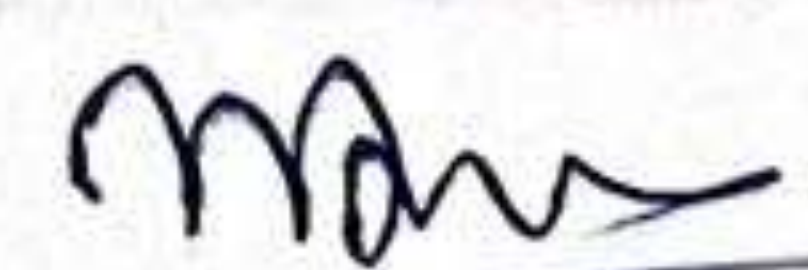
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15.	Jurisdiction limits	☐ Nagar Nigam, ☐ Nagar Panchayat, ☐ Gram Panchayat, ☐ Nag Palika Parishad, ☒ Area ~~not~~ within any municipal limits
16.	Jurisdiction Development Authority Name	☐ DDA, ☐ GDA, ☐ NOIDA, ☐ GNIDA, ☐ YEIDA, ☐ HUDA, ☐ KMDA, ☐ MDDA,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

BUILDING/ CONSTRUCTION/ UTILITY DETAILS	
1.	Construction Status

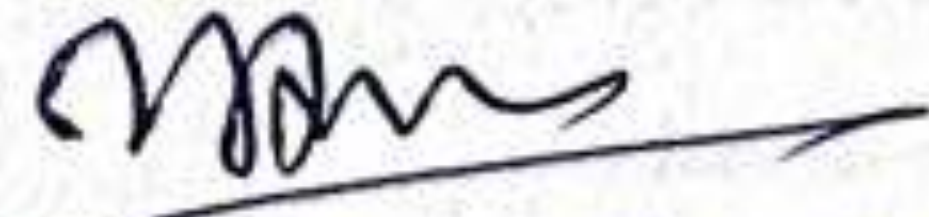
☐ Built-up property in use, ☐ Under construction, ☐ No construction
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2.	Covered Built-up Area (Tick one on the basis of which valuation is to be calculated)	☐ Covered Area, ☐ Floor Area, ☐ Super Area, ☐ Carpet Area <table border="1"> <tr> <th>As per Title deed</th> <th>As per Map</th> <th>As per site survey</th> </tr> <tr> <td>1719.76 + 340.86 sq ft</td> <td>—</td> <td>—</td> </tr> </table>			As per Title deed	As per Map	As per site survey	1719.76 + 340.86 sq ft	—	—
As per Title deed	As per Map	As per site survey								
1719.76 + 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=300, Living=1 no Toilet=300 Kitchen=201 Dining Servant=201 no								
6.	Building Type	☒ RCC Framed Structure, ☐ Load bearing Pillar Beam column, ☐ Ordinary brick wall structure, ☐ Iron trusses & Pillars, ☐ Scrap abandoned structure								
7.	Roof	a. Make: ☐ RBC, ☒ RCC, ☐ GI Shed, ☐ Tin Shed, ☐ Stone Patla b. Height: 3.0m c. Finish: ☐ Simple plaster, ☐ POP Punning, ☐ POP False Ceiling, ☐ Coved roof, ☐ No plaster								
8.	Flooring	☒ Vitrified tiles, ☐ Ceramic Tiles, ☐ Simple marble, ☐ Marble chips, ☐ Mosaic, ☐ Granite, ☐ Italian Marble, ☐ Kota stone, ☐ Wooden, ☐ PCC, ☐ Imported Marble, ☐ Pavers, ☐ Chequered Tiles, ☐ Brick Tiles, ☐ No Flooring, ☐ Under construction, ☐ Any other type:								
9.	Appearance/ Condition of the Building	Internal - ☒ Excellent, ☐ Very Good, ☐ Good, ☐ Ordinary, ☐ Average, ☐ Poor ☐ Under construction, ☐ No Survey External - ☐ Excellent, ☐ Very Good, ☐ Good, ☐ Ordinary, ☐ Average, ☐ Poor ☐ Under construction								
10.	Maintenance of the Building	☒ Very Good, ☐ Average, ☐ Poor, ☐ Under construction								
11.	Interior decoration	☐ Excellent, ☐ Very Good, ☐ Good, ☐ Simple, ☐ Ordinary, ☐ Average, ☐ Below average, ☐ Under construction, ☐ No Survey								
12.	Interior Finishing	☒ Simple plastered walls, ☐ Brick walls without plaster, ☐ Designer textured walls, ☐ POP punning, ☐ Coved roof, ☐ Under construction, ☐ No Survey								
13.	Exterior Finishing	☒ Simple plastered walls, ☐ Brick walls without plaster, ☐ Architecturally designed or elevated, ☐ Brick tile Cladding, ☐ Structural glazing, ☐ Aluminum composite panel cladding, ☐ Glass façade, ☐ Domb, ☐ Porch, ☐ Under construction								
14.	Kitchen	☐ Simple with no cupboard, ☐ Ordinary with cupboard, ☒ Normal Modular with chimney, ☐ High end Modular with chimney, ☐ Under construction, ☐ No Survey								
15.	Class of Electrical fittings	☒ External, ☐ Internal ☒ Ordinary fixtures & fittings, ☐ Fancy lights, ☐ Chandeliers, ☐ Concealed lightning, ☐ Under construction, ☐ No Survey								
16.	Class of Sanitary/ Plumbing & water supply fittings	☐ External, ☒ Internal ☐ Excellent, ☒ Very Good, ☐ Good, ☐ Simple, ☐ Average, ☐ Below average, ☐ Under construction, ☐ No Survey								
17.	Water arrangements	☐ Jet pump, ☒ Submersible, ☐ Jal board supply								
18.	Fixed Wooden Work	☐ Excellent, ☒ Very Good, ☐ Good, ☐ Simple, ☐ Ordinary, ☐ Average, ☐ Below Average, ☐ No wooden work, ☐ No survey								
19.	Age of Building/ Recent Improvements done	about 8 years								
20.	Maintenance of the Building	☒ Very Good, ☐ Average, ☐ Poor								

21.	Any defects in the building	☐ Maintenance issues, ☐ Finishing issues, ☐ Seepage issues, ☐ Water supply issues, ☐ Electricity issues, ☐ Structural issues, ☐ Visible cracks in the building <i>not noticed</i>											
22.	Any violation done in the property <i>not noticed</i>	☐ Construction done without Map, ☐ Construction not as per approved Map, ☐ Extra covered without sanctioned Map, ☐ Joined adjacent property, ☐ Encroached adjacent area illegally											
23.	Boundary Wall (Only for individual property) <i>company owned property protected with stone compound wall</i>	☐ Yes, ☐ No, ☐ Common boundary wall of a complex <table border="1"> <thead> <tr> <th>Running Mtr.</th> <th>Height</th> <th>Width</th> <th>Finish</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>				Running Mtr.	Height	Width	Finish				
Running Mtr.	Height	Width	Finish										
24.	Lift/ elevators	☒ Passenger/ ☐ Commercial Make: <i>OTIS</i> Capacity: <i>10 persons</i>											
25.	Power backup	☐ Inverter, ☒ DG Set Make: <i>Durabale</i> Capacity: <i>not known</i>											
26.	Garden/ Landscaping	☒ Yes, ☐ No, ☐ Beautiful, ☐ Ordinary											
27.	Parking facilities	☒ Available within the property ☐ On Ground, ☐ In Basement, ☐ On stilt ☐ Not available within the property ☐ On road, ☐ Acute parking problem											
28.	Special Comments/ Observations, if any												

MARKETABILITY/ SELABILITY/ UTILITY DETAILS						
1.	Any issues in marketability of the property?	☐ Yes, ☐ No Reason in case of No: ☐ Location, ☐ Surrounding, ☐ Legal aspects, ☐ Demand, ☐ Shape, ☐ Any Other:				
2.	How is Demand & Supply condition in the Market of such properties?	<table border="1"> <tr> <td>Demand</td> <td>☒ Very Good, ☐ Good, ☐ Average, ☐ Low, ☐ Poor</td> </tr> <tr> <td>Supply</td> <td>☐ Very Good, ☐ Good, ☐ Average, ☐ Low, ☐ Poor</td> </tr> </table>	Demand	☒ Very Good, ☐ Good, ☐ Average, ☐ Low, ☐ Poor	Supply	☐ Very Good, ☐ Good, ☐ Average, ☐ Low, ☐ Poor
Demand	☒ Very Good, ☐ Good, ☐ Average, ☐ Low, ☐ Poor					
Supply	☐ Very Good, ☐ Good, ☐ Average, ☐ Low, ☐ Poor					
3.	Is property easily sellable & marketable?	☒ Yes, ☐ No Comments:				
4.	How is the current utility of the property?	☐ Excellent, ☒ Very Good, ☐ Good, ☐ Average, ☐ Low, ☐ Poor				
5.	At what True rate Owner bought this Property?	<table border="1"> <tr> <td>Year of purchase</td> <td><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?	<i>R 10,000/sq ft to R 10,500/sq ft</i>				


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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.

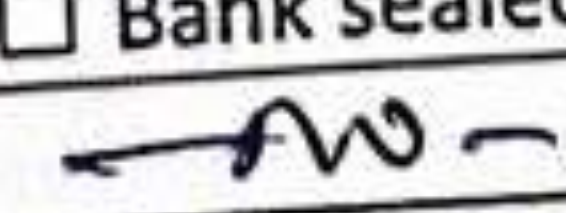
For File No.	
Surveyor Name	J. Ananda
Signature	
Date	22-06-2022

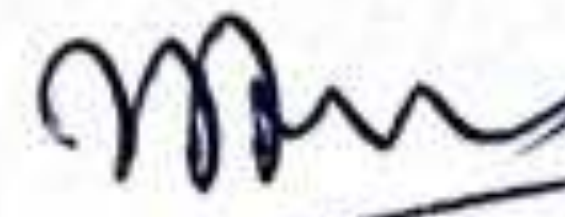
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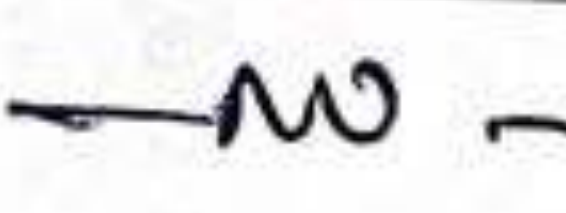
SURVEY SUMMARY SHEET
(TO BE ENCLOSED WITH VALUATION REPORT)

(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	☐ Owner, ☐ Representative, ☐ No one was available, ☐ Property is locked, survey could not be done from inside <table border="1"> <tr> <td>Name</td> <td>Contact No.</td> </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	☐ From schedule of the properties mentioned in the deed, ☐ From name plate displayed on the property, ☒ Identified by the owner/ owner representative, ☐ Enquired from nearby people, ☐ Identification of the property could not be done, ☐ Survey was not done						
8.	Are Boundaries matched	☒ Yes, ☐ No, ☐ No relevant papers available to match the boundaries, ☐ Boundaries not mentioned in available documents						
9.	Survey Type	☐ Full survey (inside-out with measurements & photographs) ☐ Half Survey (Measurements from outside & photographs) ☒ Only photographs taken (No measurements)						
10.	Reason for Half survey or only photographs taken	☐ Property was locked, ☒ Possessee didn't allow to inspect the property, ☐ NPA property so couldn't be surveyed completely						
11.	Type of Property	☒ Flat in Multistoried Apartment, ☐ Residential House, ☐ Low Rise Apartment, ☐ Residential Builder Floor, ☐ Commercial Land & Building, ☐ Commercial Office, ☐ Commercial Shop, ☐ Commercial Floor, ☐ Shopping Mall, ☐ Hotel, ☐ Industrial, ☐ Institutional, ☐ School Building, ☐ Vacant Residential Plot, ☐ Vacant Industrial Plot, ☐ Agricultural Land						
12.	Property Measurement	☐ Self-measured, ☐ Sample measurement, ☒ No measurement						
13.	Reason for no measurement	☐ It's a flat in multi storey building so measurement not required ☐ Property was locked, ☐ Owner/ possessee didn't allow it, ☐ NPA property so didn't enter the property, ☐ Very Large Property, practically not possible to measure the area within limited time ☐ Any other Reason:						
14.	Land Area of the Property	As per Title deed	As per Map	As per site survey				
		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	☐ Owner, ☐ Vacant, ☐ Lessee, ☐ Under Construction, ☐ Couldn't be Surveyed, ☐ Property was locked, ☐ Bank sealed, ☐ Court sealed						
17.	Any negative observation of the							


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	property during survey	
18.	Is Independent access available to the property	☒ Clear independent access is available, ☐ Access available in sharing of other adjoining property, ☐ No clear access is available, ☐ Access is closed due to dispute
19.	Is property clearly demarcated with permanent boundaries?	☐ Yes, ☐ No, ☐ Only with Temporary boundaries
20.	Is the property merged or colluded with any other property	
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:

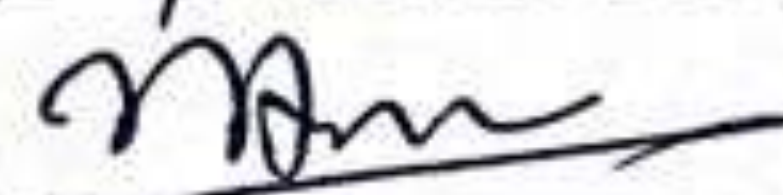
2. Surveyor Signature who did site inspection:

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

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