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2.	Type of Service		Valua	tion Repor	t, Construction cates, TEV Rep	Cost estim		
3.	Type of customer		D Other	CE Certifi		SIG LIC	ate, 🗆 Cost ve	etting certificate
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			20000	the	50%.		Bank	
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1.	Type of Property	CASE DET	State of the second	
2.	Purpose of Valuation/ Assignment	 Value assessment of Periodic Re-Valuation For DRT Recovery put 	the asset for creating new co for Bank, □ Distress sale for rpose, □ Capital Gains Wea reneral Value Assessment	r NPA A/c.,
3.	Owner/Applicant Details Sudhir Thaplital	Name Graver Thaplital,	Contact Number 9820509842	Email Id
4.	Account Name	napuzal		
5.	Property Address	Cliff-Hall Estate	, Hussoone , Dist	- Dehradun
6.	Who will coordinate on site for the site survey	Name Satish Uniyal		tact Number
7.	Preferred time of survey	Date Date	70171910 Time	000
8.	Documents Received (Any one ownership document and approved site plan/ map is must)	 Registered Will, R Conveyance Deed, C Map: Cizra Map, A Utility Bills: Electric receipt, House Tax de 	a: D-Sale Deed, D Power of elinquishment Deed, Trans Allotment Letter, D Posses approved Map, D Site Plan ty Bill & payment receipt, D emand & payment receipt CLU, D TIR Report, D Ag d: D	sfer Deed, sion Letter LUII TANSK Deed Water Bill & payment
9.	Documents received from	austomen		The street of the street of the
10.	Special Instructions if any:			
11.	on valuer min to distoit any n	ntioned above for the preparatio acts and would not try to influe any individual or organization by	ICA any member or official of th	that I'll not put pressure the firm in the ill spirit or

	(To be filled by Su		APPROVER SIGNATURE/
S.NO.	COMPLIANCE CHECKLIST	STATUS	REMARKS IN CASE OF ANY (X)
1.	Is Case collection Form properly filled by Receiver?		
2.	Is purpose of the assignment understood clearly by the receiver?	A (
3.	Has receiver checked if this is a new case or existing case of the Bank?		
4.	Has receiver fixed the fees with the manager/ client and sent quotation properly or have taken approval of the work over email?		
5.	Has receiver taken proper Work Order/ Email/ CESA form formality?	6	
6.	In case of private case or for fresh case 50% advance is received?	1	
7.	Is document checklist email sent to the customer?	A.	
8.	Has the received documents is having 'documents provided by stamp'?		

IMPORTANT INSTRUCTIONS TO SURVEYOR

1.	Please fill the above compliance checklist before moving for the survey.
2.	Please do not do the survey if you do not have proper documents.
3.	For Vacant Plot/ Land – Cizra Map/ Master/ Zonal/ Site Plan is must to identify the Plot. For Agriculture or converted land from agriculture – Mutation documents, CLU is must.
4.	Firstly please first study the documents of the property which needs to get surveyed.
5.	Mark the Owner/ Area/ Boundaries mentioned in the ownership documents with bold florescent marker pen before moving for the survey. During site survey if any difference is found in the above fields from the ownership documents then please contact the owner immediately to know the reason for the difference.
6.	Confirm ongoing property rates in the subject location through public domain, property sites and contact dealers to show you the available properties in that area during your survey.
7.	Identify the Property clearly by matching the boundaries and area mentioned in the property papers.
8.	Do sample physical or google measurements of the property.
9.	 PHOTOGRAPH INSTRUCTIONS: a. Take owner/ representative photograph along with the property. b. Take your selfie along with the property and the owner/ representative. c. Take full scale photo of the property with gate. d. Take photo of the property along with abutting road, towards left, right and center. e. Take multiple photos of inside-out of the property. f. Take nearby photographs of the Property. g. Take a short video to cover property and neighborhood.
10.	Take Google Map location.
11.	Check main road name & width and approach road width and distance of property from main road.
12.	Check Jurisdiction Municipal Limits & Ward Name.
13.	Fill each column of survey form diligently in detail and tick the appropriate option clearly.
14.	Check any defects or negativity in the property and comment in detail on survey form.
15.	Do extensive market rate enquiries and confirm for any recent past transactions
16.	In case customer appears to be providing misleading information to you or trying to influence you by money or cash then immediately report to the Management & Bank.

ADE	SURVEY GRADING MATRIX
A	In case all the points have PARAMETERS/ CRITERIA
and the second	In case all the points below are done properly, timely with full care and diligence:
	Survey done with proper work order and knowing the source of payment.
	before moving for the survey. 4. Chosen correct survey.
	 Chosen correct survey form as per the property type. All fields of Survey form are properly filled. All site special observations
	7. Self & client signature and negative and positive factors are clearly mentioned
	9. Site rough skatch and properly taken, mentioned and verified
	11. Selfie with property tal
3	
	Points are covered in any of the above points except Point 1.0.0.1.0.
C	In case of 3 minor mistakes in any of the above points except Point 1, 2, 3, 4, 6, 8, 10, 11, 12 but all the points are covered. In case of more than 3 minor mistakes and any 1 major mistake in any of the above points and if any point are completely missing except Point 1, 2, 3, 4, 6, 8, 10, 11, 12.
D	are completely missing except Point 1, 2, 3, 4, 6, 8, 10, 11, 12.
E	In case of 1 major mistake or missing of any 1 point out of 1, 2, 3, 4, 6, 8, 10, 11, 12. In case of more than 1 major mistakes or missing of more than 1 point out of 1, 2, 3, 4, 6, 8, 10, 11, 12.
	In case of more than 1 major mistakes or missing of any 1 point out of 1, 2, 3, 4, 6, 8, 10, 11, 12.

Note (Survey Grading Matrix):

1. For special assignments like LIE, Stock Valuation, etc. where till date survey format is not specified or released, in such cases point wise site observation report has to be submitted by the Surveyor duly signing it properly. Without signed Site Observation report, Point 4 will be considered as not done and will fall under Category E.

2. Similar Grading Matrix is issued for Case Collection & Report Preparation as well. Note (Overall Grading Matrix):

1. In case client reports any careless mistake in the report for which revision has to be done in the report then in that case Grading Matrix may be revised and Grade E will be awarded.

SURVEY PROCESS COMPLIANCE CHECKLIST

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To be submitted I	vo	Surveyor with	
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Did you take proper property documents to carry out the survey? STATUS 2. Heav you property studied & highlighted Owner/ Area/ Boundaries in the property C 3. Did you check prominent landmark nearby the subject property and mentioned in the survey? C 4. Did you check prominent landmark nearby the subject property and mentioned in the survey? C 5. Did you check fit property clearly by matching the boundaries and area mentioned in the property papers? C 6. Did you check fit property is merged with any other property or it is an independent property? C 7. Did you check for any building violations in the property? C 8. Did you check for any building violations in the property? C 9. Did you check for any building violations in the property? C 9. Did you check for any building violations in the property? C 10. Did you check for any building violation and shared it to Maps whatsapp group? C 11. Did you check aproach Lane width on which property is located? C 12. Have you taken owner/ representative photograph with gate? C 13. Have you taken owner/ representative photograph with builting road and towards left and property? C 14. Have you taken owner/ representative photograph with abutting road and towards left and property? C 14. Have you taken multiple photographs o	S.NO.	COMPLIANCE CHECKLIST POINTS	
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 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 	23.	Did you check any defects or parent it is	1
25. Did you take signatures of the owner/ representative on undertaking and survey	24.	Have you confirmed any recent past to minimum difference of survey form in detail?	A
summary sheet? Summary sheet? 26. Did you signed the undertaking?	25.	Did you take signatures of the owner/ representations during market enquiries and	P
or a the undertaking r	26.	summary sheet? Did you signed the undertaking?	R
	-	a source undertaking r	and the second second

For File No.	VIS(2002-23)-PLUS5-362-640
Surveyor Name	Deepar
Signature	Maria
Date	20/102

GENERAL SURVEY FORM (FOR PROPERTIES OTHER THAN FLATS) (Version 5.0) Date of implementation: 9.02.2011 | Last Revision: 04.01.2018 | Lates

File No. RKA/DNCR//							
	/DNCR//	Date: 20 1 22 Time:					
1.	Name of the Surveyor						
2.	Pros	GENERAL DETAILS					
	Property shown by	Depar					
	Care	Owner, Representative I No and					
	Taka	Owner, Representative, No one was available, Property locked, survey could not be done from inside					
	Carre Taken	Name					
3.	Survey Type	Satish United Contact No.					
	And the second second second	Full survey (inside autority)					
1 PR		 Half Survey (Measurements from outside & photographs) Only photographs taken (No measurements & photographs) 					
4.	Reason for Half survey or only	Only photographs takes (the only photographs)					
Sil S	a a a a a a a a a a a a a a a a a a a	Property was locked D P					
5.	How Property is Identified	Property was locked, Possessee didn't allow to inspect t Property, NPA property so couldn't be surveyed completely From schedule of the properties manifestime to the properties of the pro					
	i i i i i i i i i i i i i i i i i i i	From schedule of the property					
		name plate displayed on the					
		owner representative					
		owner representative, Enquired from nearby people, Identification of the property and the					
5.	Type of Property	done done Survey was n					
		Flat in Multistoried Apart					
	Kasidentia	Apartment, C Residential Builder Fi					
	1 ceord	Building, Commercial Office Commercial Land					
	Residential	Floor, Shopping Mall Hotel Du					
	C-	School Building, Vacant Residential, Institutional,					
	Property Measurement	Plot, Agricultural Land					
	Reason for no me	Self-measured, Sample measured					
	Reason for no measurement	Self-measured, Sample measurement only, No measurement It's a flat in multi storey building so measurement not required Property was locked. Owner(
1		Property was locked Ourses					
-		Porty so didn't enter the property Diversit					
-		practically not possible to measure the entire area Any other Reason:					
and I							
	Purpose of Valuation	Value assessment of the					
		 Value assessment of the asset for creating new collateral mortgage Periodic Re-Valuation for Bank 					
		□ Periodic Re-Valuation for Bank, □ Distress sale for NPA A/c.,					
		Capital Caine March Start Capital Caine March Start					
0.	Type of Loan						
1000		□ Housing Loan, □ Housing Take Over Loan, □ Home Improvement					
10	X						
Rein	1						
1.	Loan Amount	enhancement, Cash Credit Limit, Industrial Loan, NA					
	The second se						

Page 6 of 15

4	Lenal Ownerst	OWI	NERSHIP	DETAILS	- destand		HURSTER OF	Contraction of the
2.	Legal Owner Name/s	Syd	in That	Vital 1	Grave	o Thaplit	all	Geeta
3.	Property Purchaser Name		1 1 - 4	-9-1 1		10	0.00	
3.	Property Address under Valuation	CIII	ff Ital	1 Esta	te, M	moone		
4.	Present Residence Address of the Owner/ Purchaser	-	_					
5.	Property constitution	Fre	e Hold, 🗆 I	Lease Hold	1			
Esti		1.00	ATION DE	TAILS				
1.	Adjoining Properties	a second s	ast	West		North		South
	(Match it with papers with the help	Motos f	Road to	Storger h	.0 V	Incraig	moto	r Road
	of compass or Sun direction and	Debrach	. 0	U	- 16	brazy	and the second se	roadun
	also confirm it with nearby people)		ug estal	Tal Nil		otor Road	an	
2.	Property Facing					t Facing, S	outh Fa	icina.
-					-	cing, \Box South		
2		1 1 1 1 1 1 1			I-vvest ra	cing, 🗆 South	-cast r	acing,
3.	Landmark	10	West Facir	ng				2078-C
	Ward Name/ No.	KINCH	and he	t long	ump		-	Carlo and
	an and a second s	MA	0 .	Second State				S. S. A.
	Zone Name	NA	E and the state	1. 19 2	and the second second	and a state of the	Carries .	
6.	Main Road Name & Width	1	Name		Width	Distanc	e from	property
		Dohrad	un-Hus	wome	Read	yoff	10	ma
7.	Approach Road Name & Width			h			and the	the states
8. 1	Location consideration of the	U Within	Main city,	U Within	Good Urb	an developed	Area,	U Within
	Society	developin	g area, 🗆 H	lighly posh	locality,	Very Good,	0000	d,
			y, ⊔ in in	teriors, 🗆 i	Remote al	ea, 🗆 Backwa	ard, 🗆 /	Average,
		Poor						
. s	Special Location consideration	Park F	acing, 🗆 F	Pool Facing	, 🗆 Roa	d Facing, 🗆 E	Entrance	e North-
0	f the property		g, 🗆 Sunlig					
1. 1910		1 Roll martin						and the
0. C	characteristics of the locality	Urban d	leveloped, I	Urban de	eveloping;	🗆 Semi Urba		ural,
1	and the second of the second second	Backwar	d, 🗆 Indus	trial, 🗆 Ins	titutional			
					dable Cra	up Housing, 🗆	EMIC	
			LIG					
2. U		A State of the sta		and the second second	the state of the s	imming Pool, [The second second	
			buse, 🗆 W	alk Trails,		olay zone, 🗆	100%	Power
		Backup School	Hospital	Market	Metro	Railway Sta	tion	Airport
		001001	riospital	maritor	mono	runway ola		inport
3. Pr	roximity to civic amenities	11100	Onel	m		The second second second	ALL OF COMPANY	
		skim	2224	3pm	-	-		-
	ny new development in	2Km	22M		-	-		(

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A.	Jurisdiction limits	
/		Nagar Nigam, 🗆 Nagar Panchayat, 🗆 Gram Panchayat, 🗆 Nagar
16.	Jurisdiction Development	Palika Parishad, Area not within any municipal limits
	Authority Name	DDA, GDA, NOIDA, GNIDA, YEIDA, HUDA, KMDA,
		MDDA, Any other Development Authority:
17.	Municipal Corporation Name	Area not within any development authority limits
-	i a corporation Name	□ NDMC, □ SDMC, □ EDMC, □ Ghaziabad Municipal Corporation,
		Gurgaon Municipal Corporation, E Faridabad Municipal Corporation,
		Kolkata Municipal Corporation Dehradun Municipal Corporation,
		□ Area not within any municipal limits, □ Any other Municipal
		Corporation/ Municipality:

1.	Land Area	PHYSICAL DETAIL	S	
		As per Title deed	As per Map	As per site survey
2.	Any conversion to the land use	19-78 Arre	-	Healtremener 27 Possible
3.	Land Type	Solid, Rocky, D] Marsh Land, □ Re	eclaimed Land, 🗆 Water
4.	Shape of the Land	logged, □ Land locked □ Square, □ Rectang □ Trregular, □ NA		Triangular, 🗆 Trapezoid,
5.	Level of Land	On road level, Be	low road level	
6.	Frontage to depth ratio	□ Normal frontage, □	Less frontage	ve road level, D NA
7.	Are Boundaries matched	Yes, 🗆 No, 🗆	No relevant papers	available to match the
8.	Is Independent access available to the property	boundaries, Bound	access is available, ning property, □ No o	available documents Access available in clear access is available,
9.	Is property clearly demarcated with permanent boundaries?			daries
10.	Is the property merged or colluded with any other property	No		
11.	Property possessed by at the time of survey	□ Owner, ☑ Vacant, be Surveyed, □ Prop sealed	□ Lessee, □ Under perty was locked, □	Construction, □ Couldn't Bank sealed, □ Court
12.	Current activity carried out in the property	Residential purpo	ose, Commercial Vacant, Locked	purpose,

		BUILDING/ CONSTRUCTION/ UTLITY DETAILS
1.	Construction Status	Built-up property in use, Under construction, No construction
	a set and the set of t	No construction

As per Title deed As per Map As per site survey 3. Total Number of Floors in the Building 78.3.439M 78.1439M Heasurey 4. Floor on which property is situated Cif Pachtle Pachtle 5. Type of Unit/ Number of Rooms/ Cabins/ Cubicles	12.	Covered Built-up Area	Covered Area, C Floor Area, C Super Area, C Carpet Area			
Mick One on the basis of which valuation is to be calculated) TGR : TSSN TGR : TGR : TSSN TGR : TGR : TSSN T		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	the second		As per site survey	
3. Total Number of Floors in the Building Cr.F. 4. Floor on which property is situated Cr.F. 6. Building Type PRCC 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 Pata 8. Flooring □ Vitride like, □ Corved roof, □ No plaster 8. Flooring □ Vitride like, □ Carante, □ talian Marble, □ Kota stone, □ Wooden, ⊇ PEC, □ Imported Marble, □ Pavers, □ Chequered Like, □ Binter 9. Appearance/ Condition of the Building Internal - □ Excellent, □ Very Good, □ Good, □ Ordinary PAverage, □ Poor □ Under construction, □ Any other type: 10. Maintenance of the Building □ Very Good, □ Cood, □ Simple, □ Ordinary PAverage, □ Poor □ Under construction, □ Any other construction 11. Interior decoration □ Excellent, □ Very Good, □ Good, □ Ordinary PAverage, □ Poor □ Under construction, □ Any average, □ Boor □ Under construction, □ No Survey 12. Interior Finishing □ Simple plastered walls, □ Brick walls without plaster, □ Designer textured walls, □ Brick walls without plaster, □ Designer textured walls, □ Brick walls without plaster, □ Designer textured walls, □ Port, □ Inder construction, □ No Survey 13. Exterior Finishing □ Simple plastered walls, □ Brick walls without plaster, □ Designer textured wall		valuation is to be calculated)		Contraction of the local division of the loc	Heasuremens Not	
5. Type of Unit/ Number of Roomer Cabine/ Cubicles 6. Building Type 7. Roof 8. Building Type 7. Roof 8. Flooring 9. Make: 9. Ake: 9. Rec: 9. Rec: 9. Make: 9. Make: 9. Make: 9. Make: 9. Rec: 9. Appearance/ Condition of the Building 9. Appearance/ Condition of the Building 9. Appearance of the Building 9. Appearance of the Building 9. Appearance of the Building 9. Maintenance of the Building 9. Maintenance of the Building 10. Maintenance of the Building 11. Interior feroistuction 11. Interior feroistuction 12. Interior Finishing 13. Exterior Finishing 14. Kitchen 15. Class of Electrical fittings	3.	Total Number of Floors in the			passible	
Cabinal Outbicks 8. Building Type 9. RCC Framed Structure,	4.	Floor on which property is situated	GF			
6. Building Type PRCC Framed Structure. Load bearing Pillar Beam column, Ordinary brick wail structure. 7. Roof a. Make: PRC, RCC, C. Gi Shed, Tin Shed, Store Patta 8. Flooring . Finish: -f: Simple plaster, POP Punning, POP False Celling, Coved roof, No plaster 8. Flooring . Yiffied tiles, C. Granic Tiles, Simple marble, Marble Celling, Coved roof, No plaster 9. Appearance/ Condition of the Building Internal - Excellent, Very Good, Good, Ordinary PAverage, Poor Or Under construction, No Survey 9. Appearance of the Building Very Good, ParQC, Good, Good, Ordinary PAverage, Poor Or Under construction 10. Maintenance of the Building Very Good, ParQC, Under construction 11. Interior decoration Excellent, Very Good, Good, Ordinary PAverage, Poor Or Under construction, No Survey 12. Interior Finishing Simple plastered walls, Prick walls without plaster, Designer textured walls, Porch, Under construction, No Survey 13. Exterior Finishing Simple plastered walls, Porch, Under construction, No Survey 14. Kitchen Simple plastered walls, Porch, Under construction, No Survey 15. Class of Electrical fittings External, Phrtemal 14. Kitchen	5.	Type of Unit/ Number of Rooms/ Cabins/ Cubicles	_			
Image: Second	6. Building Type					
7. Roof a. Make: RBC, RCC, GI Shed, Tin Shed, Stone Patta 8. Flooring b. Height: GI+ 6. Flooring Vitrified tiles, Ceramic Tiles, Simple plaster, Colling, Cover ford, No plaster 8. Flooring Vitrified tiles, Caranto, Tiles, Simple marble, Marble, Costa stone, Composite Amorphic, Marble, Costa stone, Composite Amorphic, Condition of the Building 9. Appearance/ Condition of the Building Internal - Excellent, Very Good, Good, Ordinary PAverage, Poor Under construction, No Survey 10. Maintenance of the Building Very Good, Cood, Good, Ordinary PAverage, Poor Under construction 11. Interior Finishing Excellent, Very Good, Good, Ordinary PAverage, Poor Under construction 12. Interior Finishing Excellent, Very Good, Good, Simple, Ordinary PAverage, Below average, Under construction, No Survey 13. Exterior Finishing Simple plastered walls, Brick walls without plaster, Designer textured walls, POP punning, Cover cord, Good, Under construction, Simple With no cupboard, Ordinary With cupboard, Norma Modular with chimey, Under construction, Survey 14. Kitchen Simple with no cupboard, Ordinary With cupboard, Norma Modular with chimey, Unde construction, No Survey 15. Class of Sanitary/ Plumbing & External, Printernal Ordinary Mitures & fittings, Parcy lights, Chandeller Concealed lighting, Under construction, No Survey			the second start and a second start of the			
7. Roof a. Make: □ RBC, □ RCC, □ GI Shed, □ Tin Shed, □ Stone Patta b. Height: □ 0 [f- c. Finish: □ 0 [f- c. Flooring □ Vitified tiles, □ Cerantic, □ tablester 8. Flooring □ Vitified tiles, □ Cerantic, □ tablester 9. Appearance/ Condition of the Building □ Very Good, □ Cord, □ No plaster 9. Appearance/ Condition of the Building □ Very Good, □ Cord, □ No Flooring, □ Under construction, □ Any other type: 10. Maintenance of the Building □ Very Good, □ Good, □ Ordinary □ Average, □ Poor □ Under construction 10. Maintenance of the Building □ Very Good, □ Good, □ Good, □ Ordinary □ Average, □ Bolow average, □ Under construction 11. Interior Finishing □ Simple plastered walls, □ Brick walls without plaster, □ Designer textured walls, □ Brick walls without plaster, □ Designer textured walls, □ Brick walls without plaster, □ Designer textured walls, □ Brick walls without plaster, □ Designer textured walls, □ Brick walls without plaster, □ Designer textured walls, □ Brick walls without plaster, □ Designer textured walls, □ Brick walls without plaster, □ Designer textured walls, □ Brick walls without plaster, □ Designer textured walls, □ Brick walls without plaster, □ Designer textured walls, □ Brick walls without plaster, □ Designer textured walls, □ Brick walls without plaster, □ Designer textured walls, □ Porch, □ Under construction, □ No Survey 13. Exterior Finishing □ Simple plastered walls, □ Brick walls without plaster,				Il structure, 🗆 Iron tru	sses & Pillars, 🗆 Scrap	
Pata b. Height: 0 ft- c. Finish: Simple plaster, POP Punning, POP False celling, Coved roof, No plaster No plaster 8. Flooring Vitrified tiles, Ceramic Tiles, Simple marble, Kota stone, Vooden, PCC, Imported Marble, Pavers, Chequerce 9. Appearance/ Condition of the Building Internal - Excellent, Very Good, Good, Ordinary 10. Maintenance of the Building Very Good, Foor, Under construction, No Survey 11. Interior decoration Excellent, Very Good, Good, Ordinary 12. Interior Finishing Simple plastered walls, Proce construction, No Survey 12. Interior Finishing Simple plastered walls, Pork walls without plaster, 13. Exterior Finishing Simple plastered walls, Pork, Under construction, No Survey 13. Exterior Finishing Simple plastered walls, Pork, Under construction, No Survey 14. Kitchen Simple with no	7.	Roof				
6. Flooring 6. Flooring 6. Flooring 7. Coved roof, No plaster 8. Flooring 9. Appearance/ Condition of the Building Building Poor Under construction, No Survey 9. Appearance of the Building 10. Maintenance of the Building 11. Interior decoration 12. Interior Finishing 13. Exterior Finishing 14. Kitchen 15. Class of Electrical fittings 16. Class of Sanitary/ Plumbing & water supply fittings 16. Class of Sanitary/ Plumbing & Uery Good, Good, Simple, Coved on Survey 17. Water arrangements 18. Fixed Wooden Work 19. Age of Building			Patla	A CONTRACTOR OF	Tin Shed, 🗆 Stone	
6. Flooring Ceiling, Coved roof, No plaster 8. Flooring Vitrified tiles, Caramic, Hailan Marble, Kot stone, Wooden, PCC, Imported Marble, Pavers, Chequerec, Tiles, Brick Tiles, No Flooring, Under construction, Any other type: 9. Appearance/ Condition of the Building Internal - Excellent, Very Good, Good, Ordinary External - Excellent, Very Good, Good, Ordinary Carage, Poor Under construction 10. Maintenance of the Building Very Good, Faverage, Poor Under construction 11. Interior decoration Excellent, Very Good, Good, Ordinary Paverage, Below average, Under construction 11. Interior Finishing Simple plastered walls, POP punning, Coved roof, Under construction, No Survey 12. Interior Finishing Simple plastered walls, POP punning, Coved roof, Under construction, No Survey 13. Exterior Finishing Simple plastered walls, POP punning, Coved roof, Under construction 14. Kitchen Simple plastered walls, Porthary with cubpard, Norma Modular with no cupboard, Ordinary with cubpard, Norma Modular with no cupboard, Ordinary with cubpard, Norma Modular with cubpard, Norma Modula			01	A REAL PROPERTY AND A REAL PROPERTY.	a third and a set of the	
a b Winded tiles, b Ceramic 1 Italian Marble, b Marble, b b Wooden, B PCC, limported Marble, b Pavers, C Chequerec Tiles, Brick Tiles, No Flooring, Under construction, Any other type: Internal - Excellent, Very Good, Good, Ordinary 9. Appearance/ Condition of the Building Internal - Excellent, Very Good, Good, Ordinary Building Average, Poor Under construction, No Survey External - Excellent, Very Good, Good, Ordinary 10. Maintenance of the Building Very Good, Average, Poor, Under construction No Survey 11. Interior decoration Excellent, Overy Good, Good, Simple, Ordinary 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, Designer textured walls, POP porch, Under construction 14. Kitchen Simple with no cupboard, Ordinary with cupboard, Norma Modular with chinney, High end Modular with chinney, Under construction, No Survey 15. Class of Electrical fittings External, Anternal 16. Class of Sanitary/ Plumbing & Weater supply fittings Excellent, Very Good, Good, Simple, Average, Below	0		 c. Finish: ☐ Simple plaster, □ POP Punning, □ POP False Ceiling, □ Coved roof, □ No plaster 			
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Improvements done	10.		and the second sec			
	19.		Hore than 10	to the old		
	20.		🗆 Very Good, 🗆 Av	erage, Poor		

Page 9 of 15

21.	Any defects in the building	1	and the second	and the second	
	unding	Maintenance iss	ues, 🗆 Finisl	hing issues, 🗆 Se	epage issues
	No	Water supply iss	ues, 🗆 Elect		Tuctural icquice
22.	1	□ Visible cracks in	the building		iuciulai issues,
22.	Any violation done in the property				
		Construction d	one without	Map, 🗆 Constru	iction not as per
	po	approved map, L	Extra covered	without sanctions	A Man I loinod
23.	Boundary Wall (Onto the	approved Map, Extra covered without sanctioned Map, Joined adjacent property, Encroached adjacent area illegally Yes, No, Common boundary wall of a complex			
	Boundary Wall (Only for individual property)				
	L10	Running Mtr.	Height	Width	
	1		THE REAL	maar	Finish
24.	Lift/ elevators		A CONTRACTOR	TRACE HE SAL	
	V	Passenger/ C Make:	ommercial	Carles Street Street	A CONTRACTOR OF THE OWNER
05	tN	Widke.		Capacity:	
25.	Power backup	Inverter, DG Set			
	1	Make:		10	A STREET STREET
26.	Gordanill			Capacity:	- Martin Contraction
27.	Garden/Landscaping	□ Yes, □ No, □ Beautiful, □ Ordinary			
21.	Parking facilities	Available within t	he property		and the second second
		-	no property	□ On Ground, □ On stilt	In Basement,
		Not available	within the	and the second se	State of the state of the
28.	Special Co	property	within the		Acute parking
20.	Special Comments/ Observations, if any	A REAL PROPERTY AND A REAL		problem	and the second of
	in any				a line the state of the
		A State of the second sec			and the second
ALC YOR					

and the	MARKETABI	LITY/ SELABILITY/ UTLITY DETAILS		
1.	in marketability of the			
	property?	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?	Average, Low Poor		
3.	Is property easily sellable &	Supply Uvery Good, Good, Average, Low, Poor Yes, No		
	marketable?	Comments:		
		Contraction,		
4.	How is the suggest utility of the			
	How is the current utility of the property?	Excellent, Very Good, Good, Average, Low, Poor		
5.	At what True rate Owner bought	Year of purchase		
	this Property?	Purchase Price		
6.	Present expected Sale Value of the			
	overall property?			
-				
	Note: Here we	have to give Valuation of His		
		a fill handing of the		
	property in	2021.		
	1 1 0 , ,			

BLANK PAGE FOR PROVIDING ANY ADDITIONAL DETAILS/ INFORMATION

<u>Mote!</u> This property was purchased by Mr. Suching Traplized s/o satya pravad Traplized, mts. Greaver Traplized w/o Sudhing Thaplized & Geeta Traplized b/o satyapravad Maplized in 1978.

After that Hr. Sudhir Thaplingal executed a will for his two daughter named Hs. Wisha Thaplingal & Hs. Bar Turna Thaplingal in 2010. : Hr. Sudhir Maplinal Passed quay on dated 12-07-2012. After that a will executed in 2018 by Mrs Creaver Traplized Wolder Late Sucher Thaplized to her doughter named MS. Nisha Thaplized & MS. Tushna Thaplized. ; Max Graxer Thapizal passed gway on dated 20-09-2021 Now are or of this property and After 2018 me Mars. Geeta Traplizad Do Satya Prasad Thaplizad Ms. Nisha Thapuyal Do Lato Statis Thapiyal Ms. Tyshna Maply Do Lat Sidney Thapiyas.

Circle Sate Alladiad PROPERTY MARKET COMPARABLE RATE INFORMATION DETAILS S.No Particulars (Available for Sale or Transaction already happened in past) Subject Comparable 1 Comparable 2 **Comparable 3** Property 1. Name (source of NA information) 2. Contact No. NA 3. Type of source of NA information (Seller/ Property dealer/ nearby people) 4 Rates/ Price informed NA (in Rs. with unit) 5. Rates Type (Sale/ Buy) NA 6. Shape of the Property (Square, Rectangular, Irregular) Area/ Size of the 7. Property 8. Legal Status (clear, negative, weak)/ No. of owners 9. Location/ surrounding/ Base Case neighborhood comparison with the subject property (Similar, Lower, Better, Highly Better than the subject Property) 10. Distance from the 0 subject Property 11. Other factors (Corner, 2 side open, North-East facing, Park facing, Legal/ Financial encumbrance, etc.) 12. Approach road width Level of Land (Below/ 13. On/ Above road level) Frontage to depth ratio 14. (Normal, Less, Large) Present Use 15. NA Any other details/ 16. **Discussion** held Present expected Sale 17. Value of the overall property?

UNDERTAKING BY THE CUSTOMER

I confirm that I have made the inspection of the sublect 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 sublect 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 +91-9968632707, 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.

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201, bu

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.	VIS (2022-23)-PL 455-362-640
Surveyor Name	Deepar
Signature	1401
Date	20/1/22

UNDERTAKING BY THE PREPARER

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

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

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

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

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

For File No.	and the second se
Preparer Name	
Signature	A CARLES AND A CAR
Date	