	SEING FOUR BUSINES	··		
		PL-500	-yn	691 ASSOCIATES
1	File No.	RKA/DNCR/		VALUERS & TECHNO ENGINEERING CONSULTANTS IP 11TO.
L	Date of Receiving	0.1		
	File Receiver Name	Harstiit	FOT	ON FORM

CASE COLLECTION FORM

(Version 5.0)

ate of implementation: 9.02.2011 | Last Revision: 30.01.2020 | Latest Revision: 31.10.2020

	Date of imple	mentation: 9.02.20	JII Last Nev			Consta	HOD Enga
	Items	Assigned To	Assigned to Date	To be completed by date	Submitted On date	Grade	HOD Engg. Signature
File	Received By	Haushut	NA	NA			
Surv	rey	Harstur		12-72-27			
Prep	aration						
	A - Very Good, B	- Satisfactory, C	- Average, D -	Poor, E - Extre	emely Poor		
Engg	Returned to HOD g. unprepared due ason	properly don representative	roperly done, ne, Photos e photo not ta	☐ Identification	n is not clearly learly taken, r/ owner repre	Selfie/	Market survey for Measurement is not Owner or owner signature not taken,
by th	ase File is returned ne preparer - HOD g. comment & nature	Surveyor. Re	port preparer t	survey hence to collect the many	issing informa	tion on his	on with warning to own.
SS- (24)			GENERA	AL DETAILS			
1.	Proposal/ Work C	Order or					
	Ref. No.						
2.	Type of Service			ates, ☐ TEV F			vetting certificate
3.	Type of customer	The state of the s	mpany	☐ PSU ☐ Private clie	nt Direc	Corpor	
4.	Bank/ FI/ Organiz Name & Address	CA	1- Mula	m Batq	- chou	ock.	
5,	Case Allotment C	Officer/	Name	Conta	act Number		Email Id
	Fees paying part	y Details	eta Suy	4 982	9805700		
6.	Case Type		Case for Free	sh Account	Case	for exiting a	account/ customer
		Amo	ount of Fees	Advance Ar	mount if any	Fees	will be paid by
7.	Fees Details		Maria Contract Contra	THE RESERVE OF THE PERSON NAMED IN		The second secon	
7.	Fees Details		+ 95+			Ban	31

1.	Type of Property	L O B	
2.	Purpose of Valuation/ Assignment	□ Value assessment of the asset for correction Periodic Re-Valuation for Bank, □ □ For DRT Recovery purpose, □ Cap □ Partition purpose, □ General Value □ Any other:	Distress sale for NPA A/c.,
3.	Owner/ Applicant Details	Name Contact STI NIHL JUPT9	ct Number Email ld
4.	Account Name		kb shaty udgag put che
5.	Property Address	B-215, Mehry Grow	
6.	Who will coordinate on site for the site survey	Name Sharud	98 1 08 1 0 92 5
7.	Preferred time of survey	Date 12-12-22	
8.	Documents Received (Any one ownership document and approved site plan/ map is must)	1. Ownership Documents: Sale D Registered Will, Relinquishme Conveyance Deed, Allotment Approved M Conveyance Deed, Approved M Appr	eed, Power of Attorney, ent Deed, Transfer Deed, Letter, Possession Letter ap, Site Plan syment receipt, Water Bill & payment
9.	Documents received from	Bank	
10.	Special Instructions if any:		
11.	on Valuer firm to distort any	nentioned above for the preparation of Valua facts and would not try to influence any m it any individual or organization by any mean	ember or official of the firm in the ill spirit o



File No. RKA/DNCR/. PC-1 500 - 400 - 691

FILE RECEIVER CASE COLLECTION PROCESS COMPLIANCE CHECKLIST (To be filled by Surveyor) S.NO. COMPLIANCE CHECKLIST STATUS APPROVER SIGNATURE/ Is Case collection Form properly filled by Receiver? REMARKS IN CASE OF ANY (X) Is purpose of the assignment understood clearly by 0 3. Has receiver checked if this is a new case or existing case of the Bank? Has receiver fixed the fees with the manager/ client 4. and sent quotation properly or have taken approval of the work over email? 5. Has receiver taken proper Work Order/ Email/ CESA form formality? In case of private case or for fresh case 50% advance is received? R Is document checklist email sent to the customer? V 8. Has the received documents is having 'documents provided by stamp'?

IMPORTANT INSTRUCTIONS TO SURVEYOR

	IMPORTANT INSTRUCTIONS TO SURVEYOR
1.	Please fill the above compliance of the
2.	Please fill the above compliance checklist before moving for the survey. Please do not do the survey if you do not have
3.	Please do not do the survey if you do not have proper documents. For Vacant Plot/ Land - Cizro Man And Man (Man)
	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.
4.	Agriculture or converted land from agriculture – Mutation documents, CLU is must. Firstly please first study the documents of the property which
5.	Firstly please first study the documents of the property which needs to get surveyed. Mark the Owner/ Area/ Boundaries mentioned in the control of the property which needs to get surveyed.
	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
6.	Confirm ongoing property rates in the subject to the
	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 houndaries during your survey.
	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.

AR	SURVEY GRADING MATRIX PARAMETERS/ CRITERIA
ADE	PARAMETERS/ CRITERIA.
A	 Survey started with proper work order and knowing the source of payment. Survey done with proper documents. Done complete homework and studied the documents properly with highlighting the main points before moving for the survey. Chosen correct survey form as per the property type. All fields of Survey form are properly filled. All site special observations and negative and positive factors are clearly mentioned. Self & client signatures taken on survey form. Property rates information properly taken, mentioned and verified. Site rough sketch plan made. Proper photographs taken. Selfie with property taken. Selfie and owner photograph with property taken.
В	In case of 3 minor mistakes in any of the above points except Point 1, 2, 3, 4, 6, 8, 10, 11, 12 but all the points are covered.
C	In case of more than 3 minor mistakes and any 1 major mistake in any of the above points and if any points are completely missing except Point 1, 2, 3, 4, 6, 8, 10, 11, 12.
D	In case of 1 major mistake or missing of any 1 point out of 1, 2, 3, 4, 6, 8, 10, 11, 12.
E	In case of more than 1 major mistakes or missing of more than 1 point out of 1, 2, 3, 4, 6, 8, 10, 11, 12.

Note (Survey Grading Matrix):

- 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):

 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.





RK ADVISORY CONSULTING GROUP	N.
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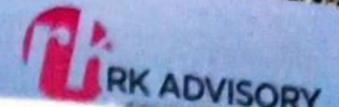
To be submitted by Surveyor with each Survey) 1. Did you take proper properly documents to carry out the survey? 2. Have you properly studied & highlighted Owner/ Areal Boundaries in the property documents with bold florescent before moving for the survey? 3. Did you check prominent landmark nearby the subject property and mentioned in the survey? 4. Did you dentified the Property clearly by matching the boundaries and area mentioned in the property papers? 5. Did you do sample physical or google measurements of the property in case of property property? 6. Did you check if property is merged with any other property or it is an independent property? 7. 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 check Main road name & width and its distance from the subject property? 10. Did you check Main road name & width on which property is located? 11. Dad 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 gate? 14. Have you taken photograph of 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 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 taken self-attested documents from owner/ representative and stamped 'documents provided by stamp?' 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 take signatures of th		(To be submitted by Compliance CHECKLIST	E ROSE COM DA
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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?		right of the property?	
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?	-	Have you taken multiple photographs of the property from inside-out?	/
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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? Have you confirmed any recent past transactions during market enquiries and enquired property rates locally very rigorously? Did you take signatures of the owner/ representative on undertaking and survey summary sheet?	-	you are the conditions of the condition plant	V
disputes, marketability, salability, etc. and commented on survey form in detail? Have you confirmed any recent past transactions during market enquiries and enquired property rates locally very rigorously? Did you take signatures of the owner/ representative on undertaking and survey summary sheet?	2	Have you taken self-attested documents from owner/ representative and stamped "documents provided by stamp"?	V
Have you confirmed any recent past transactions during market enquiries and enquired property rates locally very rigorously? Did you take signatures of the owner/ representative on undertaking and survey summary sheet?		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?	V
Did you take signatures of the owner/ representative on undertaking and survey summary sheet?		24. Have you confirmed any recent past transactions during market enquiries and	0
26. Did you signed the undertaking?		25. Did you take signatures of the owner/ representative on undertaking and survey	V
		26. Did you signed the undertaking?	V

For File No.	P1-500-400-671
Surveyor Name	Harslut
Signature	31
Date	12-12-27

Page 5 of 15

	File No. RKA/DNCR/	GENERAL DETAILS					
5							
1.	Name of the Surveyor	Hars but	o one was available. Property is				
2.	Property shown by	locked, survey could not be done fr	om inside				
£		Name					
	C. F. O		98108 10925				
	C	Shavad Full survey (inside-out with mea	asurements & photographs)				
3.	Survey Type	☐ Half Survey (Measurements fro	m outside & photographs)				
		1 1 / N/O FT	DSISTIFETIES!				
		· - lasked Pos	sessee didit				
4.	Reason for Half survey or only						
	photographs taken NV	property, I NPA property so	ies mentioned in the deed, From				
5.	How Property is Identified	From schedule of the property	roperty, dentified by the owner/				
		owner representative, Enquire	d from nearby people,				
		owner representative,	could not be done, Survey was not				
		Gone Flat in Multistoried Apartment	Residential House, Low Rise Low Rise Low Floor Commercial Land &				
6.	Type of Property	'I - H- DIO	der Finn				
		Duilding Demmercial Office.	Duilding Demmercial Office. Commercial Shop,				
		Chapping Mall Hotel Industrial					
		School Building Vacant	Residential Plot, Vacant Industrial				
		Plot, Agricultural Land					
		Sample m	easurement only, No measurement				
7.	Property Measurement	The a flat in multi storey buildi	ing so measurement not required				
8.	Reason for no measurement	☐ Property was locked, ☐ Own	ner/ possessee didn't allow it,				
		NDA property so didn't ente	r the property, Very Large Property,				
		NPA property so didn't onto	severe the entire area - Any other				
		practically not possible to m	easure the entire area - Any other				
	n/ V	Reason:					
			d u Unterel mortgage				
9.	Purpose of Valuation	☐ Value assessment of the as	set for creating new collateral mortgage				
		☐ Periodic Re-Valuation for Ba	ank. Distress sale for NPA A/c.,				
		☐ For DRT Recovery purpose	, Capital Gains Wealth Tax purpose				
	P	☐ Partition purpose, ☐ Gener	ral Value Assessment				
0.	Type of Loan		Take Over Loan, Home Improvement				
0.	, ypo or Loui,	THE RESERVE OF THE PARTY OF THE	ty, Construction Loan, Education				
			ct Loan, Term Loan, CC Lin				
			Limit, Industrial Loan, NA				
1.	Loan Amount						
Marie Wall							

Page 6 of 15



	Legal Owner Name/s	CVAVAL					THE PLEASE	NAIZOK
2.	Property Purchaser Name	OWNERSHIP	DETAILS	No. of Street,				
3.	Property Address under	Mys po	thil a	uple				188
	Valuation Valuation	Do Do	vym .	Should		,	4 .	
	Present Pacin	Plot No.	215	0/15	De	rata o	10 vely	va
	Present Residence Address of		213	1 101	1 ^	legy	9800	10
							,	-
0.	Property constitution	[] Frankling						
The state of		Free Hold,	bease H	old				
1.	Adjoining Properties	LOCATION	DETAIL					
	(Match it with papers	East		est		-	W 100 3	
	(Match it with papers with the help of compass or Sun direction and		The same of the sa	ALL THE PARTY OF T	Nort	th	South	
	also confirm it with nearby people)	216	Plo 21	u	Rad	1.	Road	1
2.	Property Facing							
		☐ East Facing	□ North F	acing.	Vest Facir	a FI C	1	Enry.
		□ North-East F	acing, 🗆 s	South-Wee	Facina (19, 1000	uth Facing,	0
		□ North-West	Facing	7703	r acing, t	J South-	East Facing	3.
3.	Landmark							
4.	Ward Name/ No.	Med.	yetro	Moe				
5.	Zone Name							
6.	Main Road Name & Width	Name		Wid	th	Dist		
						Distanc	e from pro	perty
7.	Approach Road Name & Width	B.k. ha	Craw	2			120 m	1,
8.	Location consideration of the	Mehry Ground . 30 Within Main city, □ Within Good Urban developed Area, □ Within						
	Society	developing ar					_	
		□ Ordinary,	☐ In Interio	ors, \square Rer	note area,	□ Back	ward, \square A	verage,
		Poor						
9,	Special Location consideration	☐ Park Faci	ng, 🗆 Poo	l Facing,	Road I	acing, [Entrance	North-
	of the property	East Facing,	☐ Sunlight	facing				
10	. Characteristics of the locality	☐ Urban dev	reloped.	Urban dev	relopina.	Semi U	Jrban, □ R	ural.
			TO COLOR					
		□ Backward,	□ Industri	ai, 🗆 insti	tutional			
1	. Category of Society/ locality	☐ High End,		, \square Afford	able Grou	p Housin	g, 🗆 EWS,	, HIG,
		☐ MIG, ☐ L				maina D	and Cum	
1:	2. Utilities/ Facilities in the locality	☐ Lifts, ☐ G						
		Backup	use, 🗆 🗤	aik ITalis,	L Kids p	lay Zono		
1	3. Proximity to civic amenities	School	Hospital	Market	Metro		y Station	Airport
		10 m	200M	50M	2 KM	8	Ky	-
1	4. Any new development in							
	surrounding area	No	1					
	Suit Culture 1		9-0-3		400		Page 7 of 1	15

1	Jurisdiction limits						
	Surisdiction minits	Jo			ARK ADVI		
		-	Nagar Nigam, D Na	gar Panchayat, Gram			
16.	lurisdiction D	Pa	lika Parish	gar Panchayat, 🗆 Gram	Panchavat C N		
0.	Jurisdiction Development	1	Area	not within any municipal	Nagar		
1	Authority Name	10	DDA, D GDA D NO	ID A	limits		
			MDDA =	IDA, GNIDA, YEID Development Authorise	A. CI HUDA CHAN		
			Any other [Development Authority:	TODA, LIKMDA,		
17.	Municipal Corporation Name	10	Area not within any de	avel-	Faridabad		
	Poration Name		NDMC D	evelopment authority limi	ts Faviore		
		1	, SDMC	EDMC D Charles			
			Gurgaon Municipal C	Ornaziabad	Municipal Corporation,		
			Kolkata	orporation, Deridabad	Municipal Corporation		
			* / / / / / / / / / / / / / / / / / / /	- POILLILLI III			
			Area not within a	DV principle in the	wunicipal Corporation,		
			The state of the s	The state of the s	Any other Municipal		
ID DELL			orporation/ Municipality	y:	- Andricipal		
1.		4 103	DIV				
1.	Land Area		PHYSICAL DETAI	LS			
		-	As per Title deed	As per Map			
2			31 sdyrt.	Per Map	As per site survey		
2.	Any conversion to the land use		3, -10.		35 X 10		
	idild use		10		100 × 10		
3.	1 - 1 -		10				
0.	Land Type		Dealid D. D.				
			Solid, Li Rocky, [☐ Marsh Land, ☐ Rec	laimed Land D Water		
4.	Cl		logged, Land locker	d	Laria, Li vvaler		
1.	Shape of the Land	□ Square, □ Rectangular, □ Trapezium, □ Triangular, □ Trapezoid,					
			- quality, Drectang	gular, \square Trapezium, \square T	riangular, Trapezoid,		
5.	Lovol of L		☐ Irregular, ☐ NA				
٥.	Level of Land	1	On road level DR	olow road L. L. E.			
6.	Frontage to depth ratio	_		elow road level, Above	e road level, NA		
7.		1	Normal frontage,	Less frontage, Large	frontage D NA		
1.	Are Boundaries matched		Yes. No D	No relevant	" INV		
		4	bounded	No relevant papers a	available to match the		
8.	le Indea		boundaries, Bound	laries not mentioned in a	vailable documents		
0.	Is Independent access available	le,	Clear independer	nt access is available,			
	to the property		sharing of all		Access available in		
			sharing or other adjo	ining property, No cl	ear access is available		
			☐ Access is closed d	ue to dispute			
9.	Is property clearly demarcated	t					
	with permanent boundaries?	1	CS, LI NO, LI ONI	ly with Temporary bounds	aries		
10.	Is the property merged or		Mal will	PLOT - 214.			
	colluded with any other prope	rty	yes with	pw214.			
11.		-					
	time of survey	(Owner, U Vacant	t, Lessee, Under C	Construction, Couldn		
			be Surveyed, Pr	operty was locked,	Bank sealed, Cour		
40			sealed				
12.	and the second second	the	☐ Residential pur	pose, Commercial	purpose, Godown		
	property		The second of th	al, D Vacant, D Locked			

BUILDING/ CONSTRUCTION/ UTLITY DETAILS

Construction Status

1.

De	ore	8	of	15

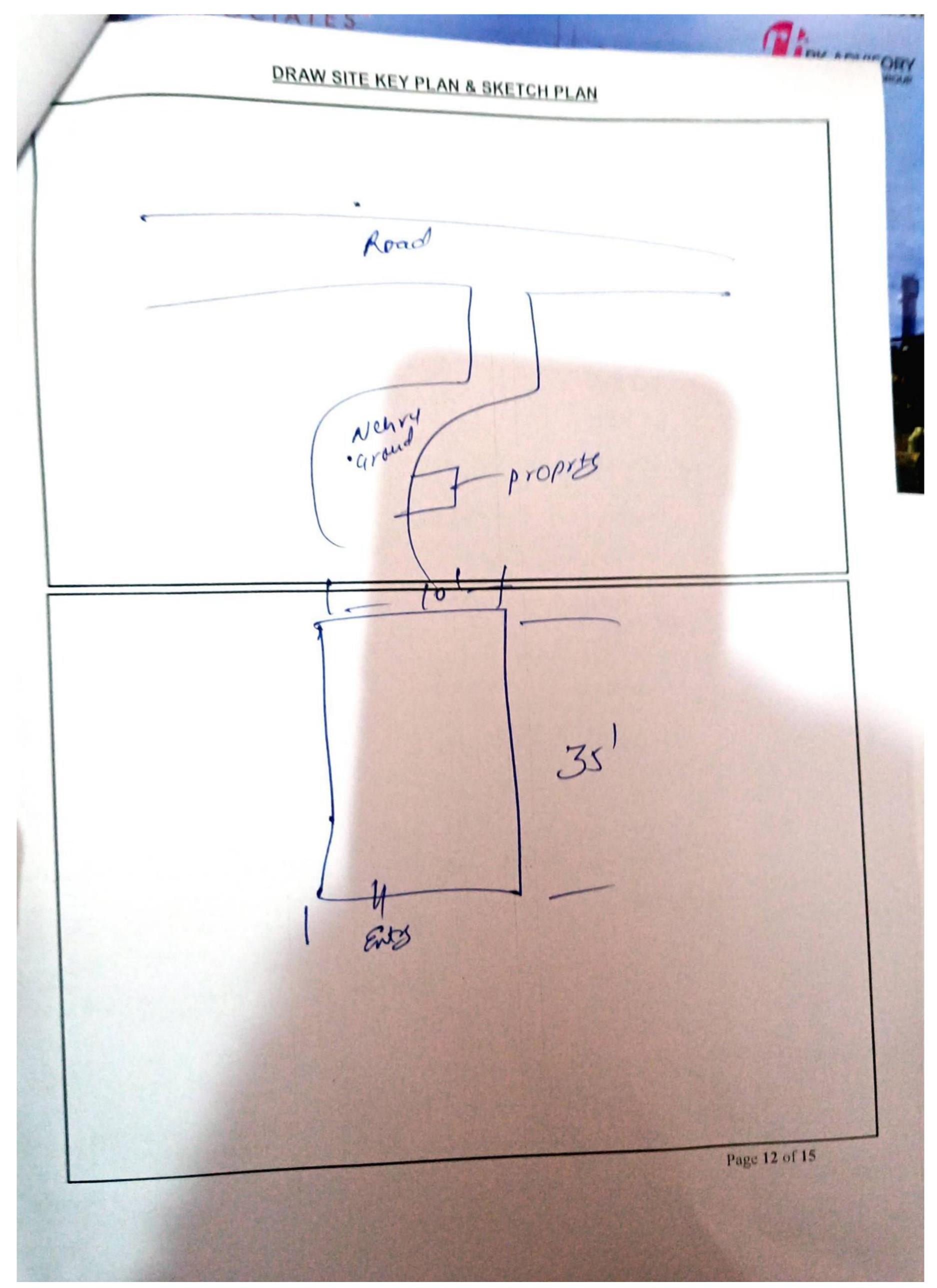
Built-up property in use,
Under construction,
No construction

	ooronou Built-up Area				
	Covered Area, C Floor				
	(Tick one on the basis of which valuation is to be calculated)	Covered Area, Floor Area, Super Area, Carpet Area As per Title deed As per Map As per Map			
3.	Total Number calculated)	As a Super Area, Carnet Ass			
	Total Number of Floors in the	As per Map As per eit			
		As per site survey			
4.	Floor on which property is situated	9+1 (RCC) 2hd 35x10			
	property is situated	(MCC) ghad			
5.	Type of Unit	All RCC 2nd - Tin-Shul			
	Cabins/ Cubicles Of Rooms	M.			
6.	Building Type				
	a Type	Hall			
		RCC Framed a			
7	D	Ordinary Living Structure, Load boasing			
	Roof	abandoned wall structure I bearing Pillar Beam column			
		□ Ordinary brick wall structure, □ Iron trusses & Pillars, □ Scrap a. Make: □ RBC □ RBC			
		RBC, DRCC DOLLAR			
		a. Make: RBC, RCC, GI Shed, Tin Shed, Stone b. Height:			
		Stone			
8.	Flooring	C. Finisha Deimele			
	. looning	Ceiling, Coved roof Pop Punning Door			
		Ceiling, Coved roof, No plaster Vitrified tiles, Ceramic Tiles, Simple marble, Marble, Mooden, PCC Tiles, Italian Marble, Kota steel			
		chips, Mossis To Ceramic Tiles, Simple most			
		□ Wooden, □ PCC □ Italian Marble, □ Koto et			
9.	Λ	□ Wooden, □ PCC, □ Imported Marble, □ Kota stone, Tiles, □ Brick Tiles, □ No Flooring, □ Under construction Other type:			
J.	Appearance/ Condition of the	Tiles, Brick Tiles, No Flooring, Under construction, Any Internal - Free!			
	Building Building	Internal - Excellent, Very Good, Good, Ordinary,			
		- CXCOllont - W			
		□ Average, □ Poor □ Under construction, □ No Survey External - □ Excellent □ Very Good, □ Good, □ Ordinary,			
10.	Maintenance of the Building	External - Excellent, Very Good, Good, Ordinary,			
11.	Interior d	□ Average, □ Poor □ Under construction □ Good, □ Ordinary, □ Very Good, □ Ordinary, □			
	Interior decoration	Very Good, Average De T			
12.	Interior	□ Excellent, □ Very Good, □ Good, □ Simple, □ Ordinary □ Average, □ Below average, □ Under construction			
12.	Interior Finishing	Average, Below average, Under construction, No Survey			
		Simple plastered walls Driver			
		Designer textured walls POP Pure in The Paster,			
13.	Exterior Finishing	addidit, Lind Survey			
	- maring	Simple plastered wells 5			
		Simple plastered walls, Brick walls without plaster Architecturally designed or elevated Brick walls without plaster			
		Structural glazing Aluminum			
14.	Kitchen	☐ Structural glazing, ☐ Aluminum composite panel cladding ☐ Glass façade. ☐ Domb ☐ Porch ☐ H.			
		☐ Simple with no cuphoard ☐ O "			
		☐ Simple with no cupboard, ☐ Ordinary with cupboard, ☐ Norma Modular with chimney, ☐ High end Modular with cupboard, ☐ Norma			
15.	Close of El	Modular with chimney, High end Modular with chimney, Under Construction No Survey			
13.	Class of Electrical fittings	□ External, □ Internal			
		Ordinary fixtures & swi			
40		Ordinary fixtures & fittings, Fancy lights, Chandeliers			
16.	Class of Sanitary/ Plumbing &	☐ Concealed lightning, ☐ Under construction, ☐ No Survey ☐ External, ☐ Internal			
	water supply fittings	- External			
		☐ Excellent, ☐ Very Good, ☐ Good, ☐ Simple, ☐ Average,			
17.	Water arrangements	- Bolow average, Under construction - No Comme			
18.		☐ Jet pump, ☐ Submersible ☐ Jal board supply			
	The second secon	Excellent, Very Good, Good, Simple Ordinary			
10	A (D) ()	☐ Average, ☐ Below Average, ☐ No wooden work, ☐ No survey			
19.	Age of Building/ Recent	5-6 year approx.			
	Improvements done Maintenance of the Building	5-6 year approx.			
20.					

Page 9 of 15

1	Any defects in the building	
	Any	☐ Maintenance issues, ☐ Finishing issues, ☐ Seepage issues.
	NA	☐ Water supply issues, ☐ Electricity issues, ☐ Structural issues.
	No.	Visible cracks in the building
2	Any violation done in the property	Construction stone was a 14
		Construction done without Map. Construction not as per
	NI	approved Map, Extra covered without sanctioned Map. Joiner
23.	Boundary Wall (Only for individual	adjacent property. Encroached adjacent area illegally
	property)	Running Mtr. Height Width Finish
	NA	Running Mtr. Height Width Finish
24.	Lift/ elevators	[] Passennest [] Community
	NO.	Passenger/ Commercial Make:
26	The state of the s	Capacity.
25.	Power backup	\
		Make: Capacity:
26.	Garden/ Landscaping	
27.	Parking facilities	☐ Yes, ☐ No, ☐ Beautiful, ☐ Ordinary
21.	Tarking racinities	Available within the property On Ground, In Basemer
		☐ On stilt
		Not available within the on road, a Acute park
28.	Special Comments/ Observations,	property
28.	Special Comments/ Observations, if any	property
	if any MARKETA	property problem (a) Mean to Road and, (b) Mean to Road and, (c) Mean to Road and, (d) Mean to Road and, (e) Mean to Road and, (e) Mean to Road and, (f) Mean to Road and, (h)
28.	MARKETA Any issues in marketability of the	Property problem Of Mean to Road and, Industrial and, BILITY/ SELABILITY/ UTLITY DETAILS
	if any MARKETA	Property problem Of Mean to Road and, Industrial and, BILITY/ SELABILITY/ UTLITY DETAILS
	MARKETA Any issues in marketability of the	property problem (a) Mean to Road and, (b) Mean to Road and, (c) Mean to Road and, (d) Mean to Road and, (e) Mean to Road and, (e) Mean to Road and, (f) Mean to Road and, (h)
1.	MARKETA Any issues in marketability of the property?	BILITY/SELABILITY/UTLITY DETAILS Yes, Dio Reason in case of No: Location, Surrounding. Demand, Shape, Any Other:
Talent I	MARKETA Any issues in marketability of the property? How is Demand & Supply conditions	Demand Very Good, Average, Low, Poor
1.	MARKETA Any issues in marketability of the property?	Demand Very Good, Average, Low, Poor
1.	Any issues in marketability of the property? How is Demand & Supply condition in the Market of such properties?	Demand Very Good, Average, Low, Poor
1.	Any issues in marketability of the property? How is Demand & Supply condition in the Market of such properties?	Property Problem C New to Row area), Selation No. Location Surrounding Sur
1.	Any issues in marketability of the property? How is Demand & Supply condition in the Market of such properties? Is property easily sellable &	Problem Prob
1.	Any issues in marketability of the property? How is Demand & Supply condition the Market of such properties? Is property easily sellable & marketable?	Property Problem C New to Row area), Selation No. Location Surrounding Sur
1.	Any issues in marketability of the property? How is Demand & Supply condition the Market of such properties? Is property easily sellable & marketable? How is the current utility of the property?	Property Problem
1.	Any issues in marketability of the property? How is Demand & Supply condition the Market of such properties? Is property easily sellable & marketable? How is the current utility of the property?	Property Problem
1.	Any issues in marketability of the property? How is Demand & Supply condition the Market of such properties? Is property easily sellable & marketable? How is the current utility of the property? At what True rate Owner bought	Property Problem

RCC 9 DI"- 35 X10 flet 2 nd = 10 X 18 feet > Tinshad # property Merged with plot 110-2/4 Page 11 of 15



Scanned by TapScanner

0	Particulars	Subject	ransaction already h	ORMATION DETAILS	· 医隐隐 经 经
		Property	Comparable 1	Comparable 2	Comparable 3
	Name (source of information)	NA	0.1		
	Contact No.	NA	Sharma	Gurudi 8851188017	
	Type of source of information (Seller/ Property dealer/ nearby people)	NA	99/1778900 propity		
	Rates/ Price informed (in Rs. with unit)	NA	75-80 K/200	J. 70.80 H/g.	
	Rates Type (Sale/ Buy)	NA		1000	
	Shape of the Property		Buy.	By	
7	(Square, Rectangular, Irregular)		Reel.	Rel	
7.	Area/ Size of the Property		100 sd ym	100-150 yu	
8.	Legal Status (clear, negative, weak)/ No. of owners		clear	cleur	
9.	Location/ surrounding/ neighborhood comparison with the subject property (Similar, Lower, Better, Highly Better than the subject Property)	Base Case	Dimiliar	Semilian Part-D	
10.	Distance from the subject Property	0	Same	Sane	
11	Other factors (Corner, 2 side open, North-East facing, Park facing, Legal/ Financial encumbrance, etc.)		one Side		
12	. Approach road width		301		
13	B. Level of Land (Below/ On/ Above road level)		on Rou	J. on-Road	
14	4. Frontage to depth ratio (Normal, Less, Large)		Mormal	Norm	
1	5. Present Use				
1	6. Any other details/ Discussion held	NA			

Present expected Sale Value of the overall

property?

17.

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UNDERTAKING BY THE CUSTOMER

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 sustamers 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	Shorad
Relationship with owner	Employee_
Signature	Sharad Employee Sharms
Mobile No.	98108109 25
Date	11-12-22

UNDERTAKING BY THE SURVEYOR

I confirm that I have carried out the Survey of the property properly as per the fair professional best practices and Valuation & Survey policy guidelines issued by R.K Associates. I have not taken any cash or kind from the customer nor have I come into any kind of influence of the customer / bank for arbitrary providing the Property Valuation as per one's need. I further state that I have not given any assurances to the customer nor given any wrong or false information or statement. In case at any point of time it is found that I have done any kind of fraudulent activity in this case and misled the company then I understand its legal consequences and appropriate penal action which company can take against me. Also in regard to it any monetary or reputation loss will be recovered from me by the company.

For File No.	PL-500-400 - 691
Surveyor Name	Harstu
Signature	121
Date	12-12-22

UNDERTAKING BY THE PREPARER

I confirm that this Valuation Report is prepared as per the fair professional heat 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. Nates 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 sincers afforts to review, cross check & confirm this datal information from all different angles using my prudent approach without any biasedness or pressure. I have prepared the report based on true facts & information as per best of my knowledge & case facts. I understand that any false information provided by me will lead to the incorrect valuation report and I'd be solely responsible for it and will bear the losses which will be put on the Company in form of monetary or reputation loss by its client or statutory bodies.

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

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

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

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





Enclosure: 6

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.

2. Name of the Surveyor Howlin'	1.	File No.	P1-500-400-691		
4. Name of the Owner 5. Property Address which has to be valued 6. Property shown & identified by at spot 7. How Property is Identified by the Surveyor 8. Are Boundaries matched 8. Are Boundaries matched 9. Survey Type 10. Reason for Half survey or only photographs taken 11. Type of Property 12. Property Measurement 13. Reason for no measurement 14. Land Area of the Property 15. Covered Built-up Area 16. Property passessed by at the time of Owner, Vacant, Lessee, Under Construction, Couldn't be Survey was locked, Bank sealed, Court sealed. 16. Property passessed by at the time of Owner, Vacant, Lessee, Under Construction, Couldn't be Survey was locked, Bank sealed, Court sealed. 16. Property passessed by at the time of Owner, Vacant, Lessee, Under Construction, Couldn't be Survey Under Construction, Couldn't be Survey. 16. Property passessed by at the time of Owner, Vacant, Lessee, Under Construction, Counder Co	2.	Name of the Surveyor	Harten		
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Survey Type	5.		prot NO- 13-215,	Nehry Gliver	1.
How Property is Identified by the Surveyor	6.		☐ Owner, ☐ Representative, ☐	No one was available, 🗆 P	roperty is locked, survey
How Property is Identified by the Surveyor		spot	could not be done from inside		
How Property is Identified by the Surveyor		Caplan C.O	Name		
How Property is Identified by the Surveyor		L'ALL	Showard.	9810811	925
displayed on the property, dentified by the owner/ owner representative, definited by the owner/ owner representative, definition of the property could not be done. Survey Measurements 10. Reason for Half survey or only photographs taken (No measurements) Property was locked, possessed didn't allow to inspect the property, desidential Builder Floor, commercial House, commercial Office, Residential Builder Floor, commercial Floor, shopping Mall, dotted, industrice to the property of the property	7.	How Property is Identified by the	From schedule of the prop	erties mentioned in the de	ed, From name plate
Enquired from nearby people,		Surveyor	displayed on the property,	Identified by the owner/	owner representative,
Survey was not done			Enquired from nearby people,	☐ Identification of the pro	perty could not be done,
Boundaries not mentioned in available documents			☐ Survey was not done		
Boundaries not mentioned in available documents	0	Are Boundaries matched	☐ Yes, ☐ No, ☐ No rele	vant papers available to	match the boundaries,
Full survey (Inside-out with measurements & photographs) Half Survey (Measurements from outside & photographs) Half Survey (Measurements from outside & photographs) Only photographs taken (No measurements) Only photographs taken (No measurements) Property was locked, Possessee didn't allow to inspect the property, Property so couldn't be surveyed completely Property was locked, Possessee didn't allow to inspect the property, Property so couldn't be surveyed completely Property was locked, Possessee didn't allow to inspect the property, Property was locked, Property Property Measurement Property Property Property Property Property Property was locked, Owner/ possessee didn't allow it, PAPA property Property was locked, Owner/ possessee didn't allow it, PAPA property Property was locked, Owner/ possessee didn't allow it, PAPA property Property was locked, Owner/ possessee didn't allow it, PAPA property Property was locked, Property, Practically not possible didn't enter the property, Practically not possible was per little deed As per Map As per site survey As per little deed As per Map As per site survey As per little deed As per Map As per site survey As per little deed Property was locked, Bank sealed, Court sealed Propert	0.	Ale boardaires mare	Boundaries not mentioned i	n available documents	
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Only photographs taken (No measurements) Property was locked,	9.	Survey Type	☐ Half Survey (Measurements	from outside & photograph	ns)
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property so couldn't be surveyed completely photographs taken Plat in Multistoried Apartment, Residential House, Low Rise Apartment,			= 1 locked Po	ssessee didn't allow to ins	pect the property, UNPA
Flat in Multistoried Apartment,	10.		11/4 60 0110/01/	lod completely	
Residential Builder Floor,		buorograpus const		+ Desidential House.	☐ Low Rise Apartment, ☐
Commercial Shop,	11.	Type of Property		a ma morcial Land & Dullyllie	
Institutional,					
Plot, \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \			Commercial Shop, School Bu	ilding, Vacant Residentia	al Plot, Vacant Industria
12. Property Measurement Self-measured, Sample measurement, No measurement			- · · · · · · · · · · · · · · · · · · ·		
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		2 Any negative observation of the	THE RESERVE OF THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAMED IN COL		

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1	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?	☐ Yes7 ☐ No, ☐ Only with Temporary boundaries
20.	Is the property merged or colluded with any other property	yes
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.

Name of the Person:

Relation:

Signature:

Date:

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: Harshire.
b. Signature: A - 22