VIS(2022-23) PL538-434-746.

₹02,703-

REINFORCING YOUR BUSINESS
RK ASSOCIATES
VALUERS & TECHNO ENGINEERING CONSULTANTS (P) LTD

File No.	RKA/DNCR/...../.....
Date of Receiving	14/12/22.
File Receiver Name	Shreyash Shetty.

CASE COLLECTION FORM

(Version 5.0)

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

Items	Assigned To	Assigned to Date	To be completed by date	Submitted On date	Grade	HOD Engg. Signature
File Received By	Shreyash Shetty.	NA	NA			
Survey	Shreyash Shetty.	16/12/22.				
Preparation						

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

File Returned to HOD Engg. unprepared due to reason	☐ Survey not done properly, ☐ Survey Form not properly filled, ☐ Market survey for rates is not properly done, ☐ Identification is not clearly done, ☐ Measurement is not properly done, ☐ Photographs not clearly taken, ☐ Selfie/ Owner or owner representative photo not taken, ☐ Owner/ owner representative signature not taken, ☐ Google Map not taken, ☐ Survey summary sheet not filled

In case File is returned by the preparer - HOD Engg. comment & Signature	☐ Minor defects in the survey hence approved for preparation with warning to Surveyor. Report preparer to collect the missing information on his own. ☐ Major defects in the survey. Survey has to be done again.

GENERAL DETAILS

1.	Proposal/ Work Order or Ref. No.	PL538-434-746.			
2.	Type of Service	☑ Valuation Report, ☐ Construction cost estimate, ☐ Cost vetting certificate ☐ Other CE Certificates, ☐ TEV Report, ☐ LIE			
3.	Type of customer	☑ Bank	☐ PSU	☐ NBFC	☐ Corporate
		☐ Company	☐ Private client	☐ Direct client through Bank	
4.	Bank/ FI/ Organization Name & Address	SBI, Diamond Branch, BDB, BKC, Bandra East, Mumbai.			
5.	Case Allotment Officer/ Fees paying party Details	**Name**	**Contact Number**	**Email Id**	
		Mr. Vinesh Keshav Parmar.	9867338421	amt550.09276@sbi.co.in	
6.	Case Type	☐ Case for Fresh Account	☑ Case for exiting account/ customer		
7.	Fees Details	**Amount of Fees**	**Advance Amount if any**	**Fees will be paid by**	
		10,000+GST	—	☑ Bank	☐ Customer
8.	Billing Details	**Billed To Party Name**		**GSTIN**	

CASE DETAILS

1.	Type of Property	Residential Flat.
2.	Purpose of Valuation/ Assignment	☐ 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 ☐ Any other: Release of Property From Bank.
3.	Owner/ Applicant Details	702 – Smt. Meenaben Arunkumar Shah Mr. Amit Arunkumar Shah 703 – Shri. Arunkumar Chimanlal Shah
4.	Account Name	M/s. Ankit Gems Pvt. Ltd.
5.	Property Address	Flat No. 702 & 703, 7th Floor, Shivam Apartment, Teenbatti Co. op. Society Ltd., Dongarshi Road, Walkeshwar, Mumbai – 400 006.
6.	Who will coordinate on site for the site survey	Name: Mahesh Parab. / Contact Number: 9619495972.
7.	Preferred time of survey	Date: 16/12/2022. / Time: 12:00pm.
8.	Documents Received *(Any one ownership document and approved site plan/ map is must)*	1. **Ownership Documents:** ☑ Sale Deed, ☐ Power of Attorney, ☐ Registered Will, ☐ Relinquishment Deed, ☐ Transfer Deed, ☐ Conveyance Deed, ☐ Allotment Letter, ☐ Possession Letter 2. **Map:** ☐ Cizra Map, ☐ Approved Map, ☐ Site Plan 3. **Utility Bills:** ☐ Electricity Bill & payment receipt, ☐ Water Bill & payment receipt, ☐ House Tax demand & payment receipt 4. **Any Other document:** ☐ CLU, ☑ TIR Report, ☐ Agreement to Sale, ☑ Old Valuation Report 5. **No documents provided:** ☐
9.	Documents received from	Customer – M/s. Ankit Gems Pvt. Ltd.
10.	Special Instructions if any:	
11.	*I agree to pay the amount mentioned above for the preparation of Valuation Report. I agree that I'll not put pressure on Valuer firm to distort any facts and would not try to influence any member or official of the firm in the ill spirit or vested interest and to benefit any individual or organization by any means illegitimately.* ***Customer Signature:***	

File No. RKA/DNCR/...../PL538-434-746.

FILE RECEIVER CASE COLLECTION PROCESS COMPLIANCE CHECKLIST
(To be filled by Surveyor)

S.NO.	COMPLIANCE CHECKLIST	STATUS	APPROVER SIGNATURE/ REMARKS IN CASE OF ANY (X)
1.	Is Case collection Form properly filled by Receiver?	☑	
2.	Is purpose of the assignment understood clearly by the receiver?	☑	
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.	In case of private case or for fresh case 50% advance is received?	☐	
7.	Is document checklist email sent to the customer?	☑	
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.

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.	PL538-484-746.
Surveyor Name	Shreyash Shetty.
Signature	
Date	16/12/22.

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/PL538-434-746/.....	Date: 16/12/22.	Time: 4:00pm

GENERAL DETAILS

1.	Name of the Surveyor	Shreyash Shetty.
2.	Property shown by	☐ Owner, ☑ Representative, ☐ No one was available, ☐ Property is locked, survey could not be done from inside
		Name: Mahesh Parab. **Contact No.**: 9619495972.
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 N.A.	☐ 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 N.A.	☐ 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 To Release the property from the Bank.	☐ 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 Business 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	—

OWNERSHIP DETAILS

1.	Legal Owner Name/s	702 - Smt. Meenaben Arunkumar Shah & Mr. Amit Arunkumar Shah.
2.	Property Purchaser Name	703 - Shri. Arunkumar Chimanlal Shah.
3.	Property Address under Valuation Refer Pg. No. 2	
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.	~~West~~ East	North	South
		Asmita Apartment	Veena Apartment	Ridge Road, Dongarshi Road.	Soham Tower
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	Shivas Salon Walkeshwar, Walkeshwar, Dongarshi Road.			
4.	Ward Name/ No.	—			
5.	Zone Name	—			

6. Main Road Name & Width	Name	Width	Distance from property
	Walkeshwar Road		100-150m.

7.	Approach Road Name & Width	Dongarshi Road
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

13. Proximity to civic amenities	School	Hospital	Market	Metro	Railway Station	Airport
	230m	2.5km	100m	—	3.1km	25km

14.	Any new development in surrounding area	

15.	Jurisdiction limits BMC.	☐ Nagar Nigam, ☐ Nagar Panchayat, ☐ Gram Panchayat, ☐ Nagar Palika Parishad, ☐ Area not within any municipal limits
16.	Jurisdiction Development Authority Name M.M.R.D.A	☐ DDA, ☐ GDA, ☐ NOIDA, ☐ GNIDA, ☐ YEIDA, ☐ HUDA, ☐KMDA, ☐ MDDA, ☐ Any other Development Authority: ☐ Area not within any development authority limits
17.	Municipal Corporation Name B.M.C.	☐ 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:

PHYSICAL DETAILS

1.	Land Area	**As per Title deed**	**As per Map**	**As per site survey**
		—	—	—
2.	Any conversion to the land use	Not known to us.		
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	Yes, Flat 702 & 703 are merged.		
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/ UTLITY DETAILS

1.	Construction Status	☑ Built-up property in use, ☐ Under construction, ☐ No construction

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		
		As per Title deed	**As per Map**	**As per site survey**
		Built up Area - 702-692 } 703-583 } 1275 Sq. Ft.	—	Carpet Area = 1008.94 Sq. Ft.
3.	Total Number of Floors in the Building	G+7 Floors		
4.	Floor on which property is situated	7th Floor.		
5.	Type of Unit/ Number of Rooms/ Cabins/ Cubicles	3 BHK.		
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:** 8-9 Ft.		
		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	1977-78 (44-45 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			
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			
		Running Mtr.	**Height**	**Width**	**Finish**
24.	Lift/ elevators 2 Lifts.	☑ Passenger/ ☐ Commercial			
		Make: Kamadhenu Elevators Pvt. Ltd.		Capacity: 4 Person 272 kg.	
25.	Power backup No	☐ Inverter, ☐ DG Set			
		Make:		Capacity:	
26.	Garden/ Landscaping 1	☐ 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	702 & 703 are merged.			

MARKETABILITY/ SELABILITY/ UTLITY 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?	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?	Year of purchase	—
		Purchase Price	—
6.	Present expected Sale Value of the overall property?	~~55,000~~. 45-55k/sq.ft on Built up.	

PROPERTY MARKET COMPARABLE RATE INFORMATION DETAILS

(Available for Sale or Transaction already happened in past)

S.No	Particulars	Subject Property	Comparable 1	Comparable 2	Comparable 3
1.	Name *(source of information)*	NA	Mr. Arun	Nagarwala Estates	Mr. Abbas.
2.	Contact No.	NA	96196 79102.	022 23673265	90223 28752
3.	Type of source of information *(Seller/ Property dealer/ nearby people)*	NA	45-55k on sq.ft Built-up.	60-65k on Carpet/sq.ft	60-65k on Carpet.
4.	Rates/ Price informed *(in Rs. with unit)*	NA	Dealer	Dealer	Dealer.
5.	Rates Type *(Sale/ Buy)*	NA	Sale	Sale	Sale.
6.	Shape of the Property *(Square, Rectangular, Irregular)*		Irregular	Irregular	Irregular.
7.	Area/ Size of the Property		Same	Same	Same.
8.	Legal Status *(clear, negative, weak)*/ No. of owners		Clear	Clear	Clear.
9.	Location/ surrounding/ neighborhood comparison with the subject property *(Similar, Lower, Better, Highly Better than the subject Property)*	Base Case	Similar, Same Road	Similar, Same Road	Similar, Same Road
10.	Distance from the subject Property	0	100m	Same	50m.
11.	Other factors *(Corner, 2 side open, North-East facing, Park facing, Legal/ Financial encumbrance, etc.)*		Same	Same	Same.
12.	Approach road width		Same	Same	Same.
13.	Level of Land *(Below/ On/ Above road level)*		Same.	"	"
14.	Frontage to depth ratio *(Normal, Less, Large)*		Same.	"	"
15.	Present Use		Vacant	Vacant	Vacant.
16.	Any other details/ Discussion held	NA	Rates are around 45k to 55k/sq.ft on Built-up.	60-65k/sq.ft on Carpet	60-65k/sq.ft on Carpet.
17.	Present expected Sale Value of the overall property?	48k-55k/sq.ft on Built up.			

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	Mahesh S. Pant
Relationship with owner	Staff
Signature	
Mobile No.	9619495972
Date	16/12/2022

UNDERTAKING BY THE SURVEYOR

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

For File No.	PL538-434-746.
Surveyor Name	Shreyash Shetty.
Signature	
Date	16/12/2022.

REINFORCING YOUR BUSINESS
rk ASSOCIATES

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.

1.	File No.	PL538-434-747
2.	Name of the Surveyor	Shreyash Shetty.
3.	Borrower Name	702 - Smt. Meenaben Arunkumar Shah & Mr. Amit Arunkumar Shah.
4.	Name of the Owner	703 - Shri. Arunkumar Chimanlal Shah.
5.	Property Address which has to be valued	Flat No. 702.&703, 7th Floor, Shivam Apartment, Teenbatti Co-Op. Soc. Ltd, Dongarshi Road, Walkeshwar, Mumbai - 400 006.
6.	Property shown & identified by at spot	☐ Owner, ☑ Representative, ☐ No one was available, ☐ Property is locked, survey could not be done from inside **Name**: Mr. Mahesh Parab. **Contact No.**: 96194 95972.
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	N.A. ☐ 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 a 7-Storey Building. ☐ 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	N.A. ☐ 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**: —
15.	Covered Built-up Area	**As per Title deed**: Built up Area - 1275 sq.Ft. **As per Map**: — **As per site survey**: Carpet - 1008.94 sq.Ft.
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	

	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	702 & 703 are merged.
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: Mallik. S. Pasb
b. Relation: Staff
c. Signature:
d. Date: 16/12/2022

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: Shreyash Shetty.
b. Signature:
c. Date: 16/12/2022.

826.03 = 20.82 X 39.675

182.91 = + 11.045 X 16.56

1008.94