

PL 672-563-937

File No. RKA/DNCR/...../.....

Date of Receiving 22/02/2023

File Receiver Name Shreyash. Shetty

PROJECT VALUATION.

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.	23/02/23				
Preparation		23/02/23				

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

File Returned to HOD Engg. u. prepared 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
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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.
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GENERAL DETAILS

1.	Proposal/ Work Order or Ref. No.	PL 672-563-937			
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	SBT, SME, Goregaon East, Mumbai			
5.	Case Allotment Officer/ Fees paying party Details	Name	Contact Number	Email Id	
		Mr. Rajeev Prabhu.	90046 62571	rajeev.prabhu@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	
		25,000 + GST	12,500	☐ Bank ☒ Customer	
8.	Billing Details	Billed To Party Name		GSTIN	

CASE DETAILS

1.	Type of Property	PROJECT VALUATION. Residential (Land & Building)									
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:									
3.	Owner/ Applicant Details	<table border="1"> <thead> <tr> <th>Name</th> <th>Contact Number</th> <th>Email Id</th> </tr> </thead> <tbody> <tr> <td>M/s. Ruby Lifespaces</td> <td></td> <td></td> </tr> </tbody> </table>				Name	Contact Number	Email Id	M/s. Ruby Lifespaces		
Name	Contact Number	Email Id									
M/s. Ruby Lifespaces											
4.	Account Name	Altura Umele, Survey No. 23A, Hissa No. 1, 2 & 3, Survey No.									
5.	Property Address	23B of Village Umele, Naigaon West, Taluka Vasai, District - Palghar. A/c. Name = M/s. Ruby Lifespaces.									
6.	Who will coordinate on site for the site survey	<table border="1"> <thead> <tr> <th>Name</th> <th>Contact Number</th> </tr> </thead> <tbody> <tr> <td>Mrs. Raj.</td> <td>9730L 24436.</td> </tr> </tbody> </table>				Name	Contact Number	Mrs. Raj.	9730L 24436.		
Name	Contact Number										
Mrs. Raj.	9730L 24436.										
7.	Preferred time of survey	<table border="1"> <thead> <tr> <th>Date</th> <th>Time</th> </tr> </thead> <tbody> <tr> <td>23/02/23.</td> <td>4:00pm.</td> </tr> </tbody> </table>				Date	Time	23/02/23.	4:00pm.		
Date	Time										
23/02/23.	4:00pm.										
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 - Ruby Lifespaces.									
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 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.

PROPERTY MARKET COMPARABLE RATE INFORMATION DETAILS

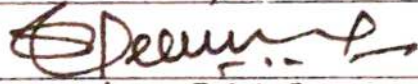
(Available for Sale or Transaction already happened in past)

S.No	Particulars	Subject Property	Comparable 1	Comparable 2	Comparable 3
1.	Name (source of information)	NA	Sushil Deokar		Neeta Parmar.
2.	Contact No.	NA	9821 858256.		9834470602.
3.	Type of source of information (Seller/ Property dealer/ nearby people)	NA	Dealer.		Dealer
4.	Rates/ Price informed (in Rs. with unit)	NA	Resid - 9,500 - 11,000/sq. Ft on Carpet. Comm - 15,000 - 20,000/sq. Ft on Carpet		Resi - 9,500 - 11,000/sq. Ft - Carpet Comm - 12k - 18k/sq. Ft on Carpet.
5.	Rates Type (Sale/ Buy)	NA	Sale.		Sale.
6.	Shape of the Property (Square, Rectangular, Irregular)		Same		Same.
7.	Area/ Size of the Property		Same.		Similar.
8.	Legal Status (clear, negative, weak)/ No. of owners		Clear.		Clear.
9.	Location/ surrounding/ neighborhood comparison with the subject property (Similar, Lower, Better, Highly Better than the subject Property)	Base Case	Same.		Similar.
10.	Distance from the subject Property	0	0		0
11.	Other factors (Corner, 2 side open, North-East facing, Park facing, Legal/ Financial encumbrance, etc.)		Same Similar.		Similar.
12.	Approach road width		Same.		Same
13.	Level of Land (Below/ On/ Above road level)		Same.		Similar.
14.	Frontage to depth ratio (Normal, Less, Large)		Similar		Similar.
15.	Present Use		Vacant		Similar
16.	Any other details/ Discussion held	NA	According to him rates are around 9,500 - 11,000/sq. Ft - Carpet (Resi.) & 15,000 - 20,000/sq. Ft - Carpet (Comm)		Rates are. Resi - 9.5k - 11k/sq. Ft Carpet. Comm - 12k - 18k/sq. Ft Carpet.
17.	Present expected Sale Value of the overall property?		since new bridge is built now, Connectivity is more and rates are in this trend currently.		

UNDERTAKING BY THE CUSTOMER

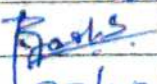
I confirm that I have made the inspection of the subject property to the surveyor of R.K Associates, which is correct property in question for which the documents have been provided/ submitted by me. I further confirm that I am aware of all the information related to the subject property and I have provided 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	Jude. S. Pereira
Relationship with owner	Partner Ruby Life Spaces
Signature	
Mobile No.	800 788 9998
Date	23/02/2023

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.	PL672-563-937.
Surveyor Name	Shreyash Shetty.
Signature	
Date	23/02/23.

- ① N - Residential House.
S - Residential Building.
E - Umela - Naigaon Road.
W - Vacant Land, Residential House.

② Facing - East Facing.

③ It is a FREE HOLD PROPERTY.

④ Landmark - Nirmala Mata Church, Altura Umela.

⑤ Proximity - School - 270m.
Market - 1km.
Hospital - 1.6km.
Railway - 1.1km.
Airport - 28.8km

⑥ The property is CLEARLY DEMARCATED from all sides

⑦ Property is not merged.

⑧ Total Floor - Proposed No. of Floors.
A Wing - G+16.
B Wing - G+16.
C Wing - G+17 (Part)

⑨ Present Status -

- Piling Complete For ~~A~~ 2 Wings.
- Footing is pending.
- For B - Wing 24 Pile is pending which will be completed in First week of March 2023.
- A & C Wing. | B Wing. | - Pile Foundation.
Piling Complete | 24 Pile Pending

⑩ Site was started on 18th Nov 2022 and will take 3 Years to complete.

⑪ The sales team of the ~~Company~~ Company at the site informed:

- 1 BHK Flats will be sold For 45 Lakhs, 2 BHK Flats will be sold 65 Lakhs.
- The owner of the Commercial Shops will be Ruby Litespaces and will not be sold outside in The market. It will only be leased. Lease rates are not yet decided.