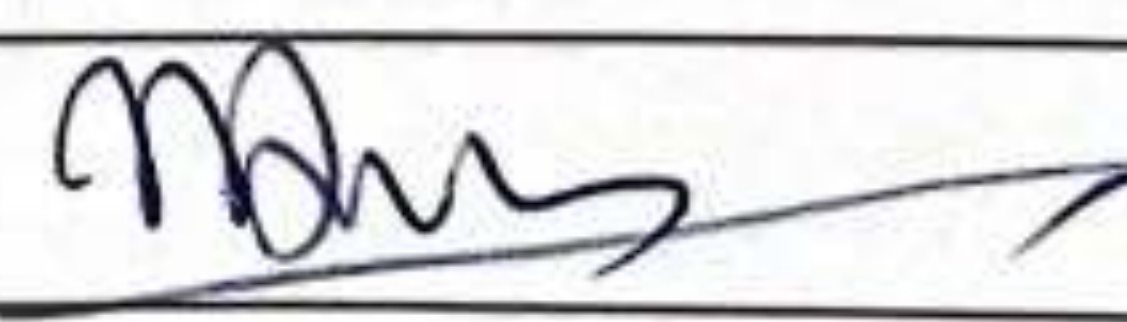


SURVEY PROCESS COMPLIANCE CHECKLIST

(To be submitted by Surveyor with each Survey)

S.NO.	COMPLIANCE CHECKLIST POINTS	STATUS
1.	Did you take proper property documents to carry out the survey?	☒
2.	Have you properly studied & highlighted Owner/ Area/ Boundaries in the property documents with bold florescent before moving for the survey?	☒
3.	Did you check prominent landmark nearby the subject property and mentioned in the survey form?	☒
4.	Did you identified the Property clearly by matching the boundaries and area mentioned in the property papers?	☒
5.	Did you check if property is merged with any other property or it is an independent property?	☒
6.	Did you do sample physical or google measurements of the property in case of property more than 2500 sq.mtr?	☒
7.	Did you check for any building violations in the property?	☒
8.	Did you check municipal limits/ jurisdiction/ ward?	☒
9.	Did you take Google Map location and shared it to Maps whatsapp group?	☒
10.	Did you check Main road name & width and its distance from the subject property?	☒
11.	Did you check approach Lane width on which property is located?	☒
12.	Have you taken property full scale photograph with gate?	☒
13.	Have you taken owner/ representative photograph with the property?	☒
14.	Have you taken your selfie with the property along with owner/ representative?	☒
15.	Have you taken photograph of the property along with abutting road and towards left and right of the property?	☒
16.	Have you taken multiple photographs of the property from inside-out?	☒
17.	Did you check nearby development and whereabouts and commented on survey form?	☒
18.	Did you check any defects or negativity in the property in terms of location, legality, disputes, marketability, salability, etc. and commented on survey form in detail?	☒
19.	Have you filled all the columns of survey form including survey summary sheet properly?	☒
20.	Did you draw site key plan (location map)?	☒
21.	Did you draw rough site sketch plan?	☒
22.	Have you taken self-attested documents from owner/ representative and stamped "documents provided by stamp"?	☒
23.	Did you check any defects or negativity in the property in terms of location, legality, disputes, marketability, salability, etc. and commented on survey form in detail?	☒
24.	Have you confirmed any recent past transactions during market enquiries and enquired property rates locally very rigorously?	☒
25.	Did you take signatures of the owner/ representative on undertaking and survey summary sheet?	☒
26.	Did you signed the undertaking?	☒

For File No.	
Surveyor Name	J. ANANDA.
Signature	
Date	15-04-2023

J. ANANDA, B.E., MIE, FIV
CHARTED ENGINEER &
REGISTERED VALUER
 No. 15/A (33), 1st Floor, Srinivas Nilaya,
 1st Main Road, B. Kempanna Layout,
 Palace Guttahalli, Bangalore - 560 020.

Page 5 of 15

J. ANANDA, B.E., MIE, FIV
 CHARTED ENGINEER &
 REGISTERED VALUER
 No. 15/A (33), 1st Floor, Srinivas Nilaya,
 1st Main Road, B. Kempanna Layout,
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GENERAL SURVEY FORM (FOR PROPERTIES OTHER THAN FLATS)

(Version 5.0)

Date of implementation: 9.02.2011 | Last Revision: 04.01.2018 | Latest Revision: 31.10.2020

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

Date:

Time:

GENERAL DETAILS

1.	Name of the Surveyor	J. ANANDA	
2.	Property shown by	☐ Owner, ☐ Representative, ☐ No one was available, ☐ Property is locked, survey could not be done from inside	
		Name	Contact No.
		Mr. SURENDRA	966 3382530
3.	Survey Type	☒ Full survey (inside-out with measurements & photographs) ☐ Half Survey (Measurements from outside & photographs) ☐ Only photographs taken (No measurements)	
4.	Reason for Half survey or only photographs taken	☐ Property was locked, ☐ Possessee didn't allow to inspect the property, ☐ NPA property so couldn't be surveyed completely	
5.	How Property is Identified	☐ From schedule of the properties mentioned in the deed, ☐ From name plate displayed on the property, ☒ Identified by the owner/owner representative, ☐ Enquired from nearby people, ☐ Identification of the property could not be done, ☐ Survey was not done	
6.	Type of Property	☒ Flat in Multistoried Apartment, ☐ Residential House, ☐ Low Rise Apartment, ☐ Residential Builder Floor, ☐ Commercial Land & Building, ☐ Commercial Office, ☐ Commercial Shop, ☐ Commercial Floor, ☐ Shopping Mall, ☐ Hotel, ☐ Industrial, ☐ Institutional, ☐ School Building, ☐ Vacant Residential Plot, ☐ Vacant Industrial Plot, ☐ Agricultural Land	
7.	Property Measurement	☒ Self-measured, ☐ Sample measurement only, ☐ No measurement	
8.	Reason for no measurement	☐ It's a flat in multi storey building so measurement not required ☐ Property was locked, ☐ Owner/ possessee didn't allow it, ☐ NPA property so didn't enter the property, ☐ Very Large Property, practically not possible to measure the entire area ☐ Any other Reason:	
9.	Purpose of Valuation	☐ Value assessment of the asset for creating new collateral mortgage ☐ Periodic Re-Valuation for Bank, ☐ Distress sale for NPA A/c., ☐ For DRT Recovery purpose, ☐ Capital Gains Wealth Tax purpose ☐ Partition purpose, ☒ General Value Assessment	
10.	Type of Loan	☐ Housing Loan, ☐ Housing Take Over Loan, ☐ Home Improvement Loan, ☐ Loan against Property, ☐ Construction Loan, ☐ Educational Loan, ☐ Car Loan, ☐ Project Loan, ☐ Term Loan, ☐ CC Limit enhancement, ☐ Cash Credit Limit, ☐ Industrial Loan, ☐ NA	
11.	Loan Amount	—	

J. ANANDA, B.E., MIE, FIV
CHARTED ENGINEER &
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 No. 15/A (33), 1st Floor, Srinivas Nilaya,
 1st Main Road, B. Kempanna Layout,
 Palace Guttahalli, Bangalore - 560 020.

J. ANANDA, B.E., MIE, FIV
CHARTED ENGINEER &
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 No. 15/A (33), 1st Floor, Srinivas Nilaya,
 1st Main Road, B. Kempanna Layout,
 Palace Guttahalli, Bangalore - 560 020.

OWNERSHIP DETAILS	
1. Legal Owner Name/s	CAPACITE INFRA PROJECTS Limited
2. Property Purchaser Name	do
3. Property Address under Valuation	NO-510 on the 10th Floor, West Anandhi Ambalipura Village, Varthur Hddi, Bangalore Outer Ring Rd Junction, Sarjapur Rd 560102
4. Present Residence Address of the Owner/ Purchaser	CAPACITE INFRA PROJECTS Limited SRIKANTH CHAMBER Phase I, Adjacent to RK Studios, SION, TRUMBAY RD, MUMBAI 400071
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)	<table border="1"> <thead> <tr> <th>East</th> <th>West</th> <th>North</th> <th>South</th> </tr> </thead> <tbody> <tr> <td>TRINITY ACRES AND WOODS</td> <td>LAND BELONGS TO ABHISHEK DEVELOPERS</td> <td>SARJAPUR ROAD</td> <td>LAND BELONGS TO ABHISHEK DEVELOPERS</td> </tr> </tbody> </table>	East	West	North	South	TRINITY ACRES AND WOODS	LAND BELONGS TO ABHISHEK DEVELOPERS	SARJAPUR ROAD	LAND BELONGS TO ABHISHEK DEVELOPERS				
East	West	North	South										
TRINITY ACRES AND WOODS	LAND BELONGS TO ABHISHEK DEVELOPERS	SARJAPUR ROAD	LAND BELONGS TO ABHISHEK DEVELOPERS										
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	Adjacent to MANIPAL HOSPITALS												
4. Ward Name/ No.	VARTHUR												
5. Zone Name													
6. Main Road Name & Width	<table border="1"> <thead> <tr> <th>Name</th> <th>Width</th> <th>Distance from property</th> </tr> </thead> <tbody> <tr> <td>SARJAPUR Rd</td> <td>80'</td> <td>Adjacent to property</td> </tr> </tbody> </table>	Name	Width	Distance from property	SARJAPUR Rd	80'	Adjacent to property						
Name	Width	Distance from property											
SARJAPUR Rd	80'	Adjacent to property											
7. Approach Road Name & Width													
8. Location consideration of the Society	☐ Within Main city, ☒ Within Good Urban developed Area, ☐ Within developing area, ☐ Highly posh locality, ☐ Very Good, ☐ Good, ☐ Ordinary, ☐ In interiors, ☐ Remote area, ☐ Backward, ☐ Average, ☐ Poor												
9. Special Location consideration of the property	☒ Park Facing, ☐ Pool Facing, ☐ Road Facing, ☐ Entrance North-East Facing, ☐ Sunlight facing												
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	<table border="1"> <thead> <tr> <th>School</th> <th>Hospital</th> <th>Market</th> <th>Metro</th> <th>Railway Station</th> <th>Airport</th> </tr> </thead> <tbody> <tr> <td>1KM</td> <td>50mts</td> <td>1KM</td> <td>under constr</td> <td>15KM</td> <td>50KM</td> </tr> </tbody> </table>	School	Hospital	Market	Metro	Railway Station	Airport	1KM	50mts	1KM	under constr	15KM	50KM
School	Hospital	Market	Metro	Railway Station	Airport								
1KM	50mts	1KM	under constr	15KM	50KM								
14. Any new development in surrounding area	Metro METRO CIVIL WORKS in progress												

J. ANANDA, B.E., MIE, FIV
CHARTED ENGINEER & REGISTERED VALUER
 10, 15/A (33), 1st Floor, Srinivas Nilaya,
 Main Road, B. Kempanna Layout,
 Guttahalli, Bangalore - 560 020.

BBMP - Vasthu

15.	Jurisdiction limits	☐ Nagar Nigam, ☐ Nagar Panchayat, ☐ Gram Panchayat, ☐ Palika Parishad, ☐ Area not within any municipal limits
16.	Jurisdiction Development Authority Name	☐ DDA, ☐ GDA, ☐ NOIDA, ☐ GNIDA, ☐ YEIDA, ☐ HUDA, ☐ KMDA, ☐ MDDA, ☐ Any other Development Authority: <i>BBMP</i> ☐ Area not within any development authority limits <i>BRUH BANGALORE</i> <i>MAHANAGAR PALIKE</i>
17.	Municipal Corporation Name	☐ NDMC, ☐ SDMC, ☐ EDMC, ☐ Ghaziabad Municipal Corporation, ☐ Gurgaon Municipal Corporation, ☐ Faridabad Municipal Corporation, ☐ Kolkata Municipal Corporation, ☐ Dehradun Municipal Corporation, ☐ Area not within any municipal limits, ☐ Any other Municipal Corporation/ Municipality: <i>BBMP-</i>

PHYSICAL DETAILS				
		As per Title deed	As per Map	As per site survey
1.	Land Area	☒		
2.	Any conversion to the land use	<i>As per Record</i>		
3.	Land Type	☒ Solid, ☐ Rocky, ☐ Marsh Land, ☐ Reclaimed Land, ☐ Water logged, ☐ Land locked		
4.	Shape of the Land	☐ Square, ☒ Rectangular, ☐ Trapezium, ☐ Triangular, ☐ Trapezoid, ☐ Irregular, ☐ NA		
5.	Level of Land	☐ On road level, ☐ Below road level, ☒ Above road level, ☐ NA		
6.	Frontage to depth ratio	☐ Normal frontage, ☐ Less frontage, ☒ Large frontage, ☐ NA		
7.	Are Boundaries matched	☒ Yes, ☐ No, ☐ No relevant papers available to match the boundaries, ☐ Boundaries not mentioned in available documents		
8.	Is Independent access available to the property	☒ Clear independent access is available, ☐ Access available in sharing of other adjoining property, ☐ No clear access is available, ☐ Access is closed due to dispute		
9.	Is property clearly demarcated with permanent boundaries?	☒ Yes, ☐ No, ☐ Only with Temporary boundaries		
10.	Is the property merged or colluded with any other property	<i>DOES NOT ARISE</i>		
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: <i>Note:- The owner kept the property without using Residential purpose</i>		

BUILDING/ CONSTRUCTION/ UTILITY DETAILS	
1. Construction Status <i>MA</i> J. ANANDA, B.E., MIE, FIV CHARTED ENGINEER & REGISTERED VALUER No. 15/A (33), 1st Floor, Srinivas Nilaya, 1st Main Road, B. Kempanna Layout, Palace Gutta Halli, Bangalore - 560 020.	☐ Built-up property in use, ☐ Under construction, ☐ No construction <i>only shell portion is completed. Finishing items like internal Sanitary fittings, Door fittings, Flooring etc are not completed.</i>

Covered Built-up Area		☐ Covered Area, ☐ Floor Area, ☐ Super Area, ☐ Carpet Area (Tick one on the basis of which valuation is to be calculated)		
		As per Title deed	As per Map	As per site survey
3.	Total Number of Floors in the Building	✓	✓	✓
4.	Floor on which property is situated	14 floor + 2 Basements		
5.	Type of Unit/ Number of Rooms/ Cabins/ Cubicles	10th floor		
6.	Building Type	Residential apartment with 3 nos Bed Rooms attached Baths, servant Room, Hall kitchen gen toilet etc		
7.	Roof	☒ RCC Framed Structure, ☐ Load bearing Pillar Beam column, ☐ Ordinary brick wall structure, ☐ Iron trusses & Pillars, ☐ Scrap abandoned structure a. Make: ☐ RBC, ☒ RCC, ☐ GI Shed, ☐ Tin Shed, ☐ Stone Patla b. Height: 10' feet 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 <i>yes to 1 & 2</i>		
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 <i>not provided</i>		
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			
20.	Maintenance of the Building	☒ Very Good, ☐ Average, ☐ Poor		

J. ANANDA, B.E., MIE, FIV
CHARTED ENGINEER &
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 No. 15/A (33), 1st Floor, Srinivas Nilaya,
 1st Main Road, B. Kempanna Layout,
 Palace Guttahalli, Bangalore - 560 020.

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 <i>Not noticed any violations</i>	☐ Construction done without Map, ☐ Construction not as per Layout approved Map, ☐ Extra covered without sanctioned Map, ☐ Joined adjacent property, ☐ Encroached adjacent area illegally										
23.	Boundary Wall (Only for individual property)	☐ Yes, ☐ No, ☐ Common boundary wall of a complex <table border="1"> <thead> <tr> <th>Running Mtr.</th> <th>Height</th> <th>Width</th> <th>Finish</th> </tr> </thead> <tbody> <tr> <td colspan="4"><i>As per Record</i></td> </tr> </tbody> </table>			Running Mtr.	Height	Width	Finish	<i>As per Record</i>			
Running Mtr.	Height	Width	Finish									
<i>As per Record</i>												
24.	Lift/ elevators <i>2 nos som pan</i>	☒ Passenger/ ☐ Commercial Make: <i>not able to notice</i> Capacity: <i>10 each</i>										
25.	Power backup	☐ Inverter, ☒ DG Set Make: <i>2 nos DG Set</i> Capacity: <i>—</i>										
26.	Garden/ Landscaping	☐ Yes, ☐ No, ☒ Beautiful, ☐ Ordinary										
27.	Parking facilities	☒ Available within the property <i>2 nos car parking</i> ☐ On Ground, ☒ In Basement, ☐ On stilt ☐ Not available within the property ☐ On road, ☐ Acute parking problem										
28.	Special Comments/ Observations, if any <i>2 nos pan</i>	<i>This Residence has a provision for Generator AC System. But connection yet to be given</i>										

MARKETABILITY/ SELABILITY/ UTILITY DETAILS			
1.	Any issues in marketability of the property?	☐ Yes, ☒ No Reason in case of No: ☒ Location, ☐ Surrounding, ☐ Legal aspects, ☒ Demand, ☐ Shape, ☒ Any Other: <i>Every thing is perfect</i>	
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: <i>This Area surrounded by 17 Companies there is lot of demand in this place</i>	
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 <i>2018</i> Purchase Price <i>As per Records</i>	
6.	Present expected Sale Value of the overall property?	<i>R, 10,500/sft to R, 11,000/sft</i>	

MA

J. ANANDA, B.E., MIE, FIV
CHARTERED ENGINEER &
REGISTERED VALUER
 No. 15/A (33), 1st Floor, Shri Vas Nilaya,
 1st Main Road, B. Kempanna Layout,
 Palace Gutta Halli, Bangalore - 560 020.

PROPERTY MARKET COMPARABLE RATE INFORMATION DETAILS
(Available for Sale or Transaction already happened in past)

No	Particulars	Subject Property	Comparable 1	Comparable 2	Comparable 3
1.	Name (source of information)	NA			
2.	Contact No.	NA			
3.	Type of source of information (Seller/ Property dealer/ nearby people)	NA			
4.	Rates/ Price informed (in Rs. with unit)	NA			
5.	Rates Type (Sale/ Buy)	NA			
6.	Shape of the Property (Square, Rectangular, Irregular)	Rectangular			
7.	Area/ Size of the Property	As per Records			
8.	Legal Status (clear, negative, weak)/ No. of owners	clear			
9.	Location/ surrounding/ neighborhood comparison with the subject property (Similar, Lower, Better, Highly Better than the subject Property)	Base Case			
10.	Distance from the subject Property	0			
11.	Other factors (Corner, 2 side open, North-East facing, Park facing, Legal/ Financial encumbrance, etc.)	Park facing			
12.	Approach road width	50' wide			
13.	Level of Land (Below/ On/ Above road level)	Above Road level			
14.	Frontage to depth ratio (Normal, Less, Large)	Normal			
15.	Present Use	under lock			
16.	Any other details/ Discussion held	NA			
17.	Present expected Sale Value of the overall property?	R, 10,500/sft			

J. ANANDA, B.E., MIE, FIV
CHARTED ENGINEER &
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No. 15/A (33), 1st Floor, Srinivas Nilaya,
1st Main Road, B. Kempanna Layout,
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UNDERTAKING BY THE CUSTOMER

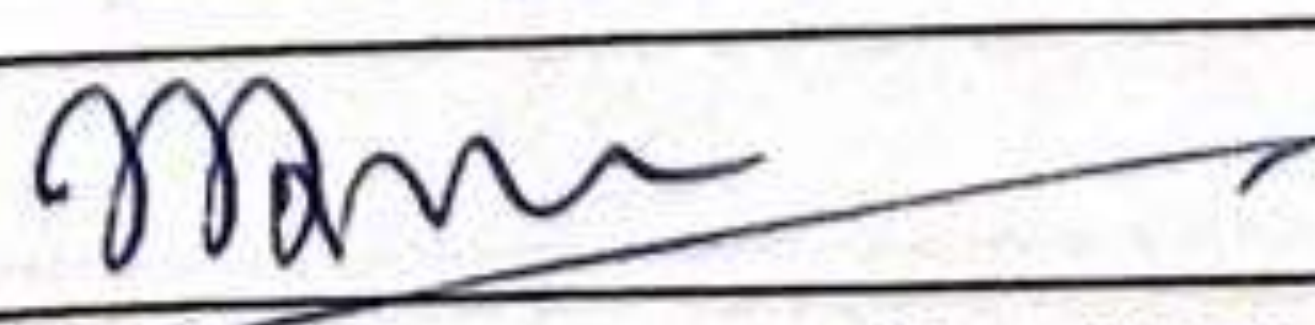
I confirm that I have made the inspection of the subject property to the surveyor of R.K Associates, which is correct property in question for which the documents have been provided/ submitted by me. I further confirm that I am aware of all the information related to the subject property and I have provided all its information to the surveyor true to the best of my knowledge. I understand that any false or manipulative information provided by me will be considered as cheating with the professional organization since it will lead to incorrect valuation report and I'd be solely responsible for this unlawful act and will bear the charges for the changes/modifications which have to undergo due to the false information. I also undertake that I have not given any cash or in kind to any member of R.K Associates to influence the Value of the Property or favor any individual or organization and the same is not accepted or asked by the member of R.K Associates. Any such act will lead to cancellation of the material prepared by R.K Associates with forfeiting of the fees and i'll be completely responsible for its repercussions and legal actions taken for it.

IMPORTANT: We have not authorized any of our person/ Surveyor to take Cash or kind from the customers in any situation. In case Surveyor or any member of R.K Associates asks for any money or kind from you then kindly please inform on number +91-9958632707, 0120-4110117. Our Valuation process is very stringent and have multiple check points to ensure correct & error free reports to keep the lending agency risk free. In case Surveyor claims that he would be able to arbitrary effect the Valuation figures unfairly or as per your requirement & need, then he is making a false claim to you and we request you to complaint such act immediately on the number provided above.

Name	
Relationship with owner	
Signature	
Mobile No.	
Date	

UNDERTAKING BY THE SURVEYOR

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

For File No.	
Surveyor Name	J. ANANDA
Signature	
Date	15-04-2023

J. ANANDA, B.E., MIE, FIV
CHARTED ENGINEER &
REGISTERED VALUER

No. 15/A (33), 1st Floor, Srinivas Nilaya,
1st Main Road, B. Kempanna Layout,
Palace Gutta Halli, Bangalore - 560 020.

1 NO. FLAT - 3 BHK + Servant Room @ N 510
on 10th floor, phase I project, LAPALAZZO RESIDENCES
AMBALIPURA VILLAGE, VARTHUR HOBLI
BANGALORE 560102.

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.			
2.	Name of the Surveyor	J. ANANDA		
3.	Borrower Name			
4.	Name of the Owner	Capacite infra projects Limited		
5.	Property Address which has to be valued	NO-510 on 10th floor, phase I, LAPALAZZO RESIDENCES AMBALIPURA VILLAGE VARTHUR HOBLI BANGALORE 560102		
6.	Property shown & identified by at spot	☐ Owner, ☐ Representative, ☐ No one was available, ☐ Property is locked, survey could not be done from inside		
		Name	Contact No.	
		Mr. Suresh	966 33 82530	
7.	How Property is Identified by the Surveyor	☐ From schedule of the properties mentioned in the deed, ☐ From name plate displayed on the property, ☒ Identified by the owner/ owner representative, ☐ Enquired from nearby people, ☐ Identification of the property could not be done, ☐ Survey was not done		
8.	Are Boundaries matched	☒ Yes, ☐ No, ☐ No relevant papers available to match the boundaries, ☐ Boundaries not mentioned in available documents		
9.	Survey Type	☒ Full survey (inside-out with measurements & photographs) ☐ Half Survey (Measurements from outside & photographs) ☐ Only photographs taken (No measurements)		
10.	Reason for Half survey or only photographs taken	☐ Property was locked, ☐ Possessee didn't allow to inspect the property, ☐ NPA property so couldn't be surveyed completely		
11.	Type of Property	☒ Flat in Multistoried Apartment, ☐ Residential House, ☐ Low Rise Apartment, ☐ Residential Builder Floor, ☐ Commercial Land & Building, ☐ Commercial Office, ☐ Commercial Shop, ☐ Commercial Floor, ☐ Shopping Mall, ☐ Hotel, ☐ Industrial, ☐ Institutional, ☐ School Building, ☐ Vacant Residential Plot, ☐ Vacant Industrial Plot, ☐ Agricultural Land		
12.	Property Measurement	☒ Self-measured, ☐ Sample measurement, ☐ No measurement		
13.	Reason for no measurement	☐ It's a flat in multi storey building so measurement not required ☐ Property was locked, ☐ Owner/ possessee didn't allow it, ☐ NPA property so didn't enter the property, ☐ Very Large Property, practically not possible to measure the area within limited time ☐ Any other Reason:		
14.	Land Area of the Property	As per Title deed	As per Map	As per site survey
		✓	✓	✓
15.	Covered Built-up Area	As per Title deed	As per Map	As per site survey
		✓	✓	✓
16.	Property possessed by at the time of survey	☐ Owner, ☒ Vacant, ☐ Lessee, ☐ Under Construction, ☐ Couldn't be Surveyed, ☐ Property was locked, ☐ Bank sealed, ☐ Court sealed		
17.	Any negative observation of the	yet to be provided interiors and other fittings		

	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	Does not exist
21.	Local Information References on property rates	Please refer attached sheet named 'Property rate Information Details.' already given in the History Sheet

Endorsement:

1. Signature of the Person who was present from the owner side to identify the property:

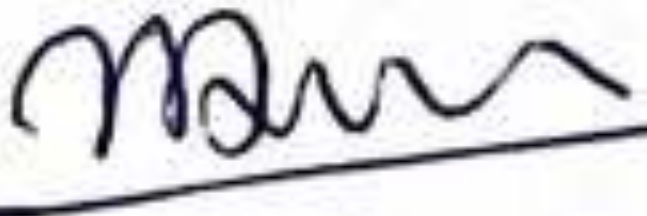
Undertaking: I have shown the correct property and provided the correct information about the property to the surveyor of R.K Associates to the best of my knowledge for which Valuation has to be prepared. In case I have shown wrong property or misled the valuer company in any way then I'll be solely 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.

- Name of the Surveyor: J. ANANDA
- Signature: 
- Date: 15-04-2023

J. ANANDA, B.E., MIE, FIV
CHARTED ENGINEER &
REGISTERED VALUER
 No. 15/A (33), 1st Floor, Sri Vas Nilaya,
 1st Main Road, B. Kempanna Layout,
 Palace Guttahalli, Bangalore - 560 020.

J. ANANDA, B.E., MIE., FIV.,
Chartered Engineer & Registered Govt. Approved Valuer
CAT-1/Reg. No. 68/CC-III/2009-10

No. 15/A (33), Srinivasa Nilaya
1st Floor, Kempanna Layout
Palace Guttahalli, Bangalore - 560 020
Res. : +91-80-23466408
Mobile : 9449854644
E-mail : ananda1949@gmail.com

Invoice for the Survey Report

To

R.K. Associates Valuers & Techno Engineering
Consultants Pvt Ltd.

Registered office D-39, Second floor
Sector - 2

NOIDA 201301 (U.P.)

Charges towards inspection, verification, photographs
and other details towards LAPALAZZO RESIDENCES
Ambalipura Village, Varthur Hobli Outer ring Road junction
Sarjapura Road, Bangalore 560102. Details are as

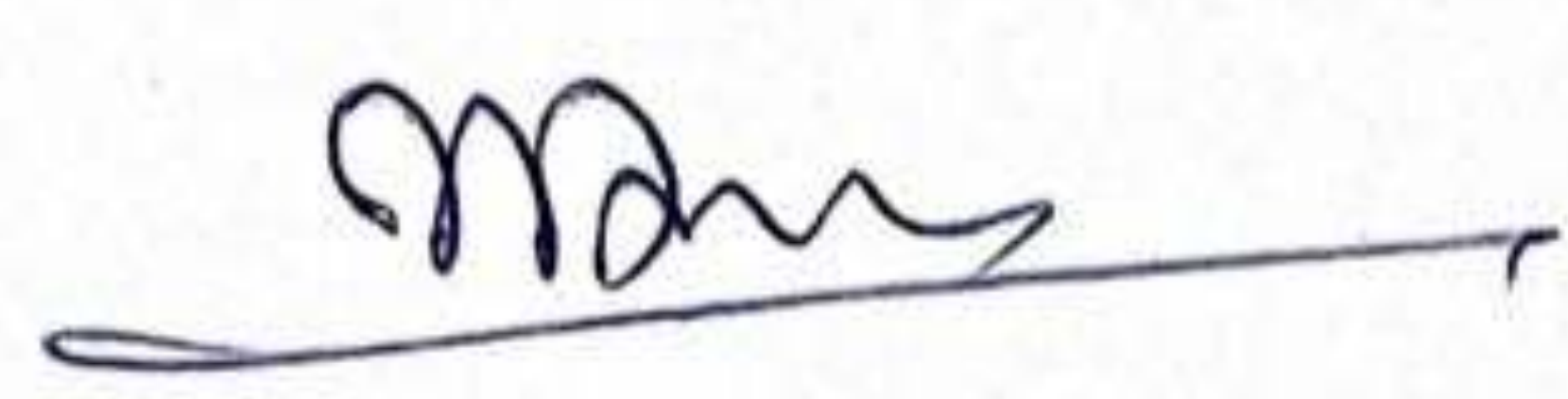
Under:

Fees and Transport charges	}	R, 7000 = 00
total		R, 7,000 = 00

Rs. Seven thousand only

Date 15-04-2023

Bangalore


J. ANANDA, B.E., MIE, FIV
CHARTED ENGINEER &
REGISTERED VALUER
No. 15/A (33), 1st Floor, Srinivas Nilay
1st Main Road, B. Kempanna Layout,
Palace Guttahalli, Bangalore - 560 020







CLUB *Privado*
LA PALAZZO

LA PALAZZO

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Iblur Lake

Om Shakthi

Cycle World Sarjapura
Road - Largest Multi...

Bicycle Shop

Manipal Hospital
Sarjapur Road

La Palazzo
Residences - KMB
Group

attva Interiors

Mantri Flora

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Recently viewed

Plus

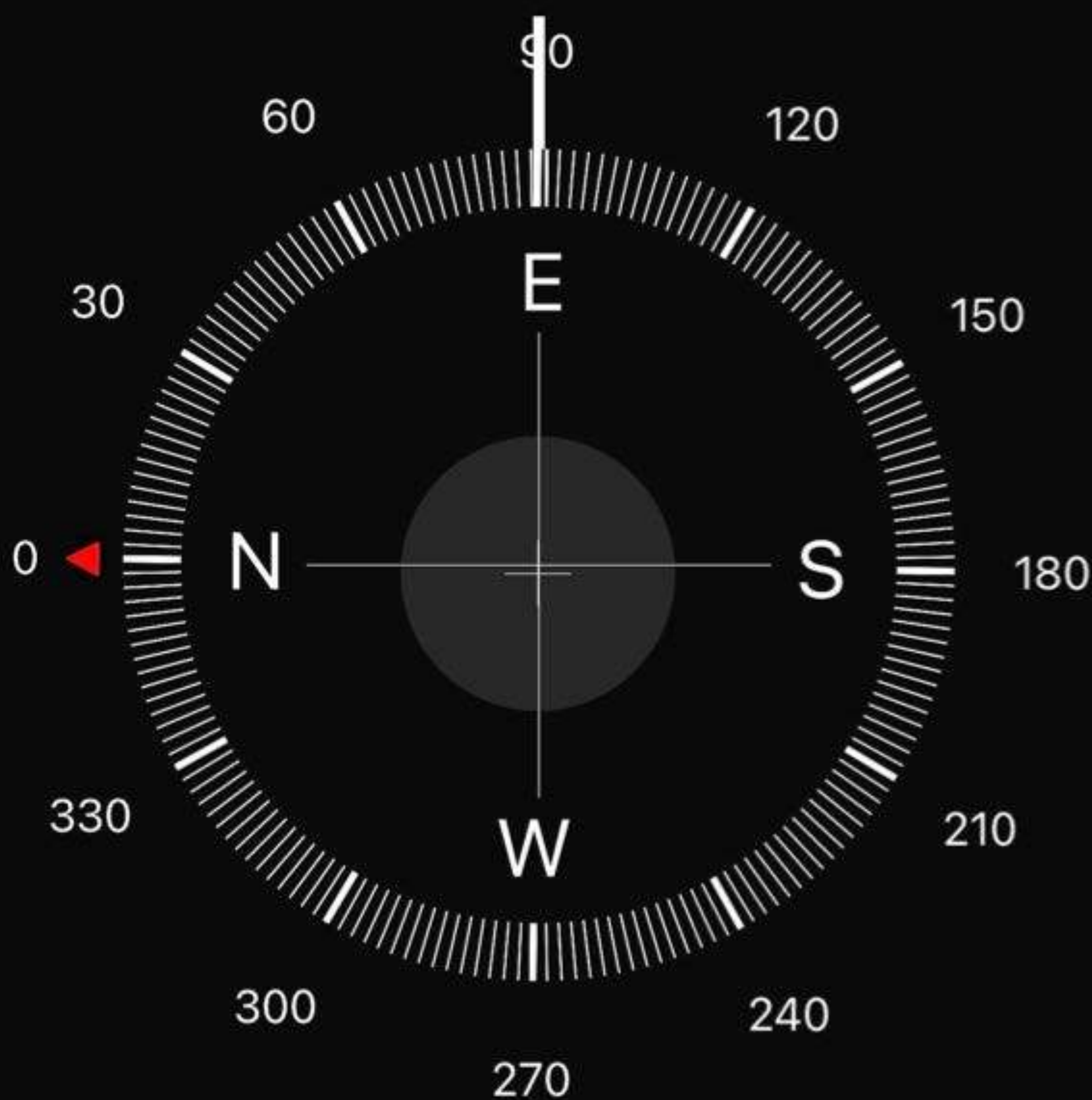
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Google



89° E

12°55'8" N 77°39'56" E

Bengaluru, KA

890m Elevation













1	2	3	4	5	6	7
86	ವಾಸವಾನಿ ಡೆಲ್ಮೋರ್ ವಿಲ್ಲಾ (150-M0120-13)	Vasvani Delmore Villa (150-M0120-13)	ಶ್ರೀ ವಾಸವಾ ದೆಲ್ಮೋರ್ ರೂ.ಗಳಲ್ಲಿ	ಶ್ರೀ ವಾಸವಾ ದೆಲ್ಮೋರ್ ರೂ.ಗಳಲ್ಲಿ	ಶ್ರೀ ವಾಸವಾ ದೆಲ್ಮೋರ್ ರೂ.ಗಳಲ್ಲಿ	ಶ್ರೀ ವಾಸವಾ ದೆಲ್ಮೋರ್ ರೂ.ಗಳಲ್ಲಿ
87	ಟ್ರಿನಿಟಿ ಎಕ್ಸ್ / ವುಡ್ಸ್ ಅಪಾರ್ಟ್‌ಮೆಂಟ್ (150-W0667-2)	Trinity Acres / Woods Apartment (150-W0667-2)	4	5	6	7
88	ಲಾ ಪೊಲಾಜೋ ಅಪಾರ್ಟ್‌ಮೆಂಟ್	Laa Polazzo Apartment		97700		
89	ಗೋಲ್ಡನ್ ಕಾರ್ನರ್ ಅಪಾರ್ಟ್‌ಮೆಂಟ್ (150-M0120-48)	Golden Corner Apartment (150-M0120-48)				62000
90	ಶ್ರೀ. ರೆಡ್ಡಿ ಕನ್ಸ್ಟ್ರಕ್ಷನ್ಸ್ ಅಪಾರ್ಟ್‌ಮೆಂಟ್ (150-W0691-41)	Sri Reddy Constructions Apartment (150-W0691-41)				69000
91	ಆದಿತಿ ಟ್ರೋಪಿಕಾ ಅಪಾರ್ಟ್‌ಮೆಂಟ್	Aditi Tropica Apartment				52300
92	ಒಡೆಸಾ ಟೆಕ್ನಾಲಜಿ ಪಾರ್ಕ್ (ವಾಣಿಜ್ಯ)	Odessa Technology Park (Commercial)				50800
93	ಟೂಲ್ ಟೆಕ್ನಾಲಜಿ ಪಾರ್ಕ್ (ವಾಣಿಜ್ಯ)	Tool Technology Park(Commercial)				87500

ಶ್ರೀ. ರೆಡ್ಡಿ ಕನ್ಸ್ಟ್ರಕ್ಷನ್ಸ್ ಲಿಮಿಟೆಡ್
G-404

Amount of Fees

Advance Amount

Bank

GSTIN

Page 10

ಕ್ರ. ಸಂ.	ಹೋಟೆಲ್ / ಗ್ರಾಮ / ಪ್ರದೇಶ	Hobli/Village/Area	ಸ್ಥಳೀಯ / ಸ್ಥಳೀಯ ಪ್ರಾಧಿಕಾರದ ವಸತಿ ನಿರ್ಮಾಣಗಳು.	ಸ್ಥಳೀಯ / ಸ್ಥಳೀಯ ಪ್ರಾಧಿಕಾರದ ವಸತಿ ನಿರ್ಮಾಣಗಳು.	ಸ್ಥಳೀಯ / ಸ್ಥಳೀಯ ಪ್ರಾಧಿಕಾರದ ವಸತಿ ನಿರ್ಮಾಣಗಳು.	ಸ್ಥಳೀಯ / ಸ್ಥಳೀಯ ಪ್ರಾಧಿಕಾರದ ವಸತಿ ನಿರ್ಮಾಣಗಳು.
1	2	3	4	5	6	7
86	ವಾಸ್ವಾನಿ ಡೆಲ್ಮೋರ್ ವಿಲ್ಲಾ (150-M0120-13)	Vasvani Delmore Villa (150-M0120-13)	ಪ್ರತಿ ಚದರ ಮೀಟರ್‌ಗೆ ದೂರಗಳಲ್ಲಿ	ಪ್ರತಿ ಚದರ ಮೀಟರ್‌ಗೆ ದೂರಗಳಲ್ಲಿ	ಪ್ರತಿ ಎಕರೆಗೆ ದೂರಗಳಲ್ಲಿ	ಪ್ರತಿ ಚದರ ಮೀಟರ್ ಸೂಪರ್ ಫ್ಲಾಟ್ ಏರಿಯಾಗೆ ದೂರಗಳಲ್ಲಿ
87	ಟ್ರಿನಿಟಿ ಎಕ್ಸ್ / ವುಡ್ಸ್ ಅಪಾರ್ಟ್‌ಮೆಂಟ್ (150-W0667-2)	Trinity Acres / Woods Apartment (150-W0667-2)				62000
88	ಲಾ ಪೊಲಾಜೋ ಅಪಾರ್ಟ್‌ಮೆಂಟ್	Laa Polazzo Apartment				52300
89	ಗೋಲ್ಡನ್ ಕೋರ್ನರ್ ಅಪಾರ್ಟ್‌ಮೆಂಟ್ (150-M0120-48)	Golden Corner Apartment (150-M0120-48)				52300
90	ಶ್ರೀ. ರೆಡ್ಡಿ ಕನ್ಸ್ಟ್ರಕ್ಷನ್ಸ್ ಅಪಾರ್ಟ್‌ಮೆಂಟ್ (150-W0691-41)	Sri Reddy Constructions Apartment (150-W0691-41)				50800
91	ಆದಿತಿ ಟ್ರೋಪಿಕಾ ಅಪಾರ್ಟ್‌ಮೆಂಟ್	Aditi Tropica Apartment				87500
92	ಒಡೆಸ್ಸಾ ಟೆಕ್ನಾಲಜಿ ಪಾರ್ಕ್ (ವಾಣಿಜ್ಯ)	Odessa Technology Park (Commercial)				87500
93	ಟೂಲ್ ಟೆಕ್ನಾಲಜಿ ಪಾರ್ಕ್ (ವಾಣಿಜ್ಯ)	Tool Technology Park(Commercial)				87500

Billed To Party

KLJ Publications

*Estimated Market Value
of Immovable Properties and
Buildings within the limits of
District Registration Office, Bengaluru
Urban District*

ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆಯ
ವ್ಯಾಪ್ತಿಯಲ್ಲಿರುವ ಸ್ಥಿರಾಸ್ತಿಗಳು ಮತ್ತು ಕಟ್ಟಡಗಳ
ಅಂದಾಜು ಮಾರುಕಟ್ಟೆ ದರಗಳ ಪರಿಷ್ಕರಣೆ

[W.E.F. 3-11-2022]

SHIVAJINAGAR
ಶಿವಾಜಿನಗರ

YASHPAL PULIANI
Managing Editor,
KARNATAKA LAW JOURNAL

2022
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