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File No. RKA/DNCR//					rk:	EINFORCING	CIATES	
Date of Receiving 15/4/2023						EERING CONSULTANTS (P) LTD.		
	File Receiver Name	Dee	par Ja	shi	1/10/2	000 20)-PL040-	124-034
			and the second second	CASE CO	LLECTION FO	RM	0°1(090-	(D9 000)
	Date of imple	ementat	ion: 9.02.20	(\ 011 Last	/ersion 5.0) Revision: 30.01.2	2020 Late:	st Revision: 31	.10.2020
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Pre	eparation	-1.2				din the		
	A - Very Good, B	- Satisf	actory, C -	Average, I	D - Poor E - Extra	amely Poor		
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8.	Billing Details		Bi	lled To Pa	arty Name		GSTI	N

Page 1 of 15

		CASE DETAIL	S				
1.	Type of Property	Vacant Plot	Deper Setting				
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, 					
3.	Owner/ Applicant Details	Name	Contact Number	Email Id			
		Vijaj Rumari					
4.	Account Name	Richwaha					
5.	Property Address	Plot No- 17, Jamun	os Vihar, Sal	emplus Mehdood-1			
6.	Who will coordinate on site for the site survey	Sideul Bychass Re Name	ord, Dipttn Ha	ontact Number			
7.	Preferred time of survey	Date Ich	ailable — Time	Carlos Carlos			
8.	Documents Received (Any one ownership document and approved site plan/ map is must)	2. Map: □ Cizra Map, □ 3. Utility Bills: □ Electri	ts: Sale Deed, Powe Relinquishment Deed, T Allotment Letter, Pos Approved Map, Site Pla icity Bill & payment receip demand & payment receip : CLU, TIR Report, ort	ransfer Deed, ssession Letter an t, □ Water Bill & payment			
9.	Documents received from	BADY					
10.	Special Instructions if any:		TEN INPL				
11.	I agree to pay the amount m on Valuer firm to distort any vested interest and to benefi Customer Signature:	facts and would not try to in	nfluence any member or offi	cial of the firm in the ill spirit or			

File No. RKA/DNCR/ / VIS(203-24)- PLOY0 - 034- 034

FILE RECEIVER CASE COLLECTION PROCESS COMPLIANCE CHECKLIST

	(To be filled by Sur		APPROVER SIGNATURE/
S.NO.	COMPLIANCE CHECKLIST	STATUS	REMARKS IN CASE OF ANY (X
1.	Is Case collection Form properly filled by Receiver?	U	And an and the second second second
2.	Is purpose of the assignment understood clearly by the receiver?	J.	a remember in the
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?	「日本」	
6.	In case of private case or for fresh case 50% advance is received?		
7.	Is document checklist email sent to the customer?	Ð	The work was the
8.	Has the received documents is having 'documents provided by stamp'?	Þ	

IMPORTANT INSTRUCTIONS TO SURVEYOR

4	Please fill the above compliance checklist before moving for the survey.
1.	
2.	- I' Disti Lond Cizro Man/ Master/ / 01/2/ Sile Fidit is made to internet
3.	
	Agriculture or converted land norm agriculture index which needs to get surveyed. Firstly please first study the documents of the property which needs to get surveyed.
4.	Firstly please first study the documents of the property which needs to get and the bold florescent Mark the Owner/ Area/ Boundaries mentioned in the ownership documents with bold florescent
5.	Mark the Owner/ Area/ Boundaries mentioned in the ownership documents in documents in the marker pen before moving for the survey. During site survey if any difference is found in the marker pen before moving for the survey. During site survey if any difference is found in the
	marker pen before moving for the survey. During site survey if any anter any anter immediately to above fields from the ownership documents then please contact the owner immediately to
	above fields from the ownership documents their product and
	know the reason for the difference.
6.	know the reason for the difference. Confirm ongoing property rates in the subject location through public domain, property sites and
	Confirm ongoing property rates in the subject location through property contact dealers to show you the available properties in that area during your survey.
7.	contact dealers to show you the available properties in that area during your carecy Identify the Property clearly by matching the boundaries and area mentioned in the property
8.	Do sample physical or google measurements of the property.
9.	THE TO ODA DU INSTRUCTIONS'
0.	i secondativo photograph along with the property.
100	to Take your colfie along with the property and the owner represented
	 c. Take full scale photo of the property with gate. c. Take full scale photo of the property with abutting road, towards left, right and center.
	I Take abote of the property along will abuiling road, torrande
1990 6	Take multiple photos of Inside-out of the property.
12.4.5	La manual and a stadraphs of the Flugely.
BESS /	g. Take a short video to cover property and neighborhood.
10	Take Google Map location.
10.	Obeck main road name & width and approach road width and
11.	Check Jurisdiction Municipal Limits & Ward Name.
12.	Check Jurisdiction Municipal Limits & Ward Name. Fill each column of survey form diligently in detail and tick the appropriate option clearly.
13.	
14.	Check any defects or negativity in the property and common past transactions. Do extensive market rate enquiries and confirm for any recent past transactions.
15.	Do extensive market rate enquiries and confirm for any recent puct transition to you or trying to influence you by In case customer appears to be providing misleading information to you or trying to influence you by
16.	In case customer appears to be providing misleading ment & Bank.
	In case customer appears to be providing ministerior & Bank. money or cash then immediately report to the Management & Bank.

	SURVEY GRADING MATRIX			
GRADE	PARAMETERS/ CRITERIA			
A	In case all the points below are done properly, timely with full care and diligence:			
	 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. 			
В	12. Selfie and owner photograph with property taken. 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			
С	In case of more than 3 minor mistakes and any 1 major mistake in any of the above points and if any points			
D	are completely missing except Point 1, 2, 3, 4, 6, 8, 10, 11, 12. 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.

SURVEY PROCESS COMPLIANCE CHECKLIST (To be submitted by Surveyor with each Survey)

 In bid you properly studied & highlighted Owner/ Area/ Boundaries in the property documents with bold florescent before moving for the survey? Did you check prominent landmark nearby the subject property and mentioned in the survey form? Did you check if property clearly by matching the boundaries and area mentioned in the property papers? Did you check if property is merged with any other property or it is an independent property? Did you check for any building violations in the property? Did you check for any building violations in the property? Did you check Main road name & width and its distance from the subject property? Did you check Main road name & width and its distance from the subject property? Did you taken property full scale photograph with the property? Have you taken property full scale photograph with the property? Have you taken property full scale photograph with the property? Have you taken multiple photograph of the property and and towards left and right of the property? Did you check nearby development and whereabouts and commented on survey form? Did you check nearby development and whereabouts and commented on survey form? Did you check nearby development and whereabouts and commented on survey form? Did you check nearby development and whereabouts and commented on survey form? Did you check any form including survey summary sheet property? Did you check any fease or negativity in the property in terms of location, legality, disputes, marketability, salability, etc. and commented on survey form? Did you draw site key plan (location map)? 	S.NO.	COMPLIANCE CHECKLIST POINTS	STATUS
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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 enquires and enquired property rates locally very rigorously? 25. Did you take signatures of the owner/ representative on undertaking and survey 25. Did you take signatures of the owner/ representative on undertaking and survey 	17.	Did you check nearby development and whereabouts and commented on survey	
 Have you filled all the columns of survey form including survey commery commery Did you draw site key plan (location map)? Did you draw rough site sketch plan? Did you draw rough site sketch plan? Have you taken self-attested documents from owner/ representative and stamped "documents provided by stamp"? 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 Did you take signatures of the owner/ representative on undertaking and survey 	18.	Did you check any defects or negativity in the property in terms of location, legality, Did you check any defects or negativity atc and commented on survey form in detail?	
 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 25. Did you take signatures of the owner/ representative on undertaking and survey 	19.	Have you filled all the columns of survey form including survey culture,	
 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 25. Did you take signatures of the owner/ representative on undertaking and survey 		properly?	
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 "documents provided by stamp?" 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? 	21.	Did you draw rough site sketch plant	B
disputes, marketability, salability, etc. under	22.	"documents provided by stamp?"	6
24. Have you confirmed any recent put that enquired property rates locally very rigorously? 25. Did you take signatures of the owner/ representative on undertaking and survey summary sheet?	23.	Did you check any defects or negativity in the property of the	9
25. Did you take signatures of the entremain summary sheet?	24.	these you confirmed any recent past the	A
and the undertaking.	25.	Did you take signatures of the other	x
		Did you signed the undertaking?	

all sites and a	VIS/202324)-PL040-034-034
For File No.	
Surveyor Name	Deepar
Signature	1 Joshj
Date	1614123

	(FOR P	ENERAL SURVEY FORM PROPERTIES OTHER THAN FLATS) (Version 5.0) 011 Last Revision: 04.01.2018 Latest Revision: 31.10.2020			
	File No. RKA/DNCR//	laluon23 Time:			
1	1 March	GENERAL DETAILS			
1.	. Name of the Surveyor				
2	Property shown by	Outpat Owher, Representative, No one was available, Property is locked, survey could not be done from inside Name Contact No.			
3	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 and			
5. X91		□ 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,			
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: 			
).	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, 			
0.	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			
	Loan Amount	and the second			

Legal Owner Name/s Property Purchaser Name Property Address under Valuation	Víjay Plat No-	Kymar	1 Kushw	ahg			
Property Purchaser Name Property Address under	Plat No-	AMPO	monu	ung			
Property Address under	Plat No-						
Valuation	Plat No-17, yamuroh: Vihar, Salempur Mehdo H, Sidew Bycpass Road, Maridway						
Valuation	1001	1. 90	nightin	Vinas	1 salen	"ful	mena
+ Posidence Address of	14/ 510	JUU _	sycpans	Road	, May	(dw)	27
Present Residence Address of	-		01				
the Owner/ Purchaser							
Property constitution	Free Ho	ld, 🗆 Leas	se Hold				
	LOCAT	ON DET		1.11.11.1			
Adjoining Properties	East	ON DETA	And and a state of the state of	N	orth	Se	outh
Match it with papers with the help	Prid	N-		1		100	of 1the
of compass or Sun direction and			ter prop	Lyna	9	Lana	gan
also confirm it with nearby people)	2017 KUda	1		other			
Property Facing	East Fac	ing, 🗆 Nor	th Facing,	West Fa	cing, 🗆 Sou	th Faci	ing,
	□ North-Ea	st Facing.	South-We	st Facing	. South-E	ast Fa	cing,
	1	st Facing	. 0.				
		Oil pe	no pur	P		-	
	NA	-		V			1000
Zone Name	NA		1 14/1		Dietance	from	roperty
Main Road Name & Width	Nar	me	1				Toperty
	SIDULBY	open lo	min of			Uny	
Approach Road Name & Width	grandi	Vito	y loud	do	ff	Arao [⊐ \\/ithin
Location consideration of the	□ ¹ Within M	lain city,	Within Goo	d Urban	developed A	Area, L	J VVILINI
	developing	area, 🗆 Hi	ghly posh loc	ality, 🗆 V	/ery Good, Ł	Good	
Doology	- Ordinany	In inte	ariors	note area	, 🗆 Backwa	rd, 🗆 A	verage,
	D Poor						North
to the section consideration	D Park Far	cing, 🗆 Pr	ool Facing,	Road R	Facing, L E	Intranc	e North-
	Fast Facing		ht facing				
	Lastraonig	, loned [7 Urban dev	eloping, E	Semi Urba	in, 🗆 R	ural,
Characteristics of the locality		iveloped, L		itional			
	Backward	I, 🗆 Indust	rial, 🗆 Institu	nona	1. 9. 5 T VI		
			al, 🗆 Afforda	ble Group	Housing,] EWS	
Category of Society/ locality							
	triangle Lifts Garden, Landscaping, Swimming Pool, Gym,				A Power		
Utilities/ Facilities in the locality		use, 🗆 V	/alk Trails, L] Kids pi	ay zone, L	_ 100.	0.0
X					Railway St	tation	Airport
the strip amenities	School	Hospital		Metro	-		-
Proximity to civic another	214	m	Uby	-			
		No					
Any new development in							
	f compass or Sun direction and Iso confirm it with nearby people) Property Facing andmark Vard Name/ No. Zone Name Main Road Name & Width	Adjoining Properties East Match it with papers with the help Road f compass or Sun direction and Road lso confirm it with nearby people) PEast Faci Property Facing PEast Faci In North-East North-East In North-Weith North-East In Road Name / No. NA- Zone Name N/A- Main Road Name & Width Narr Approach Road Name & Width Study Location consideration of the Within M Society In Poor Special Location consideration Park Faci In the property East Faci Characteristics of the locality Urban deging MiG, In MiG, In Utilities/ Facilities in the locality Lifts, In Value NiG, In Value Lifts, In	Adjoining Properties East Match it with papers with the help f compass or Sun direction and lso confirm it with nearby people) Rond Work Wide Wide Property Facing East Facing, I North-East Facing, I North-East Facing, I North-West Facing North-East Facing, I North-West Facing andmark NAdan Oil Pet Vard Name/ No. NA- Zone Name N/A- Aain Road Name & Width Name Approach Road Name & Width Within Main city, I cocation consideration of the Within Main city, I Society developing area, I Ordinary, I In inter Poor East Facing, I Special Location consideration of the property Park Facing, I Characteristics of the locality Urban developed, I Backward, I Indust Category of Society/ locality High End, I Utilities/ Facilities in the locality Lifts, I Garden, I Withites/ Facilities in the locality Lifts, I Garden, I Washing, I Lifts, I Garden, I Withites/ Facilities in the locality Club House, I We Backup School Hospital	Match it with papers with the help f compass or Sun direction and lso confirm it with nearby people) Image: Confirm it with nearby people) Property Facing Image: East Facing, Image: Confirm it with nearby people) Image: Confirm it with nearby people) Image: Confirm it with nearby people) Image: Confirm it with nearby people) Image: Confirm it with 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direction and lso confirm it with nearby people) Roy d Uten Prop Lgrd Irroperty Facing If East Facing, I North Facing, I West Facing North-East Facing, I South-West Facing Intervention North-East Facing, I South-West Facing Intervention North-West Facing Intervention Intervention Intervention Intervention Intervention Intervention Intervention Park Facing, I Pool Facing, I Road F Intervention Intervention	Adjoining Properties East West North Match it with papers with the help f compass or Sun direction and lse confirm it with nearby people) Image: Compass or Sun direction and lse confirm it with nearby people) Image: Compass or Sun direction and lse confirm it with nearby people) Image: Compass or Sun direction and lse confirm it with nearby people) Image: Compass or Sun direction and lse confirm it with nearby people) Image: Compass or Sun direction and lse confirm it with nearby people) Image: Compass or Sun direction and lse confirm it with nearby people) Image: Compass or Sun 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Interpretation North-West Facing North-West Facing, South-East Facing, South-East Facing, Interpretation North-West Facing Interpretation, North-East Facing, South-East Facing, Interpretation North-West Facing Off Ling Interpretation, North-East Facing, South-East Facing, Interpretation North-West Facing Off Ling Interpretation, Interpretation, Interpretation, Interpretation, Interpretation Interpretation Interpretation, Name Interpretat

15.	Jurisdiction limits	Ragar Nigam, I Nagar Panchayat, Gram Panchayat, Nav 2.
		Faika Parishad, L Area not within any municipal limits
16.	Jurisdiction Development	DDA, GDA, NOIDA, GNIDA, YEIDA, HUDA, KMDA
	Authority Name	□ MDDA, □ Any other Development Authority:
	HRDA	Area not within any development authority limits
17.	Municipal Corporation Name	□ NDMC, □ SDMC, □ EDMC, □ Ghaziabad Municipal Corporation
		□ Gurgaon Municipal Corporation, □ Faridabad Municipal Corporation
		C Kolkata Municipal Corporation, C Dehradun Municipal Corporation
		Area not within any municipal limits, P Any other Municipa
5.58		Corporation/ Municipality:

	1. Land Area	PHYSICAL DETAILS
811	. Land Area	As per Title deed As per Map As per site survey
-	2. Any conversion to the la	185.87 M2 - done as property is not
	2. Any conversion to the lar	demonicated.
1	3. Land Type	- Solid, Rocky, Marsh Land, Reclaimed Land, Water
-	4. Shape of the Land	logged, □ Land locked □ Square, □-Rectangular, □ Trapezium, □ Triangular, □ Trapezoid,
	5. Level of Land	□ Irregular, □ NA
6	- Tomage to depth ratio	On road level, Below road level, Above road level, NA Normal frontage, Less frontage, Large frontage, NA
	a countraines matched	Yes, No, No relevant papers available to match the boundaries, Boundaries not montioned in the
8.	Is Independent access ava to the property	ailable Clear independent access is available, Clear access available in sharing of other adjoining property, No clear access is available, Access is closed due to dispute
9.	Is property clearly demarca with permanent boundaries	ated Vac C K D a
10.	Is the property merged or colluded with any other pro	48, the subject property is morged with its chille
1.	Property possessed by at the time of survey	he Owner, Vacant, Clessee, Older Construction, Couldn't be Surveyed, Property was locked, Bank sealed, Court sealed in Possession of ED
2.	Current activity carried out i property	in the 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

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(Tck one on the basis of which valuation is to be calculated) 3 Total Number of Floors in the Building 4 Floor on which property is situated 5 Type of Unit/ Number of Rooms/ Cabins/ Cubbicles 6 Building Type 7 Roof 8 Building Type 7 Roof 8 Make: 9 Make: 9 Make: 9 Make: 9 Appearance/ Condition of the Building 9 Appearance/ Condition of the Building 9 Appearance/ Condition of the Building 9 Appearance of the Building 10 Verrifeed tiles, Orange,	2.	Covered Built-up Area	Covered Area,	Floor Area, Super A	As per site survey
valuation is to be calculated; 3 Total Number of Floors in the Building 4 Floor on which property is situated 5 Type of Unit/ Number of Roons Cabins/ Cubicles 8 Building Type 0 Ordinary brick wall structure,	the second se	and the second second second second	As per Title deed	As per Map	
Building 4. Floor on which property is situated 5. Type of Unit/ Number of Rooms/ Cabins/ Cubicles 6. Building Type Building Type RCC Framed Structure, □ Load bearing Pillar Beam column	-	valuation is to be calculated)	Sellent school in light		
Building 4 Floor on which property is situated 5 Type of Unit/ Number of Rooms/ Cabins/ Cubicles 6 Building Type 7 Roof 7 Roof 8 Building Counce 8 Flooring 9 Make: 9 RecC, Imperiation 9 Appearance/ Condition of the Building 9 Appearance/ Condition of the Building 9 Appearance/ Condition of the Building 10 Maintenance of the Building 10 Verrage, Poor Under construction, No Survey 11 Interior decoration 12 Interior Finishing 13 External 14 Kitchen 15 Class of Sanitary/ Plumbing & water supply fittings 14. Kitchen 15. Class of Sanitary/ Plumbing & water supply fittings 16. Class of Sanitary/ Plumbing & water supply fittings 17. Receint, Very Good, Good, Simple, Ordinary, External 14. Kitchen 15. Class of Electrical fittings 16. Class	3.	Total Number of Floors in the	and the same hardly a		
5. Type of Unit/ Number of Rooms/ Cabins/ Cubicles 6. Building Type 0. Ordinary brick wall structure, □ Iron trusses & Pillars, □ Scrar, abandoned structure 7. Roof 8. Flooring 0. Nake: □ RBC, □ RCC, □ GI Shed, □ Tin Shed, □ Stone Patta 0. Height: 0. - Vitrified tiles, □ Carenic Tiles, □ Simple marble, □ Marble Ceiling, □ Coved roof, □ No plaster 8. Flooring 9. Appearance/ Condition of the Building 9. Appearance/ Condition of the Building 10. Maintenance of the Building 12. Internal \ - □ Excellent, □ Very Good, □ Good, □ Ordinary, External ↓ Excellent, □ Very Good, □ Good, □ Ordinary, Average, □ Poor □ Under construction, □ No Survey 12. Interior Finishing 13. Exterior Finishing 14. Kitchen 15. Class of Electrical fittings 16. Class of Santary/ Plumbing & water supply fittings 14. Kitchen 15. Class of Santary/ Plumbing & water supply fittings 16. Class of Santary/ Plumbing & Water supply fittings 17. Kater arrangements 17		Building	a successive and the	all the states	And
Cabins/ Cubicles RCC Framed Structure, Load bearing Pilar Beam column Building Type Ordinary brick wall structure, Iron trusses & Pilars, Scrar, abandoned structure Roof Make: RBC,RCC,GI Shed,Tin Shed,Stone Pata b, Height: Simple plaster,POP Punning,POP False e, Flooring Vtrified tiles,Cranite,Italian Marble,Kota stone,Wooden,PCC,Imported Marble,Rota stone,Wooden,PCC,Imported Marble,Rota stone,Wooden,PCC,Imported Marble,Rota stone,Wooden,PCC,Imported Marble,Rota stone,Wooden,PCC,Imported Marble,Rota stone,Wooden,PCC,Imported Marble,Rota stone,Wooden,Rota stone,Wooden,Rota stone,Wooden,NorNorNorRota stone,NorNor	4.	Floor on which property is situated		The second second	dansa y construction
7. Roof abandoned structure abandoned structure 8. Flooring Patla Simple plaster, POP Punning, POP False Ceiling, Coved roof, No plaster 8. Flooring Vitrifed tiles, Ceramic Tiles, Simple marble, Kota stone, Ceiling, Mosaic, Granite, Italian Marble, Kota stone, Chips, Mosaic, Granite, Italian Marble, Kota stone, Chips, Mosaic, 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 10. Maintenance of the Building Verge, Poor Under construction, No Survey 11. Interior feinishing Excellent, Very Good, Good, Ordinary, Average, Poor, Under construction, No Survey 12. Interior Finishing Simple plastered walls, Prick walls without plaster, Ord, Warerage, Poor, Under construction, No Survey 13. Exterior Finishing Simple plastered walls, Brick walls without plaster, Under construction, No Survey 14. Kitchen Simple plastered walls, Brick walls without plaster, Construction, No Survey 15. Class of Electrical fittings External, Internal 16. Class of Sanitary/ Plumbing & Excellent, Very Good, Good, Simple, Ordinary, May and Simple with no cubboard, Ordinary the upboard, Normal Modular with chimney, Under construction, No Survey 15. Class	5.		17. 1. 1. 6. 9		D and and ump
7. Roof abandoned structure abandoned structure 8. Flooring Patla Simple plaster, POP Punning, POP False Ceiling, Coved roof, No plaster 8. Flooring Vitrifed tiles, Ceramic Tiles, Simple marble, Kota stone, Ceiling, Mosaic, Granite, Italian Marble, Kota stone, Chips, Mosaic, Granite, Italian Marble, Kota stone, Chips, Mosaic, 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 10. Maintenance of the Building Verge, Poor Under construction, No Survey 11. Interior feinishing Excellent, Very Good, Good, Ordinary, Average, Poor, Under construction, No Survey 12. Interior Finishing Simple plastered walls, Prick walls without plaster, Ord, Warerage, Poor, Under construction, No Survey 13. Exterior Finishing Simple plastered walls, Brick walls without plaster, Under construction, No Survey 14. Kitchen Simple plastered walls, Brick walls without plaster, Construction, No Survey 15. Class of Electrical fittings External, Internal 16. Class of Sanitary/ Plumbing & Excellent, Very Good, Good, Simple, Ordinary, May and Simple with no cubboard, Ordinary the upboard, Normal Modular with chimney, Under construction, No Survey 15. Class	-		RCC Framed Str	ucture, 🗆 Load bearing	ng Pillar Beam column
Abandoned structure 7. Roof 9. Make: RBC, RC, Gl Shed, Tin Shed, Stone Patla b Height: C. Finish: Simple plaster, POP Punning, POP False 8. Flooring Vitrified tiles, Carved roof, No plaster Norphaster Karvetake, 9. Appearance/ Condition of the Building Vitrified tiles, Por Flooring, Under construction, Any other type: 9. Appearance/ Condition of the Building Very Good, Poor Under construction, Any other type: 10. Maintenance of the Building Very Good, Poor Under construction No Survey 11. Interior Finishing Simple plastered walls, Pork walls without plaster, Ordinary, 12. Interior Finishing Simple plastered walls, Pork walls without plaster, Ordinary, 13. Exterior Finishing Simple plastered walls, Porch, Under construction, No Survey 14. Kitchen Simple with no cubboard, Ordinary, thures & Ittings, Candary, thure construction, No Survey <td>6.</td> <td>Building Type</td> <td>Ordinary brick wa</td> <td>Il structure, 🗆 Iron trus</td> <td>sses & Pillars, 🗆 Scrap</td>	6.	Building Type	Ordinary brick wa	Il structure, 🗆 Iron trus	sses & Pillars, 🗆 Scrap
Pata b) Height: c. Flinish: Simple plaster, POP Punning, POP False Ceiling, Coved roof, No plaster 8. Flooring Wodden, PCC, Imported Marble, Ata stone, Wodden, 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 10. Maintenance of the Building Very God, Average, Poor, Under construction 11. Interior decoration Excellent, Very Good, Good, Ordinary, Average, Below average, Under construction, No Survey 12. Interior Finishing Simple plastered walls, Brick walls without plaster, Designer textured valls, POP punning, Coved roof, Under construction, No Survey 13. Exterior Finishing Simple plastered walls, Brick walls with up plaster, Giass façade, Domb, Porch, Under construction, Glass façade, Domb, Porch, Under construction, Glass of Electrical fittings 14. Kitchen Simple with no cubboard, Ordinary with cubpoard, Normal Modular with chimmery, High end Modular with chimney, Under construction, No Survey 15. Class of Electrical fittings External Excellent, Very Good, Good, Simple, Average, Below average, Under construction, No Survey 16. Class of Sanitary/ Plumbing & water supply fittings External Excellent, Very Good, Good, Simpl			abandoned structure	The Chard	Tin Shed, Stone
Pata b. Height: c. Finish: Simple plaster. POP Punning. POP False Deiling. Coved roof. No plaster Pinter Overance Simple marble, Marble Pinter Mosaic, Geranite, Italian Marble, Kota stone, Pinter Mosaic, Geranite, Italian Marble, Kota stone, Pinter Mosaic, Geranite, Italian Marble, Kota stone, Pinter Mosaic, Geranite, Italian Marble, Kota stone, Any Pinter Mosaic, Geranite, Interion, Under construction, Any Interior Maintenance of the Building Very Good, Average, Poor Under construction, No Survey 11. Interior decoration Excellent, Very Good, Good, Good, Ordinary, 12. Interior Finishing Simple plashered walls, Porch, walls without plaster, Designet textured walls, Porch, walls without plaster, 13. Exterior Finishing Simple plashered walls, Porch, under construction, No Survey 14	7.	Roof	a. Make: 🗆 RBC,	□ RCC, □ GI Shed,	
c. Finish: Simple plaster, POP Punning, POP Pase 8. Flooring Vitrified tiles, Ceranic Carante, Italian Marble, Kota stone, 9. Appearance/ Condition of the Building Internal Excellent, Very Good, Good, Ordinary, 9. Appearance/ Condition of the Building Internal Excellent, Very Good, Good, Ordinary, 10. Maintenance of the Building Very Good, Good, Ordinary, 11. Interior decoration Excellent, Very Good, Good, Ordinary, 12. Interior Finishing Simple plastered walls, Porc under construction, No Survey 13. Exterior Finishing Simple plastered walls, Porch, Under construction Normal, 14. Kitchen Simple plastered walls, Brick walls without plaster, 13. Exterior Finishing Simple plastered walls, Brick walls without plaster, 14. Kitchen Simple plastered walls, Brick walls without plaster, 15. Class of Electrical fittings Ordinary fixtures & fittings, Chandeliers,			and a second sec	The second s	The fille of the second
8. Flooring \[Vitrified tiles, \] \[Verd root, \] Nosaic, \] Granite, \] Inder construction, \] Appearance/ Condition of the Building Internal \ - Excellent, \] Very Good, \] Good, \] Good, \] Ordinary, Average, \] Poor \] Under construction, \] No Survey External \] Excellent, \] Very Good, \] Good, \] Good, \] Good, \] Good, \] Ordinary, [Average, \] Poor \] Under construction, \] No Survey External \] Interior decoration Average, \] Poor \] Under construction, \] No Survey [Excellent, \] Very Good, \] Good, \] Good, \] Good, \] Granary, [Interior Finishing [Simple plastered walls, \] Brick walls without plaster, Simple with no culpboard, \] Ordinary with cuppoard, \] Ordinary with cupboard, \] Ordinary with cuppoard,		and the second sec	b. Height:		unning, D POP False
8. Flooring □ Vitrified tiles, □ Ceramic Tiles, □ Simple □ Kota stone, chips □ Mosaic, □ Granite, □ Italian Marble, □ Rota stone, □ Woden, □ PCC, □ Imported Marble, □ Pavers, □ Chequered Tiles, □ Brick Tiles, □ No Flooring, □ Under construction, □ Any other lybe: 9. Appearance/ Condition of the Building Internal - □ Excellent, □ Very Good, □ Good, □ Ordinary, □ Average, □ Poor □ Under construction, □ No Survey 10. Maintenance of the Building □ Very Good, □ Average, □ Poor, □ Under construction 11. Interior decoration □ Excellent, □ Very Good, □ Good, □ Ordinary, □ Average, □ Below average, □ Under construction, □ No Survey 12. Interior Finishing □ Simple plastered walls, □ POP punning, □ Coved roof, □ Under construction, □ No Survey 13. Exterior Finishing □ Simple plastered walls, □ Porch, □ Under construction, □ Architecturally (designed or elevated, □ Brick walls without plaster, □ Designer textured walls, □ POP punning, □ Coved roof, □ Under construction, □ No Survey 14. Kitchen □ Simple with no cubboard, □ Ordinary with cubboard, □ Normal Modular with chimney, □ High end Modular with chimney, □ Under construction, □ No Survey 15. Class of Sanitary/ Plumbing & water supply fittings □ External, □ Internal □ Ordinary fixtures & littings, □ Fancy lights, □ Chandeliers, □ Concealed lightning, □ Under construction, □ No Survey 16. Class of Sanitary/ Plumbing & water supply fittings □ External, □ Internal □ Ordinary fixtures & littings, □ Average, □ Be	a series		c. Finish: Simp	roof I No plaster	
chicks of the second			parent parent		nple marble, 🗆 Marble
Image: Second	8.	Flooring		Granite, 🗆 Italian Marbl	e, Choquered
Tiles, Brick Tiles, Not Freehing, December 4990: 9. Appearance/ Condition of the Building 10. Maintenance of the Building 10. Maintenance of the Building 11. Interior decoration 12. Interior Finishing 13. Exterior Finishing 13. Exterior Finishing 14. Kitchen 15. Class of Electrical fittings 15. Class of Sanitary/ Plumbing & water supply fittings 16. Class of Sanitary/ Plumbing & External External Internal		and the second s	□ Wooden, □ PCC	, 🗆 Imported Marble,	Pavers, Chequerce
9. Appearance/ Condition of the Building Internal - Excellent, Very Good, Good, Ordinary, Average, Poor Under construction, No Survey 10. Maintenance of the Building Very Good, Average, Poor Under construction 10. Maintenance of the Building Very Good, Average, Poor Under construction 11. Interior decoration Average, Below average, Under construction, No Survey 12. Interior Finishing Simple plastered walls, Brick walls without plaster, Under construction, No Survey 13. Exterior Finishing Simple plastered walls, Brick walls without plaster, Under construction, No Survey 14. Kitchen Simple with chimney, High end Modular with chimney, Under construction, No Survey 15. Class of Electrical fittings External, Internal 16. Class of Sanitary/ Plumbing & water supply fittings External, Internal 17. Water arrangements Jet pump, Submersible, Jal board supply 17. Water arrangements Jet pump, Submersible, Jal board supply 16. Class of Sanitary/ Plumbing & water supply fittings Excellent, Very Good, Good, Simple, Ordinary, No wooden work, No survey 17. Water arrangements Jet pump, Submersible, Jal board supply			Tiles, D Brick Tiles,		
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13. Exterior Finishing Simple plastered walls, Brick walls without plaster, Architecturally designed or elevated, Brick tile Cladding, Architecturally designed or elevated, Brick tile Cladding, Structural glazing, Aluminum composite panel cladding, Glass façade, Domb, Porch, Under construction 14. Kitchen Simple with no curboard, Ordinary with cupboard, Normal Modular with chimney, High end Modular with chimney, Under construction, No Survey 15. Class of Electrical fittings External, Internal 16. Class of Sanitary/ Plumbing & Water supply fittings External, Internal 17. Water arrangements Jet pump, Submersible, Jal board supply 17. Water arrangements Jet pump, Submersible, No wooden work, No survey 18. Fixed Wooden Work Average, Below Average, No wooden work, No survey 19. Age of Building/ Recent Human done Average, Dopt	12.	Interior Finishing	Designer textured	walls, D POP pulling,	
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Glass façade,Domb,Potch,Botton,			Structural glazing,	Aluminum composite	er construction
14. Kitchen Simple with no cubboard, Cubboard		· ·	🗆 Glass façade, 🗆 🕻	omb, Porch, Ond	th cupboard. Normal
14. Kitchen Modular with chimney, I High end Modular end Modul		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Simple with no cu	board, D Ordinary w	with chimney, Under
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16. Class of Sanitary/ Plumbing & External, Internal 16. Class of Sanitary/ Plumbing & Excellent, Very Good, Good, Simple, Average, 17. Water arrangements Below average, Under construction, No Survey 18. Fixed Wooden Work Excellent, Very Good, Good, Simple, Ordinary, 19. Age of Building/ Recent	45	Class of Electrical fittings			lights, Chandeliers,
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18. Fixed Wooden Work 19. Age of Building/ Recent Improvements done Augrage	17.	Water arrangements			
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Improvements done		Coulding/ Recent	The California in the		Man & The State State State
Improvements don't Invit tenance of the Building Uvery Good, Average, Pool Page 0 of 15	19.	Age of Building/ Recont		Poor	March and and all
		Maintenance of the Building	🗆 Very Good, 🗆 Ave	erage, D Popi	Page 9 of 15

			and the second states of the			
21.	Any defects in the building	☐ Maintenance issues, ☐ Finishing issues, ☐ Seepage issues				
The set	A CONTRACTOR OF THE OWNER OF THE OWNER	□ Water supply issues, □ Electricity issues, □ Structural issues				
10000		Visible cracks in the buildin	Visible cracks in the building			
22.	Any violation done in the property	Construction done without	It Map, Construction not as pre-			
		approved Map. Extra cover	ed without sanctioned Man			
00		approved Map, Extra covered without sanctioned Map, adjacent property, Encroached adjacent area illegally				
23.	Boundary Wall (Only for individual property)	undary wall of a complex				
	Le chough	Running Mtr. Height	Width Finish			
24.	Lift/ elevators	Passenger/ Commercial				
	- Contractor of the second second second	Make:	Capacity:			
25.	Power backup		Capacity.			
		Inverter, DQG Set				
26.	Cardently	Make:	Capacity:			
27.	Garden/ Landscaping Parking facilities	□ Yes, □ No, □ Beautiful, □ O	rdinany			
	a ching facilities	Available within the property	On Ground, In Basement,			
2014	In The State State		□ On stilt			
28.	Special Comments / Co	Not available within the property	On road, Acute parking			
	Special Comments/ Observations, if any		problem			
			and the second se			
			The first design and the second			

1	Any issues in moderal in	ILITY/ SELABILITY/ UTLITY DETAILS
	Any issues in marketability of the property?	Ves, No
		Reason in case of No: Location, Surrounding, Legal aspects, Demand, Shape, Any Other:
2.	in the Market of such properties?	Demand Uvery Good, Good, Average Low Boos
3.	Is property easily sellable & marketable?	Supply Very Good, Good, Average, Low, Poor Ves, 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 Purchase Price
6.	Present expected Sale Value of the overall property?	

	I NOPERTY N	ARKET	and a strend of the second		
10	Particulars (Availat	ple for Sale of	MPARABLE RATE IN Transaction already Comparable 1	VFORMATION DETAI happened in past)	15
		Subject	Transaction already	happened in past)	L3
I.	Name (source of	Property	Comparable 1	Comparable 2	Comparable 3
2.	millormation)	NA	Achan Circl		Man-participation of the participation of the
	Contact No.	NA	Achar Singh	Chaudhary prope	tties
3.	Type of source of	INA	639541660B	6395416603	Car a part of the second
	information (Seller/	NA	11000	0010/10000	
	Property dealer/ nearby people)		Dealer	Deales	
4.	Rates/ Price informed	E Suite provide			
E	(III Rs. with unit)	NA	1600-1800	1600-2000 Saft	Carrie C.
5.	Rates Type (Sale/ Buy)	NA	The second s		
6.			Sale	sale	
	Shape of the Property (Square, Rectangular, Irregular)		Rectangulars	Rectangular	
7.	Area/ Size of the	The strange to the strange	N	2000sgft	
	Property		200059ft	accept.	
8.	Legal Status (clear, negative, weak)/ No. of		Ckorr	(lear	
0	owners Location/ surrounding/	Base Case			
9.	neighborhood comparison with the subject property (Similar, Lower, Better, Highly Better than the	Base Case	Gimilar	6milwr	
	subject Property)		Standard State		
10.		0	500M	1 kw	
11	2 side open, North-East facing, Park facing, Legal/ Financial		East	North	
	encumbrance, etc.) Approach road width		doft	DOF	and and a state
12			A District of the second second second	OP Road	Constitution of the second
13	Level of Land (Below/		onRoad		The personne in the second
19 10	On/ Above road level)	met an enset	kvel	lexel	
- 1.4	Frontage to depth ratio	AL SO TRADING	Normal	Normal	A THE A REAL
14	(Normal, Less, Large)	-Robert Risen		and the second s	
15			Residential	Rosidential	
15.		Deschard of	trad a word	with dealer &	nearby People,
16	 Any other details/ Discussion held 	NA	Jabs at your	with dealer & 1 mundfin Vihar, x 1600 to 1800	salemper Hen
	Leo Pa		II is abbu	\$ 1600 to 1900	8917-
17	7. Present expected Sale Value of the overall property?				Page 13 of 15

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 guestion 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	Noone was available
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.	VIS(2023-24)-Ploy0_034-084
	1151000507 J-FILVY0-LBY-BY
Surveyor Name	Deepar
Signature	1 Joshi
Date	184423

UNDERTAKING BY THE PREPARER

I confirm that this Valuation Report is prepared as per the fair professional best practices and Valuation & survey Policy Guidelines issued by the organization. I also confirm that without any personal interest, partiality or prejudice, I have worked on this Valuation assignment. Rates adopted for the asset is based on various facts, information collected from the site came to my knowledge during the course of the assignment and I have taken all sincere efforts to review, cross check & confirm this data/ information from all different angles using my prudent approach without any 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.

For File No.		CONTRACT	2 Carlos Mar 14
Preparer Name	Inc. Acide ments		
Signature			
Date			

BLANK PAGE FOR PROVIDING ANY ADDITIONAL DETAILS/ INFORMATION

Not: This is a Vacant Residential Plat as per the documents. There is no demarcation of the Plat & it is merged with its adjustant Plats. This is an NPA acrount & This property is identified through key plan attached with old Valuation Report and Confirmed with local habitat.