-	File No	3-24) - PL			88		
	Date of Receiving	MOVENCK/?			REIN	S O C	LATES
	ile Receiver Name	Subhas	sh sir		M/s Led	THEMNOTRANIE	el Odisha Vagar, Ang
		Walter Control of the			Nisha,	Ten do	el Nagar, Aug
	Date of impl			ECTION FOR sion 5.0)	<u>8M</u>		odi
		ementation: 9.02.20	011 Last Re	vision: 30.01.20	020 Latest Re	evision: 31.	10.2020
M.	Items	Assigned To	Assigned to Date	To be completed	Submitted On date	Grade	HOD Engg. Signature
File	Received By	Subhash Si Ani Man	→ NA	by date NA			
Sur	vey	Anistan					
Pre	paration						
	A - Very Good. F	3 - Satisfactory, C -	Average D	Poor F - Fytre	mely Poor		
ile	Returned to HOD		0.00 0			- CU - 1 -	Market survey for
		100					ignature not taken,
oy t Eng	ase File is returned he preparer - HOD g. comment & nature	☐ Google Map ☐ Minor defe Surveyor. Rep	ects in the s	Survey summurvey hence as collect the mis	approved for ssing information	preparation on his o	n with warning to
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oy t Eng Sigr	he preparer - HOD g. comment & nature Proposal/ Work C	Google Major defections of the Bank	ects in the sort preparer to the surve of th	Survey summurvey hence as collect the misey. Survey has EDETAILS Construction ates, PSU	approved for ssing information to be done ago an cost estimate aport, NBFC	preparation on his of ain.	n with warning to own.
by t Eng Sign 1.	Proposal/ Work C Ref. No. Type of customer	☐ Google Man ☐ Minor defe Surveyor. Repo ☐ Major defec Order or ☐ Valu ☐ Othe ☐ Bank ☐ Com	p not taken, Exects in the sort preparer to the surve of	Survey summurvey hence as collect the misey. Survey has collect the misey. Survey has collect the misey. TEV Response to the survey of the sur	approved for ssing information to be done ago an cost estimate aport, NBFC Direct of	preparation on his of ain.	n with warning to own. vetting certificate e gh Bank
by t Eng Sign 1.	he preparer - HOD g. comment & nature Proposal/ Work C Ref. No. Type of Service	Google Major defection	p not taken, Exects in the sort preparer to the surve of	Survey summurvey hence as collect the misey. Survey has collect the misey. Survey has collect the misey. TEV Report Forward Private client	approved for esing information to be done ago an cost estimate eport, NBFC Direct of Direct o	preparation on his of ain. Cost v Corporate client through	retting certificate e gh Bank Mullbar
by t Eng Sign 1.	Proposal/ Work C Ref. No. Type of Service Bank/ Fl/ Organiz	Google Man	ects in the sort preparer to the surve of th	Survey summurvey hence as collect the misey. Survey has ey. Survey has ey. TEV Respondent of the survey of the sur	approved for ssing information to be done ago an cost estimate aport, NBFC Direct of	preparation on his of ain. Cost v Corporate client through	n with warning to own. vetting certificate e gh Bank
by t Eng Sigr 1.	he preparer - HOD g. comment & nature Proposal/ Work C Ref. No. Type of Service Type of customer Bank/ Fl/ Organiz Name & Address	Google Major defections of the surveyor. Report of the surveyor of the surveyo	p not taken, Exects in the sort preparer to ts in the surve ation Report, er CE Certificate the survey at the surv	□ Survey summurvey hence as collect the misey. Survey has □ Construction tes, □ TEV Re□ Private client □ Contact	approved for ssing information to be done ago and cost estimate aport, LIE	preparation on his of ain. Cost v Corporation through	retting certificate e gh Bank Mullbar
2. 3. 4.	Proposal/ Work C Ref. No. Type of Service Type of customer Bank/ FI/ Organiz Name & Address Case Allotment O	Google Man	ects in the sort preparer to ts in the surve est in the s	Survey summurvey hence as collect the misey. Survey has ey. Survey has ey. Survey has ey. TEV Respondent of the policy of the po	approved for ssing information to be done ago and cost estimate aport, LIE Direct of the cost of the cost estimate aport, LIE Direct of the cost estimate aport, Case for the cost est	preparation on his of ain. Cost v Corporate client through the second of the second o	retting certificate e gh Bank Mullar Email Id bell Osh. count/ customer
1. 2. 3. 4. 5.	he preparer - HOD g. comment & nature Proposal/ Work C Ref. No. Type of Service Type of customer Bank/ Fl/ Organiz Name & Address Case Allotment O Fees paying party	Google Map Minor defect Surveyor. Report Major defect Order or Valu Dothe Bank Com ation Fficer/ Details Viva	ects in the sort preparer to ts in the surve est in the s	Survey summurvey hence as collect the misey. Survey has ey. Survey has construction ates, PSU Private client Contact	approved for ssing information to be done ago and cost estimate aport, LIE Direct of the cost of the cost estimate aport, LIE Direct of the cost estimate aport, Case for the cost est	preparation on his of ain. Cost v Corporate client through the second of the second o	retting certificate e gh Bank Mullar Email Id bell Osh.
1. 2. 3. 4. 5.	he preparer - HOD g. comment & nature Proposal/ Work C Ref. No. Type of Service Type of customer Bank/ Fl/ Organiz Name & Address Case Allotment O Fees paying party Case Type	Google Major defect Surveyor. Reported or Surveyor. Survey	ects in the sort preparer to ts in the surve ests in the surve ests in the surve est in the	Survey summurvey hence as collect the misey. Survey has ey. Survey has ey. Survey has ey. TEV Respondent of the survey of the su	approved for ssing information to be done ago and cost estimate aport, NBFC Direct Cost Number Case for unit if any	preparation on his of ain. Cost v Corporate client through the second of the second o	retting certificate e gh Bank Mullar Email Id bell Osh; count/ customer vill be paid by

A		CASE DETAILS		
	Type of Property	Industrial vaca		
2.	Purpose of Valuation/ Assignment	Value assessment of the asset fo ☐ Periodic Re-Valuation for Bank, ☐ ☐ For DRT Recovery purpose, ☐ C ☐ Partition purpose, ☐ General Valu ☐ Any other:	□ Distress apital Gair	sale for NPA A/c., ns Wealth Tax purpose ment
3.	Owner/ Applicant Details Sub-lessor /Les		tact Numb	steel & rover 4d.
4.	Account Name	M/s I indel st	and od	isha Utd
5.	Property Address	Jundal Nagar, Pis Pin-759111, Dist. >	· > Na Augu	l, odisha.
6.	Who will coordinate on site for the site survey	Name Mr. Keened Dash ->	977	Contact Number +7-44-82-32 +7-440-8-99
7.	Preferred time of survey	Date 26/5/23.	Time	Dever of Attorney A. Sue.
8.	Documents Received (Any one ownership document and approved site plan/ map is must)	Ownership Documents: □ Sale □ Registered Will, □ Relinquish □ Conveyance Deed, □ Allotme Map: □ Cizra Map, □ Approved Utility Bills: □ Electricity Bill & receipt, □ House Tax demand & Any Other document: □ CLU, □ □ Old Valuation Report No documents provided: □	ment Deed int Letter, □ Map, □ S payment r	Hower of Attorney, Hower
9.	Documents received from	-		
10.	Special Instructions if any:			H. A. III. and a management
11.	I agree to pay the amount m on Valuer firm to distort any vested interest and to benefit Customer Signature:	entioned above for the preparation of Val facts and would not try to influence any any individual or organization by any mea	luation Repo member or ans illegitim	ort. I agree that I'll not put pressure official of the firm in the ill spirit or ately.

Kumuela Raway Oals

1	File No. RKA/DNCR//				
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?	W			
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?		Yes, Meiocase		
4.	Has receiver fixed the fees with the manager/ client and sent quotation properly or have taken approval of the work over email?	V	Yes		
5.	Has receiver taken proper Work Order/ Email/ CESA form formality?	U	Yes		
6.	In case of private case or for fresh case 50% advance is received?		No, existing custom		
7.	Is document checklist email sent to the customer?		10 300		
-8	Has the received documents is having 'documents		No, documents real		

IMPORTANT INSTRUCTIONS TO SURVEYOR

provided by stamp'?

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. Please do not do the survey if you do not have proper documents. Please do not do the survey if you do not have proper documents.
3.	DI II I I Ciaro Mani Mastell / Dilal Dile I Idii lo Ilida.
٥.	
4.	Agriculture or converted land from agriculture – Mutation assertions to get surveyed. Firstly please first study the documents of the property which needs to get surveyed. Firstly please first study the documents of the property which needs to get surveyed.
5.	Firstly please first study the documents of the property which needs to get surveyed. Mark the Owner/ Area/ Boundaries mentioned in the ownership documents with bold florescent mark the Owner/ Area/ Boundaries mentioned in the ownership documents with bold florescent mark the ownership documents with bold florescent mark the ownership documents of the property which needs to get surveyed.
J.	Mark the Owner/ Area/ Boundaries mentioned in the ownership documents from 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.
	above fields from the ownership documents their production
	know the reason for the difference.
6.	Confirm ongoing property rates in the subject location through during your survey
0.	Confirm ongoing property rates in the subject location through participation of the subject location through th
7.	contact dealers to show you the available properties in that area during your survey. Identify the Property clearly by matching the boundaries and area mentioned in the property
1.	
8.	De cample physical or google measurements of the party
	PHOTOGRAPH INSTRUCTIONS:
9.	a. Take owner/ representative photograph along with the property.
	h Take your selfie along with the property and
	b. Take your sellie along with the property with gate. c. Take full scale photo of the property along with abutting road, towards left, right and center. d. Take photo of the property along with abutting road, towards left, right and center.
	d. Take photo of the property along with abutting road, towards lett, right and
	f. Take nearby photographs of the Property and neighborhood.
	Take a chart video to cover property
10.	Take Google Map location. Check main road name & width and approach road width and distance of property from main road. Check main road name is incl. I mits & Ward Name.
11.	Check main road name & width and approach road width and distance of property
12.	Check main road harrie & Width Street Check Jurisdiction Municipal Limits & Ward Name. Check Jurisdiction Municipal Limits & Ward Name. Fill each column of survey form diligently in detail and tick the appropriate option clearly. Fill each column of survey form diligently in the property and comment in detail on survey form.
	Fill each column of survey form diligently in detail and tick the appropriate of survey form.
13.	Check any defects of negativity in the property
14.	Check any defects or negativity in the property and comments. Do extensive market rate enquiries and confirm for any recent past transactions. Do extensive market rate enquiries and confirm for any recent past transactions.
15.	
16.	In case customer appears to be providing more to the Management & Bank.

SURVEY GRADING MATRIX PARAMETERS/ CRITERIA 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. 2. Survey done with proper documents. 3. 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. 6. All site special observations and negative and positive factors are clearly mentioned. 7. Self & client signatures taken on survey form. 8. Property rates information properly taken, mentioned and verified. 9. Site rough sketch plan made. Proper photographs taken. 11. Selfie with property taken. 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 В points are covered. In case of more than 3 minor mistakes and any 1 major mistake in any of the above points and if any points C 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. D

Note (Survey Grading Matrix):

E

 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.

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.

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)	
-	COMPLIANCE CHECKLIST POINTS	STATUS
-	Did you take proper property documents to carry out the survey?	U
	Have you properly studied & highlighted Owner/ Area/ Boundaries in the property	19
2.	documents with bold florescent before moving for the survey?	
3.	Did you check prominent landmark nearby the subject property and mentioned in the survey	U
	form?	
	Did you identified the Property clearly by matching the boundaries and area mentioned in	
	the property papers?	
	Did you take Cizra Map/ Master/ Zonal/ Site Plan or Patwari help to identify the vacant land/ Plot? Site plan from Lindal. Plan is not approved	1.
6.	Did you check if property is merged with any other property or it is an independent	
	property? No	П
•	Did you do sample physical or google measurements of the property in case of property more than 2500 sq.mtr? Unable to weasure, due to Irw frequence	yof his
	Did you check municipal limits/ jurisdiction/ ward?	4
	Did you take Google Map location and shared it to Maps whatsapp group?	<u> </u>
0.	Did you check Main road name & width and its distance from the subject property?	
1.	Did you check approach Lane width on which property is legated?	
2.	Have you taken property full scale photograph with gate?	U
3.	Have you taken owner/ representative photograph with the property?	
4.	Have you taken your selfie with the property along with owner/ representative?	U
5.	Have you taken photograph of the property along with abutting road and towards left and right of the property?	
6.	Have you taken multiple photographs of the property from inside-out?	U
7.	Did you check nearby development and where bouls and commented on survey	
	form? Did you check any defects or negativity in the property in terms of location, legality,	
8.	disputes, marketability, salability, etc. and commented on survey form in detail?	- comme
9.	Have you filled all the columns of survey form including survey summary sheet	
	properly?	4
٥.	Did you draw site key plan (location map)?	
1.	Did you draw rough site sketch plan?	
2.	Have you taken self-attested documents from cweer/ representative and stamped "documents provided by stamp"?	
3.	Did you abook any defects or negativity in the property in terms of location, legality,	
٠.	disputes marketability salability etc. and commented on survey form in detail?	Common
4.	Have you confirmed any recent past transactions during market enquiries and	
5.	Did you take signatures of the owner/ representative on undertaking and survey	
.J.	summary sheet?	
	Did you signed the undertaking?	

For File No.	VIS (2023-24)-PLOG 2-052-0
Surveyor Name	Anisban Roy
Signature	Jaro
Date	26/5/23.

VACANT LAND SURVEY FORM

of implementation: 09.02.2017 | Date of Revision: 04.01.2018 | Latest Revision: 31.10.2020

Date of implementation: 09.02.2017	Date of R	(evision: o	
01-082-052-05°		28/5/23	
File No. RKA/DNCR/	. Date:	20/3/23	

	No. RKA/DNCR/	CENERAL DETAILS
7	Transport of the second	1 1 1 1011
1.	Name of the Surveyor	Owner, Representative, No one was available Contact No.
		Owner, Representative, No one was to Contact No.
2.	Property shown by	Name 977744 8232
		Mr. Keenuda Dath 1 2177 440 899
		Name Name 1977 44 8232 1977 Keepida Dash 9777 440 899 1977 Kapida 9777 440 899 1978 Keepida Dash 9777 440 899 1978 Keepi
		Mr. Kapela (44 photographs) ☐ Full survey (inside-out with measurements & photographs)
3.	Survey Type	
		☐ Half Survey (Measurements) ☐ Only photographs taken (No measurements) ☐ Possessee didn't allow to inspect the
		☐ Property was locked, ☐ Possessee didn't allow to inspect the ☐ Property was locked, ☐ Couldn't be surveyed completely
4.	Reason for Half survey or only	□ Property was locked, □ Possessee distribution of the property of the properties mentioned in the deed,
٦.	photographs taken	property, NPA property so couldn't be From schedule of the properties mentioned in the deed, I from schedule of the property, I dentified by the
5.	How Property is Identified	☐ From schedule of the properties mentioned in the dentified by the ☐ From name plate displayed on the property, L☐ Identified by the ☐ From name plate displayed on the property, L☐ Identified by the ☐ From name plate displayed on the property. ☐ Enquired from nearby people,
J.	Tiow i tops: 5	☐ From name plate displayed on the property, ☐ From name plate displayed on the property, ☐ Enquired from nearby people, owner/ owner representative, ☐ Enquired from nearby people, owner/ owner representative, ☐ Enquired from nearby people,
		owner/ owner representative,
		owner/ owner representative, ☐ Enquired intervals. ☐ Survey was ☐ Identification of the property could not be done, ☐ Survey was
		not done Commercial Plot, Vacant Industrial
_	Turn of Land	not done □ Vacant Residential Plot, □ Commercial Plot, □ Vacant Industrial □ Vacant Residential Plot, □ Commercial Plot, □ Vacant Industrial □ V
6.	Type of Land	
	(Va cant sub lease plot, inside JspL plant)	Plot, ☐ Agricultural Land, ☐ Institutional ☐ Land for Group Housing Society, ☐ Land for Hotel/ Resort,
	plant)	T Land for Farm House
	Massurament	☐ Self-measured, ☐ Sample measurement only,
7.	Property Measurement	□ Normeasurement
	a courament	u. I the moor the property.
8.	Reason for no measurement	and not demarcated Very Large unever large unever large
		possible to measure the entire area
		the asset for creating collateral mortgage
9.	Purpose of Valuation	T and the for Bank
	1	DET Decovery purpose, L. Capital Gallis Vecation
1	1	Dedition number General Value Assessment
		Housing Loan Housing Take Over Loan, Limited
10.	Type of Loan	Lucron mont Loan
	aid not tay	☐ Educational Loan, ☐ Car Loan, ☐ Project Loan, ☐ Term Loan, ☐
	My 1001 11-11	☐ Educational Loan, ☐ Cash Credit Limit
	The second	CC Limit enhancement, ☐ Cash Credit Limit,
		☐ Industrial Loan, ☐ NA
11.	Loan Amount	

11.	Loan Amount	
		OWNERSHIP DETAILS
1.	Legal Owner Name/s	M/S JSPL (So losse), M/S JSOL > SHOOT
2.	Property Purchaser Name	
3.	Property Address under	Same as pg. L
3.	<u> </u>	Same as pg. 2

If Due to In frequency of mobile network, Unable to heasure Page 6 of 13 vea google and. As, there is a non demor cated vacant lande, so practically not possible to heasure physically.

	Valuation						
1	Present Residence Address of						
	the Owner/ Purchaser						
	Property constitution	D Franklik St.	64 1	are hos	red 6		
5.	1 Topolity Condition	Free Hold Lease Hold (TOM	1			
			3302	-)			
	Adiaining Descrit	LOCATION DETAILS			Vest		
1.	Adjoining Properties	North South		ast	(energer)		
	(Match it with papers with the help of	Total 22 patel JSPL. Noted dru	hes of	land lens	vide .		
	compass or Sun direction and also	JSPL. Noted dry	an Ade	joining pr	o perd		
	confirm it with nearby people)						
2.	Property Facing	☐ East Facing, ☐ North Facing	, 🗆 West I	Facing, 🗆 South	Facing,		
		☐ North-East Facing, ☐ South-					
		☐ North-West Facing			200		
3.	Landmark	Itself is a	landma	K. boundary	with		
4.	Ward Name/ No.	_			7		
5.	Zone Name						
6.	Main Road Name & Width and	Name W	idth	Distance f	rom		
	distance of the property from it			propert	У		
	(Augul - debgan	4 SH-63) 5	0 H.	Adjoint	40 IS		
7.	Approach Road Name & Width		H.				
8.	Location consideration of the	☐ Within Main city, ☐ Within		ban developed	Area, \square		
	Society	Within developing area, □ Highly posh locality, □ Very Good, □					
		Good, □ Ordinary, □ In interiors, □ Remote area, □ Backward,					
			ors, Ren	note area, 🗆 Bac	kward,		
			ors, Ren	note area, □ Bac	kward,		
9.	Location of the total	Good, □ Ordinary, □ In interio					
9.	Location of the state Industry	Good, □ Ordinary, □ In interior □ Average, □ Poor □ Park Facing, □ Pool Faci	ng, La Ro				
575 50	J	Good, □ Ordinary, □ In interior □ Average, □ Poor □ Park Facing, □ Pool Faci	ng, Ro	pad Facing, [Entrance		
9.	A SECURE CONTRACTOR SERVICE CONTRACTOR STATE CONTRACTOR	Good, □ Ordinary, □ In interior □ Average, □ Poor □ Park Facing, □ Pool Faci North-East Facing, □ Sunlight for □ Urban developed, □ Urban	ng, Ro	oad Facing, E	Entrance		
575 50	Characteristics of the Locality	Good, Ordinary, In interior Average, Poor Park Facing, Pool Facing North-East Facing, Sunlight for Urban developed, Urban Rural, Backward, Industrial	acing Ro	oad Facing, Eding, Semi Ui	Entrance		
575 50	J	Good, Ordinary, In interior Average, Poor Park Facing, Pool Facing North-East Facing, Sunlight for Urban developed, Urban developed, Industrial High End, Normal, Affor	acing n develop ln lnstitu	oad Facing, □ E ing, □ Semi Ui utional up Housing, □ E	Entrance		
10.	Characteristics of the Locality Category of Society/ Locality	Good, □ Ordinary, □ In interior □ Average, □ Poor □ Park Facing, □ Pool Faci North-East Facing, □ Sunlight for □ Urban developed, □ Urban Rural, □ Backward, □ Industria	racing Road Road Road Road Road Road Road Road	oad Facing, □ E ing, □ Semi Ui utional up Housing, □ E	Entrance ban, V		
10.	Characteristics of the Locality Category of Society/ Locality	Good, □ Ordinary, □ In interior □ Average, □ Poor □ Park Facing, □ Pool Faci North-East Facing, □ Sunlight for □ Urban developed, □ Urban Rural, □ Backward, □ Industria □ High End, □ Normal, □ Affor □ HIG, □ MIG, □ LIG	acing and develop In develop In develop Instituted Inst	ing, Semi Unitional up Housing, E Swimming Pool,	Entrance rban, V WS,		
10.	Characteristics of the Locality Category of Society/ Locality	Good, □ Ordinary, □ In interior □ Average, □ Poor □ Park Facing, □ Pool Faci North-East Facing, □ Sunlight for □ Urban developed, □ Urban Rural, □ Backward, □ Industrian □ High End, □ Normal, □ Affor □ HIG, □ MIG, □ LIG	acing and develop In develop In develop Instituted Inst	ing, Semi Unitional up Housing, E Swimming Pool,	Entrance rban, V WS,		
10. 11. 12.	Characteristics of the Locality Category of Society/ Locality Utilities/ Facilities in the locality	Good, □ Ordinary, □ In interior □ Average, □ Poor □ Park Facing, □ Pool Faci North-East Facing, □ Sunlight fr □ Urban developed, □ Urban Rural, □ Backward, □ Industrian □ High End, □ Normal, □ Affor □ HIG, □ MIG, □ LIG	racing In develop In lnstituted in the control of t	ing, Semi Unitional up Housing, Eswimming Pool, ay zone, 100%	Entrance rban, ↓ WS, □ Gym, % Power		
10.	Characteristics of the Locality Category of Society/ Locality Utilities/ Facilities in the locality Proximity to civic amenities	Good, □ Ordinary, □ In interior □ Average, □ Poor □ Park Facing, □ Pool Faci North-East Facing, □ Sunlight for □ Urban developed, □ Urban Rural, □ Backward, □ Industrian □ High End, □ Normal, □ Affor □ HIG, □ MIG, □ LIG □ Lifts, □ Garden, □ Landscat □ Club House, □ Walk Trails, Backup School Hospital Market	acing and develop In develop In develop Instituted Inst	ing, Semi Unitional up Housing, E Swimming Pool, ay zone, 1009 Railway Station	entrance ban, V WS, Gym, Power		
10. 11. 12.	Characteristics of the Locality Category of Society/ Locality Utilities/ Facilities in the locality Proximity to civic amenities	Good, □ Ordinary, □ In interior □ Average, □ Poor □ Park Facing, □ Pool Faci North-East Facing, □ Sunlight for □ Urban developed, □ Urban Rural, □ Backward, □ Industrian □ High End, □ Normal, □ Affor □ HIG, □ MIG, □ LIG □ Lifts, □ Garden, □ Landscat □ Club House, □ Walk Trails, Backup School Hospital Market	racing In develop In lnstituted in the control of t	ing, Semi Unitional up Housing, Eswimming Pool, ay zone, 100%	entrance ban, V WS, Gym, Power		
10. 11. 12.	Characteristics of the Locality Category of Society/ Locality Utilities/ Facilities in the locality Proximity to civic amenities Any new development in	Good, □ Ordinary, □ In interior □ Average, □ Poor □ Park Facing, □ Pool Faci North-East Facing, □ Sunlight for □ Urban developed, □ Urban Rural, □ Backward, □ Industrian □ High End, □ Normal, □ Affor □ HIG, □ MIG, □ LIG □ Lifts, □ Garden, □ Landscat □ Club House, □ Walk Trails, Backup School Hospital Market	racing In develop In lnstituted in the control of t	ing, Semi Unitional up Housing, E Swimming Pool, ay zone, 1009 Railway Station	entrance ban, V WS, Gym, Power		
10. 11. 12.	Characteristics of the Locality Category of Society/ Locality Utilities/ Facilities in the locality Proximity to civic amenities	Good, □ Ordinary, □ In interior □ Average, □ Poor □ Park Facing, □ Pool Faci North-East Facing, □ Sunlight fr □ Urban developed, □ Urban Rural, □ Backward, □ Industrian □ High End, □ Normal, □ Affor □ HIG, □ MIG, □ LIG □ Lifts, □ Garden, □ Landscan □ Club House, □ Walk Trails, Backup School Hospital Market	racing In develop In develop In develop In develop In Instituted In	ing, Semi Unitional up Housing, E Swimming Pool, ay zone, 100% Railway Station	Entrance rban, V WS, Gym, Power Airpor		
10. 11. 12.	Characteristics of the Locality Category of Society/ Locality Utilities/ Facilities in the locality Proximity to civic amenities Any new development in	Good, □ Ordinary, □ In interior □ Average, □ Poor □ Park Facing, □ Pool Faci North-East Facing, □ Sunlight for □ Urban developed, □ Urban Rural, □ Backward, □ Industrian □ High End, □ Normal, □ Affor □ HIG, □ MIG, □ LIG □ Lifts, □ Garden, □ Landscat □ Club House, □ Walk Trails, Backup School Hospital Market	racing In develop In develop In develop In develop In Instituted In	ing, Semi Unitional up Housing, E Swimming Pool, ay zone, 100% Railway Station	Entrance rban, V WS, Gym 6 Power		
10. 11. 12. 13.	Characteristics of the Locality Category of Society/ Locality Utilities/ Facilities in the locality Proximity to civic amenities Any new development in surrounding area	Good,	acing an develop al, Instituted aping, Metro anchayat,	ing, Semi Unitional up Housing, E Swimming Pool, ay zone, 1009 Railway Station	Entrance ban, V WS, Gym, Power Airport		

AF NH-55 us 16 Km from JSPL

	Authority Name	 ☐ KMDA, ☐ MDDA, ☐ Any other Development Authority: ☐ Area not within any development authority limits 				
,-	Municipal Corporation Name	□ NDMC, □ SDMC, □ EDMC, □ Ghaziabad Municipal				
7.	I Nieha G.P.	Corporation, ☐ Gurgaon Municipal Corporation, ☐ Faridab Municipal Corporation, ☐ Kolkata Municipal Corporation, ☐ Dehradun Municipal Corporation, ☐ Area not within a municipal limits, ☐ Any other Municipal Corporation/ Municipality:				
		municipal limits, El 7th y care				
		PHYSICAL DETAILS As per Map As per Map				
	Land Area	As per Title deed As per Map Survey				
	Land 7 (10d					
		434.27 Acre unable to mascere Unable to me				
2.	Any conversion to the land use	_				
		Solid, □ Rocky, □ Marsh Land, □ Reclaimed Land, □ Water				
3.	Land Type	I and locked				
4.	Shape of the Land	☐ Square, ☐ Rectangular, ☐ Trapezium, ☐ Triangular, ☐ Trapezoid ☐ Tregular, ☐ Couldn't confirm since not bounded,				
		☐ NA ☐ On road level, ☐ Below road level, ☐ Above road level, ☐ NA ☐ On road level, ☐ NA				
5.	Level of Land	□ Normal frontage, □ Less frontage, □ Large frontage, □ NA				
6.	Frontage to depth ratio Are Boundaries matched	T Yes TNo				
7.		Clear independent access is available, Access available in				
8. 2 Ac	Is Independent access available to the property?	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 ☐ No				
10.	Is the property merged or	connet comment				
	colluded with any other property					
11.	Property currently possessed by	☐ Owner, ☐ Vacant open land, ☐ Lessee, ☐ Under Construction, ☐ Broperty was locked. ☐ Bank sealed,				
		☐ Couldn't be Surveyed, ☐ Property was locked, ☐ Bank sealed,				
		Court sealed				
12.	Garden/ Landscaping	☐ Yes, ☐ No, ☐ Beautiful, ☐ Ordinary				
13.	Boundary Wall (Only for individual property)	Height: Width: Finish:				
14.	Guard Room	☐ Yes, ☐ No, ☐ Area: ☐ Jet pump, ☐ Submersible, ☐ Jal board supply ☐ No power line available within 5 Kms radius, ☐ State owned				
15.	Water arrangements	☐ Jet pump, ☐ Submersible, ☐ Jal board supply ☐ State owned				
	Power connection PP # 135 XC MW	newer distribution company line available				
	Current activity carried out on the	□ Vacant, □ Farming, □ Animal husbandry □ Constructe				
17.	Land					

	MARKETABIL	ITY/ SELA	ABILITY/ UTLITY DETAILS		
1	Any issues in marketability of the property?	☐ Yes, ☐ Reason in	No Scarust Comment n case of No: □ Location, □ Surrounding, □ Legal □ Demand, □ Shape, □ Any Other:		
2.	How is Demand & Supply condition in the Market of such properties?	Demand	☐ Very Good, ☐ Good, ☐ Average, ☐ Low, ☐ Poor☐ Very Good, ☐ Good, ☐ Average, ☐ Low, ☐ Poor☐		
3.	Is property easily sellable & marketable?	☐ Yes, ☐	S: perputy.		
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 pu	Secretary Control of the Control of		

USE THIS SPACE FOR PROVIDING ANY ADDITIONAL DETAILS/ INFORMATION

It Unable to weasure the land areas due to poor mobile network and large parcel of land with no demarcation.

- The The Contract of the Co

parcel consist of 424 acre approx. But during site survey et was found that total 22 land parcels were present. Due to loss time constraint on whatle to led survey with at hurry.

	(Availa	able for Sale or	IPARABLE RATE IN Transaction already	happened in past)	Comparable 3
	Particulars	Subject Property	Comparable 1	Comparable 2	
1	Name (source of information)	NA	Anand Agarwa	estati	
2.	Contact No.	NA	9437048858	8457977903	
3.	Type of source of information (Seller/ Property dealer/ nearby	NA	Property Dealer in dealers & dwelgers Prt. Ud.)	Bopuly Dealer	
4.	people) Rates/ Price informed	NA	Rs 20-30 latch	R 15-25 lava/ Aero.	
5.	Rates Type (Sale/ Buy)	NA I	Available to Sale	No land available	
6.	Shape of the Property (Square, Rectangular,		Did not went oned	-	
7.	Irregular) Area/ Size of the Property		ч	Small plot of 5-10 Aeu.	
8.	Legal Status (clear, negative, weak)/ No. of		-	-	-
9.	owners Location/ surrounding/ neighborhood comparison with the subject property (Similar, Lower, Better, Highly Better than the	Base Case	Shuelar	Shular	
10.	subject Property) Distance from the subject Property	0	Adjacent	Heas	
11.	Level of Land (Below/ On/ Above road level)		Old urt .	-	
12.	Frontage to depth ratio (Normal, Less, Large)		Namal	Normal 40 ff,	
13.	Approach road width		40件.	40 ft,	<i>e</i> :
4.	Present Use		_		
5.	Property Demarcation (Yes, No, Partly, Temporarily)		-	_	
6.	Other factors (Corner, 2 side open, North-East facing, Park facing, Legal/ Financial encumbrance, etc.)		on soad	on road.	
7.	Any other details/ Discussion held	INC.	No land available near Ichdal plant, he area adjacent	percel is available the	de.
3.	Present expected Sale Value of the overall	5	rone, so notand	Mates well be of Victory Local Ve the land rutes.	a higher sides.

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	Kurned Ranger Doch	
Relationship with owner	Englyer	
Signature	Dol	
Mobile No.	9222448232	
Date	261 423	

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 I 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)-PL062-	052-059
Surveyor Name	Auirban Roy	
Signature	Raro	
Date	2010	

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.	
Preparer Name	
Signature	
Date	





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.	V18(2023-24)- PLOG2- 052	1-037	
1	File No.	Autobox	1 FOY		
1.	Name of the Surveyor				
2.	Borrower Name	M/S JSOL (Sul-Teast) Sub lessor M/S JSPL (Lessee) / Sub lessor Nisha, Pen- 759111,			
3.	Name of the Owner	M/S JSPLL	Pis > Nisha,	Pen - +54111/	
4.	Property Address which has to be	Jundal Nagan	odieha .	a tuis locked survey	
5.		Owned Representative, \(\square\) No one was available, \(\square\) Tropers,			
6.	Property shown & identified by at	could not be done from inside Contact No.			
	Spot Keenuda Das 797	77448132 Name		-	
	>> Mr. Kapila -> 977=	440 899	roperties mentioned in the	deed, From name plate	
	He was the street by the	☐ From schedule of the p	roperties mentioned in the	Lowner representative,	
7.	How Property is Identified by the	displayed on the property,	Identified by the owner	reporty could not be done	
	Surveyor	☐ From schedule of the properties mentioned in the deed, displayed on the property, displayed on the property, dentified by the owner/ owner representative, Enquired from nearby people, ☐ Identification of the property could not be done.			
		☐ Survey was not done	70070	match the boundaries	
		No relevant papers available to the			
8.	Are Boundaries matched	d didney and the state of the s			
	cannot unquent	☐ Boundaries not mentioned in the survey (inside-out with measurements & photographs)			
	Survey Type	Full survey (inside-out with measurements a photographs)			
9.	Survey 14bc	☐ Full survey (Inside-out with measurements) ☐ Half Survey (Measurements from outside & photographs)			
		Daly photographs taken (No measurements)			
		☐ Property was locked, ☐ Possessee didn't allow to inspect the property, ☐ property so couldn't be surveyed completely ☐ Pesidential House, ☐ Low Rise Apartment			
10.	Reason for Half survey or only	property so couldn't be surv	reyed completely	T. L Dice Apartment	
	photographs taken	Cat in Multistoried Apar	tment, Residential House,	Low kise Apartment,	
11.	Type of Property	Print in Mailder Floor.	Commercial Land & Buildin	g, Commercial Office, L	
		☐ Flat in Multistoried Apartment, ☐ Residential House, ☐ Commercial Office, ☐ Residential Builder Floor, ☐ Commercial Land & Building, ☐ Commercial Office, ☐ Commercial Shop, ☐ Commercial Floor, ☐ Shopping Mall, ☐ Hotel, ☐ Industrial Commercial Shop, ☐ Commercial Floor, ☐ Vacant Residential Plot, ☐ Vacant Industrial Plot ☐ ☐ Vacant Industrial Plot ☐ Vacant In			
		Commercial Shop, Confi	nercial Floor, 🗆 Shopping N Building, 🗆 Vacant Residenti	al Plot, 🗆 Vacant Industri	
		☐ Institutional, ☐ School E	Sullaing, - Vocant man		
		Plot, ☐ Agricultural Land ☐ Self-measured, ☐ Sample measurement, ☐ No measurement			
_	Property Measurement	☐ Self-measured, ☐ Samp	le measurement, 🖃 No meas	t required	
12.	Reason for no measurement				
13.	Reason for no measurement	☐ Property was locked, ☐	Owner/ possessee didn't a	practically not possible i	
		didn't enter the property	Very Large Property,	practically not possible	
		measure the area world the measure vea google			
	14 Y	mobile network,	whate to weare	As per site survey	
1.4	Land Area of the Property	As per Title deed	As per Map	ra per site sur rej	
14.	Land Alexander	434127 Aeze	As you Man	As per site survey	
15.	Covered Built-up Area	As per Title deed	As per Map	7.5 pc. 3.110 cm 07	
13.	erest to		□ Hadas Canatructio	n Couldn't be Surveye	
16.	Property possessed by at the time of	☐ Owner, ☐ Vacant, ☐ Lessee, ☐ Under Construction, ☐ Couldn't be Surveye ☐ Property was locked, ☐ Bank sealed, ☐ Court sealed ☐ Cub — Court Sealed			
10.	survey	☐ Property was locked, ☐	Bank sealed, \square Court sealed	47 -00- 1-11	
	341.57				

1	property during survey	
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
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	cannot conjugant
21.	Local Information References on property rates	Please refer attached sheet named 'Property rate Information Details.'

Endorsement:

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

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

a.	Name of the Person:	Kumuel	borson	206/2
٠.	manie or the coom			

b. Relation:

Signature: d. Date:

26/80/23

In case not signed then mention the reason for it: \square No one was available, \square Property is locked, \square Owner/ representative refused to sign it, \(\sigma\) 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:

Signature:

h.

28/5/23.