

2274

(4)

विक्रय पत्र भूमिधारी

स्टाम्प शुल्क 20,000/रुपये । आवास विकास शुल्क - सहित योग 20,000/रुपये
 किस्म दस्तावेज विक्रय पत्र विक्रय मूल्य 2,00,000/रुपये बाजारी मूल्य 1,98,000/रुपये ।
 विक्रय भूमि का क्षेत्रफल 0.38 एकड़ लगान व पिक 3.80/रुपये ।
 कृषि हेतु या बाबादो हेतु कृषि हेतु
 किस्म जमान सिकलिट पर स्टाम्प दिया विवित या अविवित सिवित
 कोई पेड़ या बाग अथवा नहीं है ।
 आवास एवं विकास पारवट क्षेत्र के अन्दर है या बाहर अन्दर है ।
 नगरपालिका सीमा के अन्दर है या बाहर बाहर है ।
 मैं/हम को श्री श्री कालुराम व श्री गुरमीतपाल व श्री लक्ष्मी राम पुत्रगण श्री वन्ता
 निवासोगण भाजरी ग्रान्ट जिला देहरादून ।

जो कि मैं/हम विक्रेतागण इस विक्रय पत्र के अन्त में दी गई सम्पत्ति के पूर्ण मालिक काबिज स्वामी व भूमिधारी है यह सम्पत्ति हर प्रकार के बन्धनों से मुक्त है कहीं रहन बस आदि नहीं है हम अपनी निम्न बन्धित सम्पत्ति बेचने का सोचा निल एवम् मुचनिक (रुपये अंकों में) 2,00,000/रुपये (रुपये शब्दों में) दो लाख रुपये में बिक्री मैसर्स नेवर च्योर कार्यालय

48/32/24 अंताड़ी मार्ग, रूम नं० 105, दरियागंज नई दिल्ली 110002
 साक्षी दार श्री प्रदीप चौधरी पुत्र श्री श्याम सुन्दर चौधरी नि०-26 साउथ
 एक्सटेन्शन नई दिल्ली ।

से किया हुआ है इसी प्रति में यह विक्रय पत्र सम्पन्न किया जाता है । अतः हम विक्रेतागण स्वस्थ मानसिक दशा में बिना किसी के विघटन, बंधन या बाध के यह पत्र सम्पन्न करते हैं ।

यह दशा कि मैं/हम विक्रेतागण के निम्न बन्धित भूमि उक्त क्रय श्री/श्रीमती मैसर्स नेवर च्योर
 का मुचनिक 2,00,000/रुपये को रुपये में
 विक्रय कर दिया है तब उनमें यह धनराशि मैं/हमने इस प्रकार प्राप्त कर ली है -
 समस्त धनराशि पहले प्राप्त कर ली है । पूर्व कर्द प्राप्त किये ।

पूरी धनराशि माप सब रजिस्ट्रार महोदय के समक्ष प्राप्त कर ली है रु०
 रुपये पहले बतौर बयान प्राप्त किया गया रुपये भीमान सब रजिस्ट्रार
 महोदय के समक्ष इस दस्तावेज का पंजीकरण हेतु प्रस्तुत करने समय प्राप्त कर लिये हैं ।
 आज से क्रता महोदय इस भूमि के पूर्ण मालिक भूमिधारी हो गये हैं ।
 क्रता का अधिकार है कि वह कागज तथा माल व स्वामित्व से हमारा नाम खारिज करवाकर अपने
 नाम दर्ज करा लें । यदि क्रता स्वामित्व को पुष्टि हेतु कोई लेख या बयान देने की आवश्यकता
 हो तो वह लेख या बयान मैं/हम क्रता के खच पर हूँ ।

आज दिन तक कोई कर या लगान आदि पाजिब हुआ तो मैं/हम विक्रेतागण अदा करेंगे आईन्दा
 क्रता जमा करने के हकदार हूँ ।

विक्रय भूमि या इसका कोई भाग हमारे किसी विक्रय अधिकार दोष के कारण क्रता के कब्जे से
 निकल जाय, क्षति सहन करना पड़े तो उसकी कुल जिम्मेदारी मय सूद कानूनी मैं/हम विक्रेतागण पर
 होगी ।

इस विक्रय पत्र में प्रयुक्त शब्द विक्रेतागण में दोनों के उत्तराधिकारी व स्थापन भी सम्मिलित हैं
 व रहेंगे ।

P. Chaudhary लक्ष्मी राम

2
 श्री
 गुप्ता



- 2 -

क्रियपत्र



हम कि श्री कालुराम व श्री गुरमीत पाल व श्री लक्ष्मी राम पुत्रगण श्री बन्ता निवासी गण भाजरी ग्रान्ट परगना परवा दून तहसील बुधौषा जिला देहरादून के है ।
--- विक्रितागण ।

एवम्

मैसर्स नेवर प्योर कार्यालय 4832/24 अंसारी मार्ग, रूम नं० 105, दरियागंज नई दिल्ली द्वारा इसी साक्षीदार श्री प्रदीप चौधरी पुत्र श्री श्याम सुन्दर चौधरी निवासी के-26 साउथ एक्सटेंशन नई दिल्ली ।

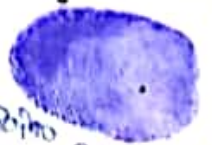
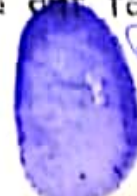
--- कृता फी --- ।

जो कि विक्रितागण भूमि जिला पूर्ण विवरण इस क्रियपत्र के अन्त में वर्णित है कि मालिक, काबिज व स्वाभी है। भूमि प्रत्येक प्रकार के भार बन्धन आदि से मुक्त एवं बिल्कुल पाके व साफ दशा में है तथा राजस्व अधिलेखों में विक्रितागण के नाम दर्ज वली वा रही है। इस प्रकार विक्रितागण को अपनी निम्न वर्णित भूमि को विक्रय व हस्तान्तरण आदि करने के पूर्ण अधिकार प्राप्त है ।



यह कि विक्रितागण ने अपनी निम्न वर्णित भूमि अपनी प्रसन्नता से बिना किसी के सिखलाये, बहकाये, बिना किसी के दबाव व प्रभाव के वरन अपनी स्वेच्छा से स्वस्थ मन व मस्तिष्क की दशा में अपने समस्त अधिकार स्वामित्व भूमिधरी, निवास हवा, पानी, रोशनी, रास्ता आदि आदि सहित जो भी हम विक्रितागण को आज दिन तक प्राप्त है या भविष्य में प्राप्त होने सम्भव है वह सब के सब मु०-2,00,000/रुपये ४ दो लाख रुपये ४ में मैसर्स नेवर प्योर कार्यालय 4832/24 अंसारी मार्ग, रूम नं० 105, दरियागंज नई दिल्ली को कर्तव्य विक्रय कर दी है तथा सम्पूर्ण विक्रय मूल्य इसी साक्षी-दार श्री प्रदीप चौधरी पुत्र श्री श्याम सुन्दर चौधरी जी से पूर्व नकद प्राप्त कर लिया है जो कि अब भी स्वीकार है तथा विक्रय मूल्य में से कुछ भी लेना शेष नहीं रहा है ।

P. Chaudhary





कोचविपरीत

- 1 SEP 2003

बलिबेव (विपरीत)

- 3 -



यह कि वह विपरीतगण ने निम्न वर्णित विपरीत भूमि से अपना कब्जा व दस्ता मालकाना प्रत्येक प्रकार से उठाकर व हटाकर भौके पर बाज की, तिन में कृता फर्म का कब्जा करा दिया है ।

कृता फर्म को अधिकार होगा कि वह विपरीत भूमि को जिस प्रकार चाहे अपने उपयोग व उपभोग में लावे, क्रिय व हस्तान्तरण करे, इससे लाभ उठावे इस पर विपरीतगण व उनके वारिसान को कोई आपत्ति नही होगी ।

बाज तक के समस्त लगान व अन्य देय जो भी विपरीत भूमि पर देय होंगे उन सब के भुक्तान करने की जिम्मेदारी व देनदारी विपरीतगण की हो; बाह्यदा कृता फर्म की होगी ।

कृता फर्म को अधिकार होगा कि वह राजस्व अधिकारियों से विपरीतगण का नाम धारित करवा कर विपरीत भूमि पर उत्तोर मालिक अपना नाम दर्ज करवा लेवे इस पर विपरीतगण व उनके वारिसान को कोई आपत्ति नही होगी ।



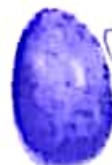
यह कि यदि निम्न वर्णित भूमि के बावत कृता फर्म के स्वामित्व पृष्टि हू कोई लेख व बयान देने की आवश्यकता हुई तो वह लेख व बयान देने के लिये विपरीतगण व उनके वारिसान बाध्य होंगे ।

यह कि यदि निम्न वर्णित भूमि में कोई कमी या दोष पाया गया तो इस सब की समस्त जिम्मेदारी व देनदारी हर्जा-खर्चा सहित विपरीतगण व उनके वारिसान की होगी ।

इस क्रियपत्र में प्रयुक्त शब्द कृता फर्म व विपरीतगण में दोनों पक्ष व दोनों पक्षों के अपने अपने उत्तराधिकारी व स्थानापन्न भी सम्मिलित है व रहेंगे और वह भी पक्षों के समान ही इस क्रियपत्र की सदैव पालना करेंगे ।

अद्वितीय

Clauclay





-4-

स्टाम्प शुल्क-20,000/रुपये बावास किास शुल्क सहित योग-20,000/रुपये ।
किस्म दस्तावेज - क्रियपत्र ।

क्रिय मुख्य - 2,00,000/रुपये ।

बाजारी मुख्य- 1,90,000/रुपये ।

क्रिात भूमि के बावत पक्षकारों के बीच कोई करारनामा पंजीकृत नहीं हुआ है ।

विश्रैतागण किसी अनुसूचित जाति या जन जाति के नहीं है ।

क्रिात भूमि में कोई पेड़, बाग या निर्माण नहीं है ।

क्रिात भूमि ओटोमोबिल वस्तु में नहीं है ।

क्रिात भूमि में सिलिंग का कागज लागू नहीं होता है ।

क्रिात भूमि मुख्य मार्ग देहरादून-हरिद्वार मार्ग से लगभग बाधा कि० मी० से भी अधिक दूरी पर स्थित है ।

क्रिात भूमि कृषि भूमि है ।

क्रिात भूमि का सर्फिस रेट 5,00,000/रुपये प्रति एकड़ है ।

क्रिात भूमि बावास किास परिषद क्षेत्र के अंदर स्थित है ।

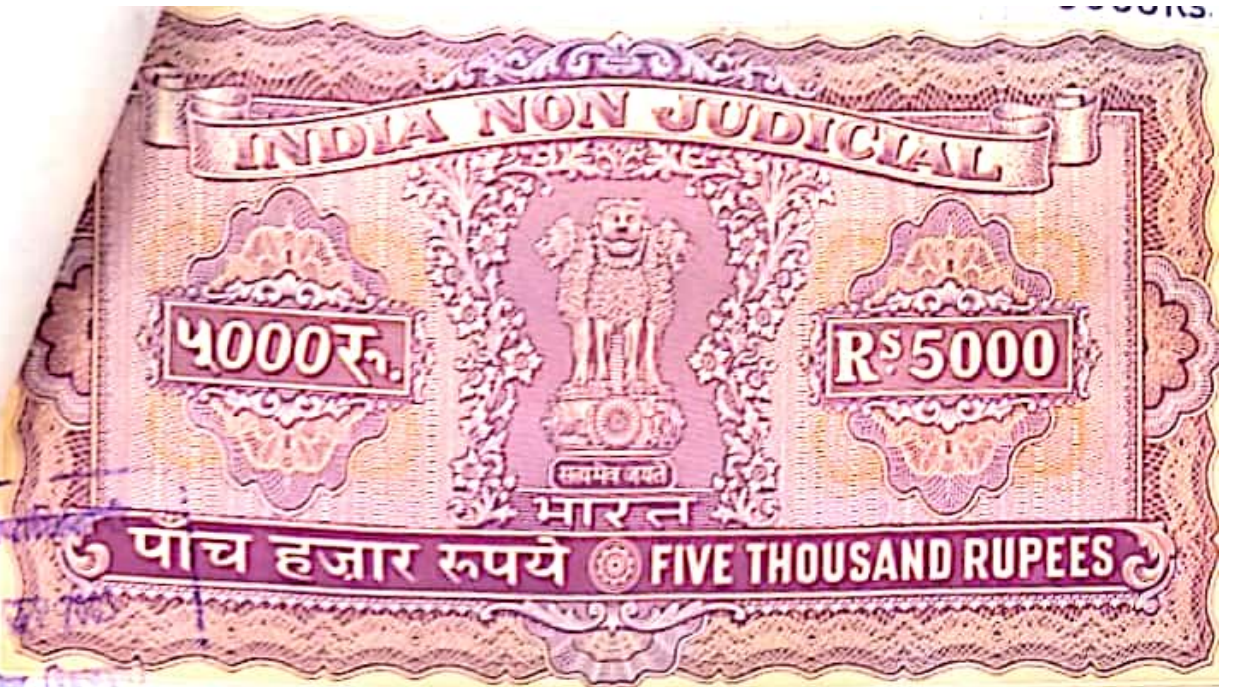
विवरण क्रिात भूमि

भूमि खसरा नम्बर 4776 मी० रकबा 0.38 एकड़ स्थित मौजा माजरी ग्रान्ट परगना परवा दून तहसील बुधिया जिला देहरादून जिसकी सीमाये इस प्रकार है कि :-

उत्तर दिशा में
पश्चिम दिशा में

P. Chandley

---5
उत्तर दिशा में
पश्चिम दिशा में



-65-

पूरब में - भूमि कुतुबुद्दीन ।
 पश्चिम में - भूमि भगवान सिंह ।
 उत्तर में - भूमि सुखराम ।
 दक्षिण में - रास्ता 13 फुट चौड़ा ।

नोट :- उक्त वर्णित भूमि के बावत किसी भी न्यायालय वधवा कार्यालय में कोई भी वाद नही चल रहा है ।

क्लएव यह क्विचपत्र बाज दिनांक 1.9.2003 को स्थान अधीश जिला देहरादून में लिख दिया है ताकि प्रमाण रहे और समय पर उपयोग हो ।

P. Chaudhary
 हस्ता 0 हस्ता

हस्ता 0 विक्रेतागण

हस्ता 0 गवाह

जितेन्द्र बडवाल
 पुत्र श्री डी 0 एस 0 बडवाल
 नि 0-422 गंगा नगर, अधीश ।

हस्ता 0 गवाह

धर्मेन्द्र कंसल
 पुत्र श्री एस 0 सी कंसल
 नि 0-195 देहरादून रोड, अधीश ।

रविश्या एंव फोटो प्रमाणितकर्ता :- जे 0 एस 0 रावत, एडवोकेट, अधीश ।

अतिरिक्त टाईपकर्ता :- प्रदीप नोटियाल ।

Jai Jind
 Adv. 0
 02/01/2004
 PISHIKESH

1074
1-9-13

बैंक 200,000/-

4000 - 10 - 4010 - 1000



श्री प्रदीप चौधरी
पुत्र श्री ... चौधरी
निवासी ...
मे आ त दिनांक ...
समय मध्य ...
कार्यालय उप निबंधक
प्रमाणित करके देहरादून में
हस्ताक्षर की।
उप निबंधक प्रमाणित
देहरादून।

P. Choudhary

इस लेख पत्र का निष्पादन है
विक्रय धन रु. 200,000/- (दो लाख रुपये) के
में से रु. ... मेरे लक्ष्य
वापस करके उक्त धन का
वे प्रयोग किया।
कालेश्वराम (2) सुरभोतापाम (3)
लक्ष्मीराम पुत्रगण की वंश
210 बाजड़ी गांव के निवासी
श्री प्रदीप चौधरी (पुत्र)
के की विक्रय किया।



File No.	RKA/DNCR/...../.....
Date of Receiving	16/03/2020

M/s Nature Pure

DDN - 360

**CASE COLLECTION FORMAT
(GENERAL SURVEY FORM)**

(Version 4.3) | Date of implementation: 9.02.2011 | Date of Revision: 30.01.2020

Items	Assigned To	Assigned to Date	To be completed by date	Submitted On date	Grade	HOD Engg. Signature
File Received By	Deepak	NA	NA			NA
Survey	Deepak	17/03/2020	17/03/2020			
Preparation						

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

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

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

GENERAL DETAILS

1.	Proposal or Ref. No.			
2.	Type of Service	<input checked="" type="checkbox"/> Valuation Report, <input type="checkbox"/> Estimate, <input type="checkbox"/> Other CE Certificates		
3.	Type of customer	<input checked="" type="checkbox"/> Bank	<input type="checkbox"/> PSU	<input type="checkbox"/> NBFC <input type="checkbox"/> Corporate
		<input type="checkbox"/> Company	<input type="checkbox"/> Private client	<input type="checkbox"/> Direct client through Bank
4.	Bank/ FI/ Organization Name & Address	SBI, SME Branch, Navyug Market, Ghaziabad		
5.	Case Allotment Officer/ Fees paying party Details	Name	Contact Number	Email Id
		Nishi Agarwal	9071442626	nishi.agarwal@sbi.co.in
6.	Case Type	<input type="checkbox"/> Case for Fresh Account <input checked="" type="checkbox"/> Case for exiting account/ customer		
7.	Fees Details	Amount of Fees	Advance Amount if any	Payment will be paid by
		10000+GST		<input checked="" type="checkbox"/> Bank <input checked="" type="checkbox"/> Customer
8.	Billing Details	Billed To Party Name		GSTIN
		SBI		

CASE DETAILS

Type of Property	Industry		
Owner/ Applicant Details	Name	Contact Number	Email Id
	M/s Nature poole	90110 77697	
3. Account Name			
4. Property Address	Kh No - 4776 KA maza Majid Grant Postgana Pasuradon - D. Dura		
5. Who will coordinate on site for the site survey	Name	Contact Number	
	Phool chand Verma	9952303413	
6. Preferred time of survey	Date	Time	
	17/03/2020		
7. Documents Received (Any one ownership document and approved site plan/ map is must)	1. Ownership Documents: <input type="checkbox"/> Sale Deed, <input type="checkbox"/> Power of Attorney, <input type="checkbox"/> Will Relinquishment Deed, <input type="checkbox"/> Transfer Deed, <input type="checkbox"/> Conveyance Deed <input type="checkbox"/> Allotment Letter, <input type="checkbox"/> Possession Letter, <input type="checkbox"/> Agreement to Sell 2. Map: <input type="checkbox"/> Cizra Map, <input checked="" type="checkbox"/> Approved Map, <input type="checkbox"/> Site Plan 3. Any Other document: <input type="checkbox"/> TIR Report, <input type="checkbox"/> Old Valuation Report 4. No documents provided: <input type="checkbox"/>		
8. Special Instructions if any:			
9.	I agree to pay the amount mentioned above for the preparation of Valuation Report. I agree that I'll not put pressure on Valuer firm to distort any facts and would not try to influence any member or official of the firm in the ill spirit or vested interest and to benefit any individual or organization by any means illegitimately.		
Customer Signature:			

SURVEY GRADING MATRIX

GRADE	PARAMETERS/ CRITERIA
A	In case all the points below are done properly, timely with full care and diligence: <ol style="list-style-type: none"> 1. 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. 4. Chosen correct survey form as per the property type. 5. 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. 10. Proper photographs taken. 11. Selfie with property taken. 12. Selfie and owner photograph with property taken.
B	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 points are covered.
C	In case of more than 3 minor mistakes and any 1 major mistake in any of the above points and if any points are completely missing except Point 1, 2, 3, 4, 6, 8, 10, 11, 12.
D	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):

1. 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):

1. 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.

IMPORTANT INSTRUCTIONS

1.	Please do not accept the case if you do not have proper documents.
2.	Firstly please take & study the current applicable ownership documents of the property which needs to get surveyed.
3.	Mark the Owner/ Area/ Boundaries mentioned in the ownership documents with bold florescent marker pen before moving for the survey. During site survey if any difference is found in the above fields from the ownership documents then please contact the owner immediately to know the reason for the difference.
4.	Identify the Property clearly by matching the boundaries and area mentioned in the property papers.
5.	Take Google Map location.
6.	Take one photograph of the property along with abutting road.
7.	Take nearby photographs of the Property.
8.	Check Jurisdiction Municipal Limits & Ward Name.
9.	Fill the details in the Survey form and tick the appropriate option clearly.
10.	In case customer is found providing misleading information to you or trying to influence you by money or cash then immediately report to the Management & Bank.

S.No.	CHECKLIST	STATUS
1.	IS PURPOSE OF THE ASSIGNMENT UNDERSTOOD CLEARLY	<input checked="" type="checkbox"/>
2.	IS WORK ORDER/ EMAIL/ CESA FORM FORMALITY COMPLETED	<input checked="" type="checkbox"/>
3.	FOR PRIVATE CASE OR FOR FRESH CASE 50% ADVANCE IS RECEIVED	<input checked="" type="checkbox"/>
4.	IS DOCUMENT CHECKLIST PROVIDED TO THE CUSTOMER	<input checked="" type="checkbox"/>

S.NO.	CHECKLIST	STATUS
1.	Check nearby prominent landmark	<input checked="" type="checkbox"/>
2.	DO CLEAR IDENTIFICATION OF THE PROPERTY	<input checked="" type="checkbox"/>
3.	Match the boundaries of the property and its directions with the help of compass or sun direction	<input checked="" type="checkbox"/>
4.	Do sample measurement	<input checked="" type="checkbox"/>
5.	CHECK IF ANY BUILDING VIOLATIONS DONE	<input checked="" type="checkbox"/>
6.	Click multiple proper photographs of the property from inside-out	<input checked="" type="checkbox"/>
7.	Take selfie with the available representative	<input checked="" type="checkbox"/>
8.	Send Google Map location at maps@rkassociates.org	<input checked="" type="checkbox"/>
9.	Check municipal jurisdiction	<input checked="" type="checkbox"/>
10.	Check Main road name & width and its distance from the subject property	<input checked="" type="checkbox"/>
11.	Check Lane width on which property is located	<input checked="" type="checkbox"/>
12.	Check any defects or negativity in the property	<input checked="" type="checkbox"/>
13.	CONFIRM PROPERTY RATES LOCALLY	<input checked="" type="checkbox"/>
14.	CHECK NEARBY DEVELOPMENT	<input checked="" type="checkbox"/>

***FILE PREPARER TO START PREPARING THE FILES ONLY AFTER ENSURING THE STATUS OF ALL THE ABOVE POINTS IS COMPLETED. FOR ANY EXCEPTION PLEASE BRING IT INTO NOTICE OF SENIOR GENERAL MANAGER (OPERATIONS), OTHERWISE PENAL ACTION WILL BE TAKEN AGAINST THE FILE PREPARER.**

GENERAL SURVEY FORM
(FOR PROPERTIES OTHER THAN FLATS)

(Version 4.2) | Date of implementation: 9.02.2011 | Date of Revision: 04.01.2018

File No. RKA/DNCR/...../.....	Date: 17/03/2020	Time:
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GENERAL DETAILS

1.	Name of the Surveyor	Deepak Joshi	
2.	Property shown by	<input type="checkbox"/> Owner, <input checked="" type="checkbox"/> Representative, <input type="checkbox"/> No one was available, <input type="checkbox"/> Property is locked, survey could not be done from inside	
		Name	Contact No.
		Phool Chand Verma	8950363413
3.	Survey Type	<input checked="" type="checkbox"/> Full survey (inside-out with measurements & photographs) <input type="checkbox"/> Half Survey (Measurements from outside & photographs) <input type="checkbox"/> Only photographs taken (No measurements)	
4.	Reason for Half survey or only photographs taken	<input type="checkbox"/> Property was locked, <input type="checkbox"/> Possessee didn't allow to inspect the property, <input type="checkbox"/> NPA property so couldn't be surveyed completely	
5.	How Property is Identified	<input type="checkbox"/> From schedule of the properties mentioned in the deed, <input checked="" type="checkbox"/> From name plate displayed on the property, <input checked="" type="checkbox"/> Identified by the owner/ owner representative, <input type="checkbox"/> Enquired from nearby people, <input type="checkbox"/> Identification of the property could not be done, <input type="checkbox"/> Survey was not done	
6.	Type of Property	<input type="checkbox"/> Flat in Multistoried Apartment, <input type="checkbox"/> Residential House, <input type="checkbox"/> Low Rise Apartment, <input type="checkbox"/> Residential Builder Floor, <input type="checkbox"/> Commercial Land & Building, <input type="checkbox"/> Commercial Office, <input type="checkbox"/> Commercial Shop, <input type="checkbox"/> Commercial Floor, <input type="checkbox"/> Shopping Mall, <input type="checkbox"/> Hotel, <input checked="" type="checkbox"/> Industrial, <input type="checkbox"/> Institutional, <input type="checkbox"/> School Building, <input type="checkbox"/> Vacant Residential Plot, <input type="checkbox"/> Vacant Industrial Plot, <input type="checkbox"/> Agricultural Land	
7.	Property Measurement	<input checked="" type="checkbox"/> Self-measured, <input type="checkbox"/> Sample measurement only, <input type="checkbox"/> No measurement	
8.	Reason for no measurement	<input type="checkbox"/> It's a flat in multi storey building so measurement not required <input type="checkbox"/> Property was locked, <input type="checkbox"/> Owner/ possessee didn't allow it, <input type="checkbox"/> NPA property so didn't enter the property, <input type="checkbox"/> Very Large Property, practically not possible to measure the entire area <input type="checkbox"/> Any other Reason:	
9.	Purpose of Valuation	<input checked="" type="checkbox"/> Value assessment of the asset for creating collateral mortgage <input type="checkbox"/> Periodic Re-Valuation for Bank, <input type="checkbox"/> Distress sale for NPA A/c., <input type="checkbox"/> For DRT Recovery purpose, <input type="checkbox"/> Capital Gains Wealth Tax purpose <input type="checkbox"/> Partition purpose, <input type="checkbox"/> General Value Assessment	
10.	Type of Loan Business Loan	<input type="checkbox"/> Housing Loan, <input type="checkbox"/> Housing Take Over Loan, <input type="checkbox"/> Home Improvement Loan, <input type="checkbox"/> Loan against Property, <input type="checkbox"/> Construction Loan, <input type="checkbox"/> Educational Loan, <input type="checkbox"/> Car Loan, <input type="checkbox"/> Project Loan, <input type="checkbox"/> Term Loan, <input type="checkbox"/> CC Limit enhancement, <input type="checkbox"/> Cash Credit Limit, <input type="checkbox"/> Industrial Loan, <input type="checkbox"/> NA	
11.	Loan Amount		

OWNERSHIP DETAILS	
1. Legal Owner Name/s	Mrs Natwre Puje
2. Property Purchaser Name	
3. Property Address under Valuation	Ch. No - 4776 & 9, Marga Majri Grand, Pargana Patwardaan, D. Dun
4. Present Residence Address of the Owner/ Purchaser	
5. Property constitution	<input checked="" type="checkbox"/> Free Hold, <input type="checkbox"/> Lease Hold

LOCATION DETAILS						
1. Adjoining Properties (Match it with papers with the help of compass or Sun direction and also confirm it with nearby people)	East	West	North	South		
	Prop. of Mr. Khatubuddin	Prop. of Bhagwan Singh	Prop. of Mr. Subram	Road		
2. Property Facing	<input type="checkbox"/> East Facing, <input type="checkbox"/> North Facing, <input type="checkbox"/> West Facing, <input checked="" type="checkbox"/> South Facing, <input type="checkbox"/> North-East Facing, <input type="checkbox"/> South-West Facing, <input type="checkbox"/> South-East Facing, <input type="checkbox"/> North-West Facing					
3. Landmark	Near Natwre Villa Road					
4. Ward Name/ No.						
5. Zone Name						
6. Main Road Name & Width	Name	Width	Distance from property			
	Dehmadun - Houdwan Road	12ft	250m			
7. Approach Road Name & Width	Majri					
8. Location consideration of the Society	<input checked="" type="checkbox"/> Within Main city, <input type="checkbox"/> Within Good Urban developed Area, <input type="checkbox"/> Within developing area, <input type="checkbox"/> Highly posh locality, <input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> In interiors, <input type="checkbox"/> Remote area, <input type="checkbox"/> Backward, <input type="checkbox"/> Average, <input type="checkbox"/> Poor					
9. Location of the Flat	<input type="checkbox"/> Park Facing, <input type="checkbox"/> Pool Facing, <input type="checkbox"/> Road Facing, <input type="checkbox"/> Entrance North-East Facing, <input type="checkbox"/> Sunlight facing					
10. Characteristics of the Locality	<input type="checkbox"/> Urban developed, <input type="checkbox"/> Urban developing, <input type="checkbox"/> Semi Urban, <input checked="" type="checkbox"/> Rural, <input type="checkbox"/> Backward, <input type="checkbox"/> Industrial, <input type="checkbox"/> Institutional					
11. Category of Society/ Locality	<input type="checkbox"/> High End, <input checked="" type="checkbox"/> Normal, <input type="checkbox"/> Affordable Group Housing, <input type="checkbox"/> EWS, <input type="checkbox"/> MIG, <input type="checkbox"/> LIG					
12. Utilities/ Facilities in the locality	<input type="checkbox"/> Lifts, <input type="checkbox"/> Garden, <input type="checkbox"/> Landscaping, <input type="checkbox"/> Swimming Pool, <input type="checkbox"/> Gym, <input type="checkbox"/> Club House, <input type="checkbox"/> Walk Trails, <input type="checkbox"/> Kids play zone, <input type="checkbox"/> 100% Power Backup					
13. Proximity to civic amenities	School	Hospital	Market	Metro	Railway Station	Airport
	2km	7km	7km	-	-	-
14. Any new development in surrounding area	N/A					

	Jurisdiction limits	<input checked="" type="checkbox"/> Nagar Nigam, <input type="checkbox"/> Nagar Panchayat, <input type="checkbox"/> Gram Panchayat, <input type="checkbox"/> Nagar Palika Parishad, <input type="checkbox"/> Area not within any municipal limits
	Jurisdiction Development Authority Name	<input type="checkbox"/> DDA, <input type="checkbox"/> GDA, <input type="checkbox"/> NOIDA, <input type="checkbox"/> GNIDA, <input type="checkbox"/> YEIDA, <input type="checkbox"/> HUDA, <input type="checkbox"/> KMDA, <input checked="" type="checkbox"/> MDDA, <input type="checkbox"/> Any other Development Authority: <input type="checkbox"/> Area not within any development authority limits
17.	Municipal Corporation Name	<input type="checkbox"/> NDMC, <input type="checkbox"/> SDMC, <input type="checkbox"/> EDMC, <input type="checkbox"/> Ghaziabad Municipal Corporation, <input type="checkbox"/> Gurgaon Municipal Corporation, <input type="checkbox"/> Faridabad Municipal Corporation, <input type="checkbox"/> Kolkata Municipal Corporation, <input checked="" type="checkbox"/> Dehradun Municipal Corporation, <input type="checkbox"/> Area not within any municipal limits, <input type="checkbox"/> Any other Municipal Corporation/ Municipality:

PHYSICAL DETAILS				
		As per Title deed	As per Map	As per site survey
1.	Land Area	0.38 Acre	1480.54 sqm	1480.54 sqm
2.	Any conversion to the land use	No		
3.	Land Type	<input checked="" type="checkbox"/> Solid, <input type="checkbox"/> Rocky, <input type="checkbox"/> Marsh Land, <input type="checkbox"/> Reclaimed Land, <input type="checkbox"/> Water logged, <input type="checkbox"/> Land locked		
4.	Shape of the Land	<input type="checkbox"/> Square, <input type="checkbox"/> Rectangular, <input type="checkbox"/> Trapezium, <input type="checkbox"/> Triangular, <input type="checkbox"/> Trapezoid, <input type="checkbox"/> Irregular, <input type="checkbox"/> NA		
5.	Level of Land	<input checked="" type="checkbox"/> On road level, <input type="checkbox"/> Below road level, <input type="checkbox"/> Above road level, <input type="checkbox"/> NA		
6.	Frontage to depth ratio	<input checked="" type="checkbox"/> Normal frontage, <input type="checkbox"/> Less frontage, <input type="checkbox"/> Large frontage, <input type="checkbox"/> NA		
7.	Are Boundaries matched	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> No relevant papers available to match the boundaries, <input type="checkbox"/> Boundaries not mentioned in available documents		
8.	Is Independent access available to the property	<input checked="" type="checkbox"/> Clear independent access is available, <input type="checkbox"/> Access available in sharing of other adjoining property, <input type="checkbox"/> No clear access is available, <input type="checkbox"/> Access is closed due to dispute		
9.	Is property clearly demarcated with permanent boundaries?	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Only with Temporary boundaries		
10.	Is the property merged or colluded with any other property	No		
11.	Property possessed by at the time of survey	<input checked="" type="checkbox"/> Owner, <input type="checkbox"/> Vacant, <input type="checkbox"/> Lessee, <input type="checkbox"/> Under Construction, <input type="checkbox"/> Couldn't be Surveyed, <input type="checkbox"/> Property was locked, <input type="checkbox"/> Bank sealed, <input type="checkbox"/> Court sealed		
12.	Current activity carried out in the property	<input type="checkbox"/> Residential purpose, <input type="checkbox"/> Commercial purpose, <input type="checkbox"/> Godown, <input type="checkbox"/> Office, <input checked="" type="checkbox"/> Industrial, <input type="checkbox"/> Vacant, <input type="checkbox"/> Locked, <input type="checkbox"/> Any other use:		

BUILDING/ CONSTRUCTION/ UTILITY DETAILS			
1.	Construction Status	<input checked="" type="checkbox"/> Built-up property in use, <input type="checkbox"/> Under construction, <input type="checkbox"/> No construction	
2.	Covered Built-up Area	<input checked="" type="checkbox"/> Covered Area, <input type="checkbox"/> Floor Area, <input type="checkbox"/> Super Area, <input type="checkbox"/> Carpet Area	
	(Tick one on the basis of which valuation is to be calculated)	As per Title deed	As per Map
			Gr Floor - 443.01 sqm
			Fl. Area - 243.06 sqm
3.	Total Number of Floors in the Building	Gr + FF	
4.	Floor on which property is	Both	

6.	Type of Unit/ Number of Rooms/ Cabins/ Cubicles Building Type	<input checked="" type="checkbox"/> RCC Framed Structure, <input type="checkbox"/> Load bearing Pillar Beam column, <input type="checkbox"/> Ordinary brick wall structure, <input type="checkbox"/> Iron trusses & Pillars, <input type="checkbox"/> Scrap abandoned structure											
7.	Roof	a. Make: <input type="checkbox"/> RBC, <input checked="" type="checkbox"/> RCC, <input type="checkbox"/> GI Shed, <input type="checkbox"/> Tin Shed, <input type="checkbox"/> Stone Patla b. Height: _____ c. Finish: <input checked="" type="checkbox"/> Simple plaster, <input type="checkbox"/> POP Punning, <input type="checkbox"/> POP False Ceiling, <input type="checkbox"/> Coved roof, <input type="checkbox"/> No plaster											
8.	Flooring	<input type="checkbox"/> Vitrified tiles, <input type="checkbox"/> Ceramic Tiles, <input checked="" type="checkbox"/> Simple marble, <input type="checkbox"/> Marble chips, <input type="checkbox"/> Mosaic, <input type="checkbox"/> Granite, <input type="checkbox"/> Italian Marble, <input type="checkbox"/> Kota stone, <input type="checkbox"/> Wooden, <input type="checkbox"/> PCC, <input type="checkbox"/> Imported Marble, <input type="checkbox"/> Pavers, <input type="checkbox"/> Chequered Tiles, <input type="checkbox"/> Brick Tiles, <input type="checkbox"/> No Flooring, <input type="checkbox"/> Under construction, <input type="checkbox"/> Any other type: _____											
9.	Appearance/ Condition of the Building	Internal - <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Poor <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey External - <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Poor <input type="checkbox"/> Under construction											
10.	Maintenance of the Building	<input type="checkbox"/> Very Good, <input type="checkbox"/> Average, <input type="checkbox"/> Poor, <input type="checkbox"/> Under construction											
11.	Interior decoration	<input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Simple, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Below average, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey											
12.	Interior Finishing	<input checked="" type="checkbox"/> Simple plastered walls, <input type="checkbox"/> Brick walls without plaster, <input type="checkbox"/> Designer textured walls, <input type="checkbox"/> POP punning, <input type="checkbox"/> Coved roof, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey											
13.	Exterior Finishing	<input checked="" type="checkbox"/> Simple plastered walls, <input type="checkbox"/> Brick walls without plaster, <input type="checkbox"/> Architecturally designed or elevated, <input type="checkbox"/> Brick tile Cladding, <input type="checkbox"/> Structural glazing, <input type="checkbox"/> Aluminum composite panel cladding, <input type="checkbox"/> Glass façade, <input type="checkbox"/> Domb, <input type="checkbox"/> Porch, <input type="checkbox"/> Under construction											
14.	Kitchen	<input checked="" type="checkbox"/> Simple with no cupboard, <input type="checkbox"/> Ordinary with cupboard, <input type="checkbox"/> Normal Modular with chimney, <input type="checkbox"/> High end Modular with chimney, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey											
15.	Class of Electrical fittings	<input type="checkbox"/> External, <input checked="" type="checkbox"/> Internal <input type="checkbox"/> Ordinary fixtures & fittings, <input type="checkbox"/> Fancy lights, <input type="checkbox"/> Chandeliers, <input type="checkbox"/> Concealed lightning, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey											
16.	Class of Sanitary/ Plumbing & water supply fittings	<input type="checkbox"/> External, <input checked="" type="checkbox"/> Internal <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Simple, <input type="checkbox"/> Average, <input type="checkbox"/> Below average, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey											
17.	Water arrangements	<input type="checkbox"/> Jet pump, <input type="checkbox"/> Submersible, <input type="checkbox"/> Jal board supply											
18.	Fixed Wooden Work	<input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Simple, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Below Average, <input type="checkbox"/> No wooden work, <input type="checkbox"/> No survey											
19.	Age of Building/ Recent Improvements done	2003-04											
20.	Maintenance of the Building	<input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Average, <input type="checkbox"/> Poor											
21.	Any defects in the building	<input type="checkbox"/> Maintenance issues, <input type="checkbox"/> Finishing issues, <input type="checkbox"/> Seepage issues, <input type="checkbox"/> Water supply issues, <input type="checkbox"/> Electricity issues, <input type="checkbox"/> Structural issues, <input type="checkbox"/> Visible cracks in the building No											
22.	Any violation done in the property	<input type="checkbox"/> Construction done without Map, <input type="checkbox"/> Construction not as per approved Map, <input type="checkbox"/> Extra covered without sanctioned Map, <input type="checkbox"/> Joined adjacent property, <input type="checkbox"/> Encroached adjacent area illegally No											
23.	Boundary Wall (Only for individual property)	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Common boundary wall of a complex <table border="1"> <thead> <tr> <th>Running Mtr.</th> <th>Height</th> <th>Width</th> <th>Finish</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>				Running Mtr.	Height	Width	Finish				
Running Mtr.	Height	Width	Finish										

24	Lift/ elevators	<input checked="" type="checkbox"/> Passenger/ <input type="checkbox"/> Commercial	
		Make	Capacity
25	Power backup	<input checked="" type="checkbox"/> Inverter, <input type="checkbox"/> DG Set	
		Make	Capacity
26	Garden/ Landscaping	<input type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Beautiful, <input type="checkbox"/> Ordinary	
27	Parking facilities	<input checked="" type="checkbox"/> Available within the property	<input type="checkbox"/> On Ground, <input type="checkbox"/> In Basement, <input type="checkbox"/> On silt
		<input type="checkbox"/> Not available within the property	<input type="checkbox"/> On road, <input type="checkbox"/> Aduite parking problem
28	Special Comments if any		

CFL:-

1-office
1-Rm Godown
1-process area
1-Packing area
3-Washroom
2-labour Room
2-Washroom
1-kitchen

FF:-

1-Packing area
2-Room
1-Hall
1-kitchen
2-labour Room
1-kitchen
3-Washroom

PROPERTY RATE INFORMATION DETAILS

Gather information on the basis of the factors like Area location, Property location, Floor level, Block, Position, Frontage, Width of lane/ road in front of the property, Nearby development

1.	Demand & Supply condition in the Market for such properties	<input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low	
2.	At what True rate Owner bought this Property	Year of purchase	
		Purchase Price	
3.	Minimum Rate in the locality	7000/sqyrd	
4.	Maximum Rate in the locality	10000/sqyrd.	
5.	Local Information gathered during Site survey (Minimum 2 enquiries are must):		
	1. Name:	Mr. Deepak Negi	
	Contact No.	9780326802	
	Sale Purchase Rate	6000 - 10000/sqyrd	
	Rental Rate		
	Comments	Had a word with him, rates at Major Grant is approx 10000/sqyrd.	
	2. Name:	Chauhan Properties	
	Contact No.	9152500406	
	Sale Purchase Rate	7000 - 8000/sqyrd	
	Rental Rate		
	Comments		
	3. Name:		
	Contact No.		
	Sale Purchase Rate		
	Rental Rate		
	Comments		

Deepak Joshi
 Surveyor Name:

Signature:
Date:


Nishi
17/03/2020

CASE NO.

UNDERTAKING BY THE CUSTOMER

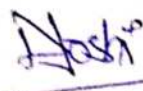
I confirm that the property is inspected in front of me and I have provided all the information true related to the property to the best of my knowledge. I understand that any false or manipulative information provided by me will be considered as cheating with the professional organization since it will 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 haven't 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 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 +91-9999597597. 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: . Phor/Chand Verma
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 the organization. I have not taken any cash or kind from the customer or given the customer any wrong or false information or have made any false claims for arbitrary providing the Property Valuation as per one's need or requirement by distorting the facts. 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.

Surveyor Name: Deepak Joshi
Signature: 
Date: 17/03/2020

CASE NO.

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 the Valuation work of this case. 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 & 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 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 may be the reason then I'd solely responsible of any such act and I understand that the Company shall 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.

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.


1.	File No.							
2.	Name of the Surveyor	Deepak Joshi						
3.	Borrower Name							
4.	Name of the Owner	Mrs. Nafay Puri						
5.	Property Address which has to be valued	Ph. No - 477629, Marig Majan Grant Purgina Parwadon, D. D. D.						
6.	Property shown & identified by at spot	<input type="checkbox"/> Owner, <input checked="" type="checkbox"/> Representative, <input type="checkbox"/> No one was available, <input type="checkbox"/> Property is locked, survey could not be done from inside <table border="1"> <tr> <th>Name</th> <th>Contact No.</th> </tr> <tr> <td>Phoo Chand Verma</td> <td></td> </tr> </table>			Name	Contact No.	Phoo Chand Verma	
Name	Contact No.							
Phoo Chand Verma								
7.	How Property is identified by the Surveyor	<input type="checkbox"/> From schedule of the properties mentioned in the deed, <input type="checkbox"/> From name plate displayed on the property, <input checked="" type="checkbox"/> Identified by the owner/ owner representative, <input type="checkbox"/> Enquired from nearby people, <input type="checkbox"/> Identification of the property could not be done, <input type="checkbox"/> Survey was not done						
8.	Are Boundaries matched	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> No relevant papers available to match the boundaries, <input type="checkbox"/> Boundaries not mentioned in available documents						
9.	Survey Type	<input checked="" type="checkbox"/> Full survey (inside-out with measurements & photographs) <input type="checkbox"/> Half Survey (Measurements from outside & photographs) <input type="checkbox"/> Only photographs taken (No measurements)						
10.	Reason for Half survey or only photographs taken	<input type="checkbox"/> Property was locked, <input type="checkbox"/> Possessee didn't allow to inspect the property, <input type="checkbox"/> NPA property so couldn't be surveyed completely						
11.	Type of Property	<input type="checkbox"/> Flat in Multistoried Apartment, <input type="checkbox"/> Residential House, <input type="checkbox"/> Low Rise Apartment, <input type="checkbox"/> Residential Builder Floor, <input type="checkbox"/> Commercial Land & Building, <input type="checkbox"/> Commercial Office, <input type="checkbox"/> Commercial Shop, <input type="checkbox"/> Commercial Floor, <input type="checkbox"/> Shopping Mall, <input type="checkbox"/> Hotel, <input checked="" type="checkbox"/> Industrial, <input type="checkbox"/> Institutional, <input type="checkbox"/> School Building, <input type="checkbox"/> Vacant Residential Plot, <input type="checkbox"/> Vacant Industrial Plot, <input type="checkbox"/> Agricultural Land						
12.	Property Measurement	<input checked="" type="checkbox"/> Self-measured, <input type="checkbox"/> Sample measurement, <input type="checkbox"/> No measurement						
13.	Reason for no measurement	<input type="checkbox"/> It's a flat in multi storey building so measurement not required <input type="checkbox"/> Property was locked, <input type="checkbox"/> Owner/ possessee didn't allow it, <input type="checkbox"/> NPA property so didn't enter the property, <input type="checkbox"/> Very Large Property, practically not possible to measure the area within limited time <input type="checkbox"/> Any other Reason:						
14.	Land Area of the Property	As per Title deed	As per Map	As per site survey				
		1000.54 Sqm		1000.54 Sqm				
15.	Covered Built-up Area	As per Title deed	As per Map	As per site survey				
16.	Property possessed by at the time of survey	<input checked="" type="checkbox"/> Owner, <input type="checkbox"/> Vacant, <input type="checkbox"/> Lessee, <input type="checkbox"/> Under Construction, <input type="checkbox"/> Couldn't be Surveyed, <input type="checkbox"/> Property was locked, <input type="checkbox"/> Bank sealed, <input type="checkbox"/> Court sealed						
17.	Any negative observation of the							

	Property during survey	No
18.	Is Independent access available to the property	<input checked="" type="checkbox"/> Clear Independent access is available, <input type="checkbox"/> Access available in sharing of other adjoining property, <input type="checkbox"/> No clear access is available, <input type="checkbox"/> Access is closed due to dispute
19.	Is property clearly demarcated with permanent boundaries?	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Only with Temporary boundaries
20.	Is the property merged or colluded with any other property	No
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:

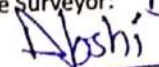
Undertaking: I have shown the correct property and provided the correct information about the property to the surveyor of R.K Associates to the best of my knowledge for which Valuation has to be prepared. In case I have shown wrong property or misled the valuer company in any way then I'll be solely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

- a. Name of the Person: Phoolchand Verma
b. Relation:
c. Signature: 
d. Date:

In case not signed then mention the reason for it: ☐ No one was available, ☐ Property is locked, ☐ Owner/representative refused to sign it, ☐ Any other reason:

2. Surveyor Signature who did site inspection:

Undertaking: I have inspected the property and cross verified the property details at site to the extent of a. Matching boundaries of the property, b. Sample measurement of its area, c. Physical condition, d. Property rates as per local information with what is mentioned in the property documents provided to me by the Bank/ Interested organization. I have not come under influence of anyone during site inspection and have only recorded the true and factual details in the survey form which I come across during the site survey. I understand that giving any manipulative information in the survey form will lead to incorrect Valuation report which is an unlawful act and I'll be solely responsible for doing it.

- a. Name of the Surveyor: Deepak Joshi
b. Signature: 
c. Date: 17/3/2020