



SURVEY FORM FOR GROUP HOUSING PROJECTS

CASE COLLECTION FORM

(Version 10.0)

Date of implementation: 9.02.2011 | Last Revision: 30.01.2020 | Latest Revision: 04.03.2022

| | Items | Assigned | To Assigned to Date | To be completed by date | Submitted On date | Grade | HOD Engg. Signature |
|---------------------------------|--|---|--|--|---|-------------------------------------|---|
| File | Received By | Sachen | . NA | NA | | | |
| Surv | rey | Saelui | ` | | | | |
| Prep | paration | | | | | | |
| | A - Very Goo | od, B - Satisfac | ctory, C - Average | D - Poor, E - Ex | ktremely Poor | | |
| | Returned to HOD g. unprepared due on | to rates is r properly represen | not properly done, done, Dhoto | ☐ Identification ographs not cleken, ☐ Owner/ | is not clearly early taken, owner represe | done, 🗆 I | ☐ Market survey for Measurement is not Owner or owner nature not taken, ☐ |
| | | | | | | | |
| by th | ise File is returned ne preparer - HOD g. comment & nature | Surveyor | defects in the defects in the surv | to collect the mis | sing information | on on his o | |
| by th Engo Sign | ne preparer - HOD g. comment & ature | Surveyor Major | defects in the surv | to collect the mis | sing information | on on his o | |
| by th | ne preparer - HOD g. comment & | Surveyor Major | defects in the surv | to collect the mis | sing information | on on his o | |
| by th Engo Sign | ne preparer - HOD g. comment & lature | Surveyor Major Order or | defects in the surv GENER Valuation Report | rey. Survey has to AL DETAILS | to be done again cost estimate | on on his o | |
| by the Engg Sign | preparer - HOD g. comment & lature Proposal/ Work C Ref. No. | Surveyor Major Order or | defects in the surv | to collect the mistrey. Survey has to the collect the mistrey. Survey has to the collect t | to be done again cost estimate | on on his o | vetting certificate |
| by the Enga Sign 1. | Proposal/ Work C Ref. No. Type of Service | Surveyor Major Order or | GENER Valuation Report Other CE Certificate Bank Company | co collect the mistrey. Survey has to collect the mistrey. Survey has to construction and construction and construction and construction are construction and construction are constructed and constructed are constructed as a construction are constructed as a constructed as a construction are constructed as a constru | n cost estimate rt, NBFC Direct | on on his or ain. e, □ Cost v | vetting certificate te |
| by the Engg Sign 1. | Proposal/ Work C Ref. No. | Surveyor Major Order or | GENER Valuation Report Other CE Certificate Bank | co collect the mistrey. Survey has to collect the mistrey. Survey has to construction and construction and construction and construction are construction and construction are constructed and constructed are constructed as a construction are constructed as a constructed as a construction are constructed as a constru | n cost estimate rt, NBFC Direct | on on his or ain. e, □ Cost v | vetting certificate te |
| by the Enga Sign 1. | Proposal/ Work C Ref. No. Type of Service Bank/ Fl/ Organiz | Surveyor Major Order or | GENER Valuation Report Other CE Certificate Bank Company | co collect the missing to collect the missing them. | n cost estimate rt, NBFC Direct | e, Cost v | vetting certificate te |
| by the Engg Sign 1. | Proposal/ Work C Ref. No. Type of Service Bank/ Fl/ Organiz Name & Address | Surveyor Major Order or Cation | GENER Valuation Report Other CE Certificate Bank Company CRL HU Name | co collect the mistrey. Survey has the collect the mistrey. Survey has the construction and the collection of the collec | cost estimate rt, □ LIE □ NBFC □ Direct | e, Cost v | retting certificate te ligh Bank Email Id |
| by the Engg Sign 1. | Proposal/ Work C Ref. No. Type of Service Bank/ Fl/ Organiz Name & Address Case Allotment C | Surveyor Major Order or Cation | GENER Valuation Report Other CE Certificate Bank Company CREPORT PROPERTY OF THE COMPANY | co collect the mistrey. Survey has the construction as, PSU Private client Contact Contact 9996 | cost estimate rt, □ LIE □ NBFC □ Direct | e, Cost v | retting certificate te |
| by the Engg Sign 1. 2. 3. 4. 5. | Proposal/ Work C Ref. No. Type of Service Bank/ Fl/ Organiz Name & Address Case Allotment C Fees paying party | Surveyor Major Order or Other or | Report preparer of defects in the survey of the survey of the CE Certificated Bank Company SBL HU Name | co collect the mistrey. Survey has the construction as, PSU Private client Contact Contact 9996 | cost estimate rt, □ LIE □ NBFC □ Direct ct Number □ Case for | Corporaclient through or exiting ac | retting certificate □ te igh Bank Email Id |
| by the Engg Sign 1. 2. 3. 4. 6. | Proposal/ Work Control Ref. No. Type of Service Type of customer Bank/ Fl/ Organiz Name & Address Case Allotment Control Fees paying party Case Type | Surveyor Major Order or Cation Officer/ y Details | Case for Free | co collect the mistrey. Survey has the construction as, and the construction as, and the contact of the contact | cost estimate rt, □ LIE □ NBFC □ Direct ct Number □ Case for | Corporaclient through or exiting ac | te sigh Bank Email Id 22-201-25j-6 count/ customer |

| The state of the s | | |
|--|--|--|
| 1. | Type of Property | CASE DETAILS |
| 2. | Purpose of Valuation/ Assignment | □ Value assessment of the asset for creating new collateral mortgage □ Periodic Re-Valuation for Bank, □ Distress sale for NPA A/c., □ For DRT Recovery purpose, □ Capital Gains Wealth Tax purpose □ Partition purpose, □ General Value Assessment □ Any other: |
| 3. | Owner/ Applicant Details | Contact Number Email Id |
| 4. | Account Name | Cample |
| 5. | Property Address | Sec-2, awal phani aan |
| 6. | Who will coordinate on site for the site survey | Name Contact Number Nu. Ashok plugat |
| 7. | Preferred time of survey | Date 2.12.21 |
| 8. | Documents Received (Any one ownership document and approved site plan/ map is must) | 1. Ownership Documents: □ Sale Deed, □ Power of Attorney, □ Registered Will, □ Relinquishment Deed, □ Transfer Deed, □ Conveyance Deed, □ Allotment Letter, □ Possession Letter 2. Map: □ Cizra Map, □ Approved Map, □ Site Plan 3. Utility Bills: □ Electricity Bill & payment receipt, □ Water Bill & payment receipt, □ House Tax demand & payment receipt 4. Any Other document: □ CLU, □ TIR Report, □ Agreement to Sale, □ Old Valuation Report 5. No documents provided: □ NOCS, ReRA, NOCO |
| 9. | Documents received from | |
| 10. | Special Instructions if any: | |
| 1. | I agree to pay the amount mer Valuer firm to distort any facts interest and to benefit any indi- | ntioned above for the preparation of Valuation Report. I agree that I'll not put pressure on and would not try to influence any member or official of the firm in the ill spirit or vested vidual or organization by any means illegitimately. |
| | Customer Signature: | |

| FILE RECEIVER CASE COLLECTION PROCESS COMPLIANCE CHECKLIST (To be filled by Surveyor) | | | |
|---|---|--------|---|
| S.NO. | COMPLIANCE CHECKLIST | STATUS | APPROVER SIGNATURE/ REMARKS IN CASE OF ANY (X) |
| 1. | Is Case collection Form properly filled by Receiver? | V | (x) |
| 2. | Is purpose of the assignment understood clearly by the receiver? | | |
| 3. | Has receiver checked if this is a new case or existing case of the Bank? | | |
| 4. | Has receiver fixed the fees with the manager/ client and sent quotation properly or have taken approval of the work over email? | | |
| 5. | Has receiver taken proper Work Order/ Email/ CESA form formality? | | |
| 6. | In case of private case or for fresh case 50% advance is received? | * | |
| 7. | Is document checklist email sent to the customer? | | |
| 8. | Has the received documents is having 'documents provided by stamp'? | | |

IMPORTANT INSTRUCTIONS TO SURVEYOR

| 1. | Please fill the above compliance checklist before moving for the survey. |
|-----|---|
| 2. | Please do not do the survey if you do not have proved and the survey. |
| 3. | Please do not do the survey if you do not have proper documents. |
| | For Vacant Plot/ Land – Cizra Map/ Master/ Zonal/ Site Plan is must to identify the Plot. For Agriculture or converted land from agriculture – Mutation documents, CLU is must. |
| 4. | Firstly please first study the documents of the property which needs to get surveyed |
| 5. | Mark the Owner/ Area/ Boundaries mentioned in the ownership documents with bold florescent marker pen before moving for the survey. During site survey if any difference is found in the above fields from the ownership documents then please contact the owner immediately to know the reason for the difference. |
| 6. | Confirm ongoing property rates in the subject location through public domain, property sites and contact dealers to show you the available properties in that area during your survey. |
| 7. | Identify the Property clearly by matching the boundaries and area mentioned in the property papers. |
| 8. | Do sample physical or google measurements of the property. |
| 9. | PHOTOGRAPH INSTRUCTIONS: |
| | a. Take owner/ representative photograph along with the property. |
| | b. Take your selfie along with the property and the owner/ representative. |
| | c. Take full scale photo of the property with gate. |
| | d. Take photo of the property along with abutting road, towards left, right and center. |
| | e. Take multiple photos of inside-out of the property. |
| | f. Take nearby photographs of the Property. |
| | g. Take a short video to cover property and neighborhood. |
| 10. | Take Google Map location. |
| 11. | Check main road name & width and approach road width and distance of property from main road. |
| 12. | Check Jurisdiction Municipal Limits & Ward Name. |
| 13. | Fill each column of survey form diligently in detail and tick the appropriate option clearly. |
| 14. | Check any defects or negativity in the property and comment in detail on survey form. |
| 15. | Do extensive market rate enquiries and confirm for any recent past transactions. |

16. In case customer appears to be providing misleading information to you or trying to influence you by money or cash then immediately report to the Management & Bank.

| SURVEY GRADING MATRIX | | | |
|-----------------------|---|--|--|
| GRADE | PARAMETERS/ CRITERIA | | |
| A | In case all the points below are done properly, timely with full care and diligence: | | |
| | Survey started with proper work order and knowing the source of payment. Survey done with proper documents. Done complete homework and studied the documents properly with highlighting the main points before moving for the survey. Chosen correct survey form as per the property type. All fields of Survey form are properly filled. All site special observations and negative and positive factors are clearly mentioned. Self & client signatures taken on survey form. Property rates information properly taken, mentioned and verified. Site rough sketch plan made. Proper photographs taken. Selfie with property taken. Selfie and owner photograph with property taken. | | |
| В | 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. | | |
| С | 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):

- For special assignments like LIE, Stock Valuation, etc. where till date survey format is not specified or released, in such cases point wise site observation report has to be submitted by the Surveyor duly signing it properly. Without signed Site Observation report, Point 4 will be considered as not done and will fall under Category E.
- 2. Similar Grading Matrix is issued for Case Collection & Report Preparation as well.

Note (Overall Grading Matrix):

 In case client reports any careless mistake in the report for which revision has to be done in the report then in that case Grading Matrix may be revised and Grade E will be awarded.

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

| | 01 140 125 111 |
|---------------|-----------------|
| For File No. | PL149-125-166 |
| Surveyor Name | 11.00 |
| Signature | (all wor) |
| Date | 3/100 |
| | GENERAL DETAILS |

| 1. | PROJECT NAME: | Vatsal Valley Phase-I |
|-----|--|--|
| 2. | PROJECT PROMOTER/S: (Company Name/ Director/s Name) | Natsal Valley phase-1 m/s Namder Construction pot |
| 3. | PROJECT BUILDER: | Suncity projects put 13d. |
| 4. | PROJECT ARCHITECT: | Ros studio. |
| 5. | TOTAL ESTIMATED PROJECTCOST: | |
| 6. | LAND COST: (PMR Value) | |
| 7. | ESTIMATED BUILDING CONSTRUCTION COST: (Total/ Per sq. ft.) | 10-06-03-0 |
| 8. | COMPLETED CONSTRUCTION COST: (Total/ Per sq.ft) | Charles was Edward |
| 9. | TOTAL NO. OF TOWERS/ BLOCKS: | Total No- Plats - 45 + 180 - Plays - 72 P1018. |
| 10. | NAME OF TOWERS (as per map) | _l. / l. |
| 11. | NAME OF TOWERS (as per survey) | . 11 |
| 12. | STRUCTURE CONSULTANTS | |
| 13. | TOTAL NO. OF FLOORS PER TOWER: | Sty per flows |
| 14. | TOTAL NO. OF FLATS: (Total/ Per Tower) | _ 288 Flort8 |
| 15. | TYPE OF UN ITS /TOWERS | _ 3 BH/C |
| 16. | SUPER AREA/ COVERED AREA OF UNITS: | - 1430 Saft- 3134K, 1030 2134K |
| 17. | AMENETIES PRESENT IN THE PROJECT: (Club/ Gymnasium/ Swimming Pool/ Recreational centre / Others) | |
| 18. | HVAC SYSTEM | NO. |
| 19. | FLOORING TYPE (in flats) | - under firmshing simple markle, |
| 20. | TOTAL LAND AREA: | - 9.50 Aver - |
| 21. | TOTAL GROUND COVERAGE AREA: | - As per now |
| | | |

| 23. | PROPOSED GREEN AREA: | As pre map. |
|-----|---|---|
| 24. | PARKING AREA DETAILS (Total Area/ Parking for No. of Cars) | - On Roserd |
| | Basement Parking: | V |
| | Stilt Parking: | × |
| | Open Parking: | |
| 25. | PROPOSED COMPLETION DATE OF THE PROJECT: | - Asper Resq. |
| 26. | PROGRESS OF THE PROJECT: (Total No. of Towers constructed/ Total FAR constructed) | Phose-I Super Structure completed. Linishing work going Enprogress. 95%. |
| 27. | DEVELOPER/ BUILDER PAST PROJECTS: | _ Sunety Avenue 76. |
| 28. | LANDMARK: | - Near- Paras Quierter. |
| 29. | APPROACH ROAD WIDTH: | - 80' |
| 30. | PROJECT LAUNCH RATE: | |
| 31. | PROPERTY CONSULTANTS NAME & RATE | 1. Mahendra 2. 9810623312 9811072409 |
| 32. | CURRENT BASIC SALE PRICE: | Rs- 9000 to Ps-11000 per & fton |
| 33. | LAND RATE (agricultural)/group housing land/FSI rate | sur |
| 34. | BOUNDARIES OF THE PROPERTY: | |
| | NORTH: | - Augal Droie, t. |
| | SOUTH: | - Augal project. |
| | EAST: | Ireq |
| | WEST: | - Ausel project land |

1. PROJECT APPROVAL DOCUMENTS (Applicable only For Gurgaon)

- (a) Letter of Intent for grant of license from DTCP (HR Govt.) LC-III
- (b) Form LC-IV License No. for setting up Group Housing Society
- (c) Approval of Building Plans Letter from DTCP (HR Govt.) BR-III
- (d) Sanctioned Map/ Building Plans from HUDA
- (e) NOC from Airport Authority of India (If Applicable)
- (f) NOC from Pollution Control Board
- (g) NOC from SEIAA for Environmental clearances
- (h) NOC from Fire department
- (i) NOC from Ministry of Environment & Forest (As per notification S.O 1533 (E) Dated 14.09.2006)
- (j) NOC from Forest Officer for Aravali Hills conservation area conformity
- (k) Structural stability certificate
- 2. SITE PLAN Should have FAR/ Area Summary Details
- 3. LOCATION MAP
- 4. FLOOR PLANS
- 5. FLATS STOCK LIST Category wise detail with selling area of each category | Tower/ Block wise detail | Count of flats for each category
- 6. SPECIFICATIONS
- 7. PHOTOGRAPHS

*NOTE: Please complete all the details reference to the sanctioned Maps and Approvals.

DRAW SITE KEY PLAN & SKETCH PLAN

Page 9 of 12

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 | Ashok phoget |
|-------------------------|-------------------|
| Relationship with owner | |
| Signature | Refused for sign. |
| Mobile No. | |
| Date | |

UNDERTAKING BY THE SURVEYOR

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

| For File No. | ^ |
|---------------|------------|
| Surveyor Name | Janly - |
| Signature | 21/06/2003 |

| Date | |
|------|--|
| | |

UNDERTAKING BY THE PREPARER

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 | |