RKAVDNCR/ 1023-24) P1-166-143-197RKAVDNCR/ ASSOCIATES

REINFORCING YOUR BUSINESS W File No. Date of Receiving File Receiver Name

CASE COLLECTION FORM

Date of implementation: 9.02.2011 | Last Revision: 30.01.2020 | Latest Revision: 31.10.2020

En	Items	Assigned To	Assigned to Date	To be completed by date	Submitted On date	Grade	Sign	Engg. nature
rile	Received By	Present	BLE	NA				
Sur	vey	Jumphor		317123				
Pre	paration							
	A - Very Good, B	- Satisfactory, C	ot done proper	Poor, E - Extr	emely Poor	orly filled	□ Marke	et survey for
Eng	Returned to HOD g. unprepared due eason	properly do representati	one, Photo ve photo not taken,	graphs not caken, Survey sum	learly taken, er/ owner repr mary sheet no	Selfi esentative ot filled	e/ Owne	re not taken,
by th	ase File is returned he preparer - HOD g. comment &	Surveyor. R	efects in the eport preparer	to concer and			is own.	
Sign	ature	☐ Major def	ects in the sun	AL DETAILS				
Sign 1.	Proposal/ Work Or	rder or	GENER	AL DETAILS			ost vettin	ig certificate
Sign	ature	rder or	GENER aluation Report ther CE Certific	t, Construct	ion cost estin	nate, Cor	porate	
Sign 1.	Proposal/ Work Or Ref. No.	rder or	GENER aluation Report ther CE Certificank ompany	t, Construct cates, TEV PSU Private clie	ion cost esting Report, NBFC Direct	nate, C E Corect client	porate through E	Bank
1.	Proposal/ Work Or Ref. No. Type of Service	rder or	GENER aluation Report ther CE Certificank ompany	t, Construct cates, TEV PSU Private clie	ion cost esting Report, DINBFC ant Direct	hate, Corect client	porate through E	Bank
1. 2.	Proposal/ Work Or Ref. No. Type of Service Type of customer Bank/ FI/ Organiza	rder or der o	aluation Reported ther CE Certificant ompany Name Name	t, Construct cates, TEV PSU Private clie	ion cost esting Report, LII	nate, Corect client	porate through E Ema	Bank ail Id
1. 2. 3.	Proposal/ Work Or Ref. No. Type of Service Type of customer Bank/ FI/ Organiza Name & Address Case Allotment Of	rder or der o	aluation Reported CE Certificant ompany Name Name Case for Free	t, Construct cates, TEV PSU Private clie Construct Construct Cates, TEV Construct Cates, TEV	ion cost esting Report, LI NBFC ent Direct Direct Case	nate, Corect client	porate through E Email	Bank ail Id unt/ customer
1. 2. 3. 4.	Proposal/ Work Or Ref. No. Type of Service Type of customer Bank/ Fl/ Organiza Name & Address Case Allotment Of Fees paying party	rder or der o	aluation Reported ther CE Certificant ompany Name Name	t, Construct cates, TEV PSU Private clie Construct Construct Cates, TEV Construct Cates, TEV	ion cost esting Report, LII	nate, Corect client	porate through E Email	Bank
1. 2. 3. 4.	Proposal/ Work Or Ref. No. Type of Service Type of customer Bank/ FI/ Organiza Name & Address Case Allotment Of Fees paying party Case Type	rder or der o	aluation Reported ther CE Certificank ompany Name Name Case for Free ount of Fees	t, Construct cates, TEV PSU Private clie Construct Construct Cates, TEV Construct Cates, TEV	ion cost esting Report, LI NBFC ent Direct Direct Case	nate, Corect client	ing accor	Bank ail Id unt/ customer be paid by □ Custom

		CASE DETAILS
		CASE DETAILS
1.	Type of Property	Land.
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: □ Email Id
2	Owner/ Applicant Details	Name Contact Number
3.	Owner Apprount Sound	ns omega fayor pack for total
4.	Account Name	-sone -
5.	Property Address	Plot NO. 134,135, sector 6A Harden industrial Averes. Contact Number
		Name Contact Number
6.	Who will coordinate on site for the site survey	Amit/Accountant 705565/100
7.	Preferred time of survey	Date 3/7/23 Time S: 40 P.M.
8.		 Ownership Documents: ☐ Sale Deed, ☐ Power of Attorney, ☐ Registered Will, ☐ Relinquishment Deed, ☐ Transfer Deed, ☐ Conveyance Deed, ☐ Allotment Letter, ☐ Possession Letter Map: ☐ Cizra Map, ☐ Approved Map, ☐ Site Plan ☐ Utility Bills: ☐ Electricity Bill & payment receipt, ☐ Water Bill & payment receipt House Tax demand & payment receipt Any Other document: ☐ CLU, ☐ TIR Report, ☐ Agreement to Sale, ☐ Old Valuation Report No documents provided: ☐
9.	Documents received from	Bank
10.	Special Instructions if any:	The state of the s
	the emount me	entioned above for the preparation of Valuation Report. I agree that I'll not put presentioned above for the preparation of Valuation Report. I agree that I'll not put presentioned above for the preparation of Valuation Report. I agree that I'll not put presentioned above for the preparation of Valuation Report. I agree that I'll not put presentioned above for the preparation of Valuation Report. I agree that I'll not put presentioned above for the preparation of Valuation Report. I agree that I'll not put presentioned above for the preparation of Valuation Report. I agree that I'll not put presentioned above for the preparation of Valuation Report. I agree that I'll not put presentioned above for the preparation of Valuation Report. I agree that I'll not put presentioned above for the preparation of Valuation Report.
11.	on Valuer firm to distort any fivested interest and to benefit a	entioned above for the preparation of Valuation Report. I agree that the interpretation of the firm in the ill spiracts and would not try to influence any member or official of the firm in the ill spiracts and would not try to influence any member or official of the firm in the ill spiracts and would not try to influence any member or official of the firm in the ill spiracts and would not try to influence any member or official of the firm in the ill spiracts and would not try to influence any member or official of the firm in the ill spiracts and would not try to influence any member or official of the firm in the ill spiracts and would not try to influence any member or official of the firm in the ill spiracts.

	CASE COLLECTION PROCES	20.000	THE CHECKLIST	
NO.	LIANCE CHECKLIST	eyor) STATUS	SIGNATURE!	g. e
1.		JIATOO	REMARKS IN CASE OF ANY (X)	
2.	Is Case collection Form properly filled by Receiver? 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?	P		
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?			y f
6.	In case of private case or for fresh case 50% advance is received?	1		- (
	Is document checklist email sent to the customer?			

IMPORTANT INSTRUCTIONS TO SURVEYOR

	IMPORTANT INSTRUCTION
	Please fill the above compliance checklist before moving for the survey. Please fill the above compliance checklist before moving for the survey. Please fill the above compliance checklist before moving for the survey.
1.	Please fill the above compliance checklist before moving for the Plant is must to identify the Plot. For 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. 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. 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. 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. 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. 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.
2.	Please do not do trie salvey Map/ Master/ Zonal/ Site Flati.
3.	Please do not do the survey if you do re- Please do not do
	Agriculture or converted land non-
5.	Agriculture or converted land from agriculture – Mutation does to get surveyed. Agriculture or converted land from agriculture – Mutation does 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. Firstly please first study the documents of the property which needs to get surveyed. Mark the Owner! Area! Boundaries mentioned in the ownership documents in the owner in the owner immediately to marker pen before moving for the survey. During site survey if any difference is found in the owner immediately to marker pen before moving for the survey. During site survey if any difference is found in the owner immediately to marker pen before moving for the survey. During site survey if any difference is found in the owner immediately to marker pen before moving for the survey. During site survey if any difference is found in the owner immediately to marker pen before moving for the survey. During site survey if any difference is found in the owner immediately to marker pen before moving for the ownership documents then please contact the owner immediately to make the owner immediately to
	marker pen before moving the ownership documents then please and
	above fields from the difference.
	know the reason for the subject location through from the property
6.	above fields from the ownership documents their pieces above fields from the ownership documents their pieces know the reason for the difference. Know the reason for the difference in the subject location through public domain, property sites and Confirm ongoing property rates in the subject location through public domain, property sites and Confirm ongoing property rates in the subject location through public domain, property sites and Confirm ongoing property rates in the subject location through public domain, property sites and Confirm ongoing property rates in the subject location through public domain, property sites and Confirm ongoing property rates in the subject location through public domain, property sites and
	contact dealers to one clearly by matching the boundary
7.	Confirm ongoing property rates in the subject location through the confirm ongoing property rates in the subject location through the confirm ongoing property rates in the subject location through the confirm ongoing property rates in the subject location through the confirm ongoing property you the available properties in that area during your survey. Identify the Property clearly by matching the boundaries and area mentioned in the property. Do sample physical or google measurements of the property.
	papers.
8.	Do sample physical of good Physical of g
9.	PHOTOGRAPH INSTRUCTIONS: a. Take owner/ representative photograph along with the property. b. Take your selfie along with the property and the owner/ representative. b. Take your selfie along with the property with gate.
	a. Take owner/ representation along with the property and the owner, top
	b. Take your sellie along the property with gate.
	Take fill Scale production and with an illing load,
	d. Take photo of the property along with about of the property. e. Take multiple photos of inside-out of the property. e. Take multiple photographs of the Property.
	Take Millione Diloto
	g. Take a short video to cover property from main road
10.	The state of the s
11.	Check main road name & width and approach to ad whom. Check main road name & width and approach to ad whom. 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 detail and tick the appropriate option clearly. Fill each column of survey form diligently in detail and tick the appropriate option clearly.
12.	Check Jurisdiction Municipal Limits diligently in detail and tick the appropriate on survey form.
	Fill each column of survey form ungerty and comment in detail on
13.	Check Jurisdiction Municipal Limits & Ward Wards. Check Jurisdiction Municipal Limits & Ward Wards. Check Jurisdiction Municipal Limits & Ward Wards. Fill each column of survey form diligently in detail and tick the appropriate opt. Fill each column of survey form diligently in detail and tick the appropriate opt. Fill each column of survey form diligently in detail and tick the appropriate opt. Fill each column of survey form diligently in detail and tick the appropriate opt. Fill each column of survey form diligently in detail and tick the appropriate opt. Fill each column of survey form diligently in detail and tick the appropriate opt. Fill each column of survey form diligently in detail and tick the appropriate opt. Fill each column of survey form diligently in detail and tick the appropriate opt. Fill each column of survey form diligently in detail and tick the appropriate opt. Fill each column of survey form diligently in detail and tick the appropriate opt. Fill each column of survey form diligently in detail and tick the appropriate opt. The survey form diligently in detail and tick the appropriate opt. Fill each column of survey form diligently in detail and tick the appropriate opt. The survey form diligently in detail and tick the appropriate opt. The survey form diligently in detail and tick the appropriate opt. The survey form diligently in detail and tick the appropriate opt. The survey form diligently in detail and tick the appropriate opt. The survey form diligently in detail and tick the appropriate opt. The survey form diligently in detail and tick the appropriate opt. The survey form diligently in detail and tick the appropriate opt. The survey form diligently in detail and tick the appropriate opt. The survey form diligently in detail and tick the appropriate opt. The survey form diligently in detail and tick the appropriate opt. The survey form diligently in detail and tick the appropriate opt. The survey form diligently in detail and tick the appropriate opt. T
14.	
15.	bo extensive appears to be providing misleading ment & Bank.
16.	Check any defects or negativity in the property and commendately report to the Management & Bank. Page 3 of
	The second of Castl High many

A	In case all the points below are done properly, timely with full care and diligence: 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 point 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.
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
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 mietake or missing of any 1 point out of 1 2 3, 4, 6, 8, 10, 11, 12.
E	In case of 1 major mistake of missing of any 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):

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.

1	SURVEY PROCESS COMPLIANCE CHECKLIST COMPLIANCE CHECKLIST Poils Did your Compliance Checklist Poils Did your Compliance Checklist Poils Did your Compliance Checklist Poils Compliance Checklist P		自由
NO.	COMPLIANCE CHECKLIST POINTS Did you take proper property described by Surveyor with each Survey)		
1.	COMPLIANCE CHECKLIST Did you take proper property		×
2	Did you take proper property documents to carry out the survey? Have you properly studied & highlighted Owner/ Area/ Percentagion in the property	ATUS	A
	documents to carry out the survey?	NI	CON
		1	
	for you check prominent landmark possible for the survey?	De la company	
1.	Total of the subject property and mentioned in the subject property an	*	- 6
	old you identified the Property alout it	1	20
	, Jeapolo	-1	F
5.	Did you check if property is merged with any other property or it is an independent	-	1
	property?	1	1 1
ò.	Did you do sample physical or google measurements of the property in case of property		
	more than 2500 sq.mtr?	1	
7.	Did you check for any building violations in the property?	N	
3.	Did you check municipal limits/ jurisdiction/ ward?	1	
9.	Did you take Casala Man Issatisa and shored it to Mans whatsapp group?	Z	
10.	Did you check Main road name & width and its distance from the subject prop	T	
11.	Did you check approach Lane width on which property is located:	4	
12.	Have you taken property full scale photograph with gate?	-	
13.	Have you taken owner/ representative photograph with the property.	1	
14.	Have you taken owner/ representative photograph with the property along with owner/ representative? Have you taken your selfie with the property along with abutting road and towards left and the you taken photograph of the property along with abutting road and towards left and the first and the graph of the property along with abutting road and towards left and the first and the graph of the property along with abutting road and towards left and the first and the graph of the property along with abutting road and towards left and the first and the graph of the property along with abutting road and towards left and the first and the graph of the property along with abutting road and towards left and the graph of the property along with abutting road and towards left and the graph of the property along with abutting road and towards left and the graph of the graph	d	
15.	Have you taken photograph of the property along with abutting road and	-	
	right of the property?		
16.	right of the property? Have you taken multiple photographs of the property from inside-out? Did you check nearby development and whereabouts and commented on surv	ey	
17.	Bid was aback nearby development and		57
11.	form?	ity,	4
18.	form? Did you check hearby detects or negativity in the property in terms of location, legal Did you check any defects or negativity in the property in terms of location, legal disputes, marketability, salability, etc. and commented on survey form in detail?		
10.	disputes, marketability, salability, etc. and commented on survey form including survey summary shape you filled all the columns of survey form including survey summary shape you filled all the columns of survey form including survey summary shape you filled all the columns of survey form including survey summary shape you filled all the columns of survey form including survey summary shape you filled all the columns of survey form including survey summary shape you filled all the columns of survey form including survey summary shape you filled all the columns of survey form including survey summary shape you filled all the columns of survey form including survey summary shape you filled all the columns of survey form including survey summary shape you filled all the columns of survey form including survey summary shape you filled all the columns of survey form including survey summary shape you filled all the columns of survey form including survey summary shape you filled all the columns of survey form including survey summary shape you fill the summary shape you filled all the columns of survey form including survey summary shape you fill the summary shape you	eet	
10	Have you filled all the columns of survey form including		
19.			-
	Lauraita kay nian (location map)		2
20.	Did you draw site sketch plan?	nped	
21.	Did you draw site key plan (*) Did you draw rough site sketch plan? Did you draw rough site sketch plan? Have you taken self-attested documents from owner/ representative and start the start of the		
22.	Have you taken son dit	gality,	d
	"documents provided by other or negativity in the property in terms of locality in detail?		
23.	"documents provided by stamp"? Did you check any defects or negativity in the property in terms of location, leg disputes, marketability, salability, etc. and commented on survey form in detail?	s and	d
	Did you check any defects of the disputes, marketability, salability, etc. and commented on survey form in disputes, marketability, salability, etc. and commented on survey form in disputes, marketability, salability, etc. and commented on survey form in disputes, marketability, salability, etc. and commented on survey form in disputes, marketability, salability, etc. and commented on survey form in disputes, marketability, salability, etc. and commented on survey form in disputes, marketability, salability, etc. and commented on survey form in disputes, marketability, salability, etc. and commented on survey form in disputes, marketability, salability, etc. and commented on survey form in disputes, and disputes, marketability, salability, etc. and commented on survey form in disputes, and disputes, marketability, salability, etc. and commented on survey form in disputes, and disputes,		
24.			
	Have you confirmed any recent property rates locally very rigorously? enquired property rates locally very rigorously?	Suivej	
25.	Have you confirmed any enquired property rates locally very rigorously? Enquired property rates locally very rigorously? Did you take signatures of the owner/ representative on undertaking and		T
20.	summary sheet?		

signed the undertaking	VIS (2023-24) PL 166+143-197
For File No.	VIS (20 5-21) 12 100
Surveyor Name	Paruen Sta 8mo
Signature	Joerl
Date	3/7/23

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

When the state of the state o

	V16/2022-24)-11	186 - 143-197 186 - 143-197 Time: 52 40	7,2020
L	File No. RKA/DNCR//	Date: 3/7/23 Time:	Op.
			rign
1.	Name of the Surveyor	Paller Sharmy	able, Property is
2.	Property shown by	Owner, HRepresentative, No one was available locked, survey could not be done from inside Name Name To SS Full survey (inside-out with measurements & phone inside) New (Measurements from outside & phone inside)	otographs)
3.	Survey Type	☐ Half Survey (Measurements from outside & prison outsid	allow to inspect the
4.	Reason for Half survey or only photographs taken	☐ Only photographs taken (No measure of the property was locked, ☐ Possessee didn't a property, ☐ NPA property so couldn't be surveyed property, ☐ NPA property so couldn't be surveyed. ☐ From schedule of the properties mentioned in the property, ☐ tdentate displayed on the property, ☐ tdentate displayed on the property. ☐ tdentate di	tified by the owner/
5.	How Property is Identified	name plate displayed on the property, and owner representative, and Enquired from nearby property could not be donedone. Identification of the property could not be donedone	eople, e, Survey was not House, Low Rise
6.	Type of Property	Apartment,	Institutional, Vacant Industria V. □ No measurement
7.	Property Measurement	☐ It's a flat in multi storey building so measurer	ment not required
8.	Reason for no measurement	□ Property was locked, □ Owner pool of the property of the NPA property so didn't enter the property, □ NPA property so didn't enter the property, □ practically not possible to measure the enterprise of the property of th	□ Very Large Proper tire area □ Any oth
		full analytic creating	new collateral mortga
9.	Purpose of Valuation	☐ Periodic Re-Valuation for Barik, ☐ Darik, ☐ Darik, ☐ Darik, ☐ Darik, ☐ Darik, ☐ Darik, ☐ Capital Ga ☐ For DRT Recovery purpose, ☐ Capital Ga ☐ Partition purpose, ☐ General Value Asses ☐ Darik, ☐ Dar	ins Wealth Tax purpo sment n. Home Improver
10.	Type of Loan	□ Housing Loan, □ Housing Take Over Load Loan, □ Loan against Property, □ Construct Loan, □ Car Loan, □ Project Loan, □ Tenhancement, □ Cash Credit Limit, □ Indus	erm Loan, - CC
11.	Loan Amount	MA.	

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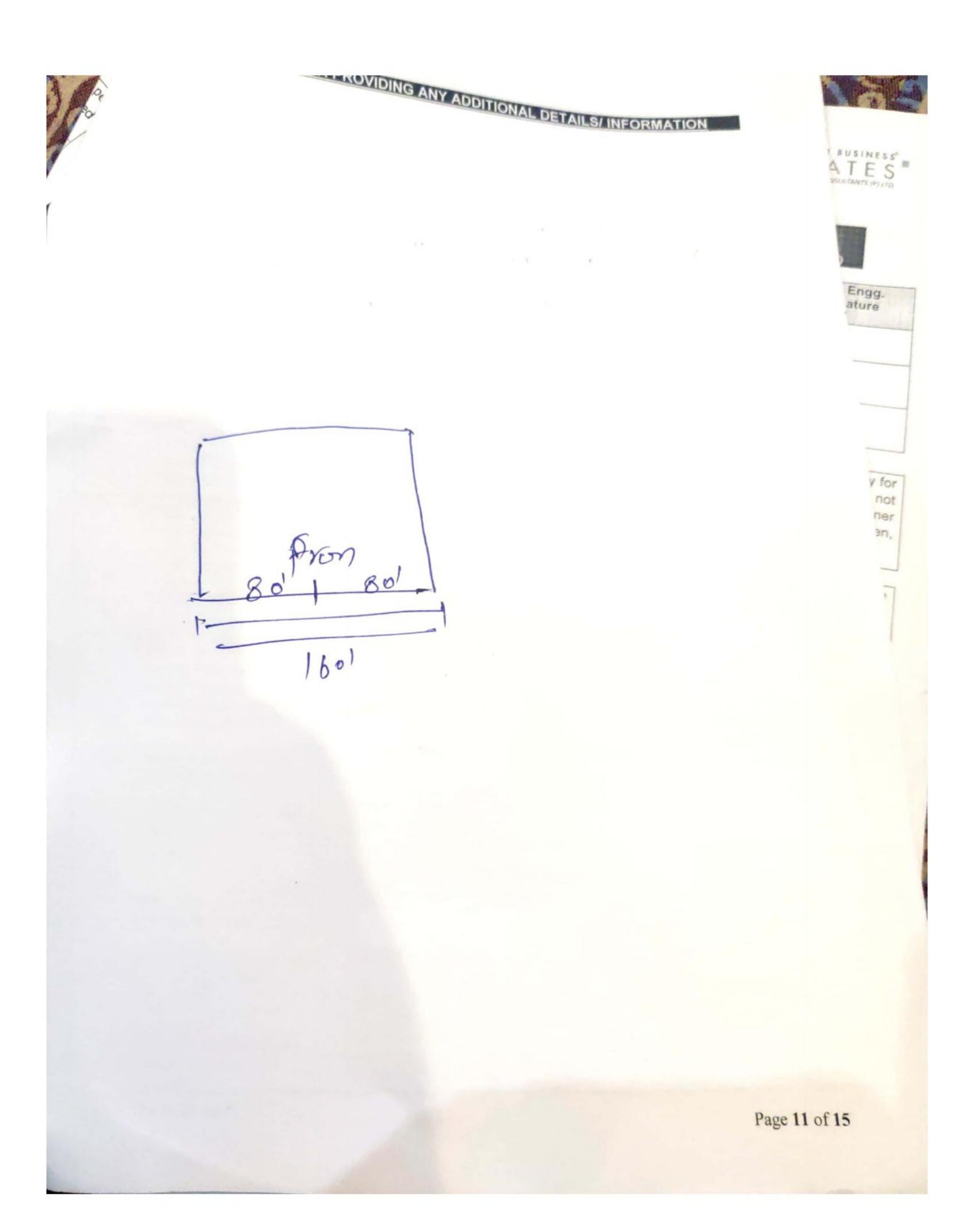
	Legal Owns					
2.	Legal Owner Name/s	OWNERSHIP DE				
	i City Pilital					
	Property Address under Valuation	They a feetent pack & At Tto.				
١.	Present Residen	Plot No -134,135 Sector 6A. Industrial throad Haridusas				
	- UICDOR	V113 F.11943				
	Property constitution	Signature				
		Free Hold, Lease Hold				
1						
	Adjoining Properties	LOCATION DETAILS North South				
	(Match it with papers with the ball	East West North				
	also confirm it with nearby people)	Wifeo. 18 mars. 133				
	Property Facing	☐ East Facing, ☐ North Facing, ☐ West Facing, ☐ South Facing,				
		The Francisco To South-East Facing, Sureme				
		W. Co.				
3.	Landmark					
		Wilso Ltd.				
4.	Ward Name/ No.	rith .				
5.	Zone Name	-140				
6.	Main Road Name & Width	Name Width Distance from property May'n industry cell food 80 H San mer				
7.	Approach Dood Name 9 Width	May 1 massing cer 10 a going				
	Approach Road Name & Width	Within Main city, Within Good Urban developed Area, Within				
8.	Location consideration of the					
	Society	developing area, ☐ Highly posh locality, ☐ Very Good, ☐ Good,				
		□ Ordinary, □ In interiors, □ Remote area, □ Backward, □ Average,				
		□ Poor				
9.	Special Location consideration	☐ Park Facing, ☐ Pool Facing, ☐ Road Facing, ☐ Entrance North-				
5.						
	of the property	East Facing, Sunlight facing				
10.	Characteristics of the locality	□ Urban developed, □ Urban developing, □ Semi Urban, □ Rural,				
NUMER		□ Destructed □ Industrial □ Institutional				
		□ Backward, □ Industrial, □ Institutional				
44	Category of Casisty/ Insality	☐ High End, ☐ Normal, ☐ Affordable Group Housing, ☐ EWS, ☐ HIG,				
11.	Category of Society/ locality					
		☐ MIG, ☐ LIG				
12.	Utilities/ Facilities in the locality	Lifts, ☐ Garden, ☐ Landscaping, ☐ Swimming Pool, ☐ Gym,				
		☐ Club House, ☐ Walk Trails, ☐ Kids play zone, ☐ 100% Power				
		Backup No				
13.	Proximity to civic amenities	School Hospital Market Metro Railway Station Airpo				
		5m 4m 5m - 10km -				
14.	Any new development in	A .				
	surrounding area	De Induttial				
	atternation and area					

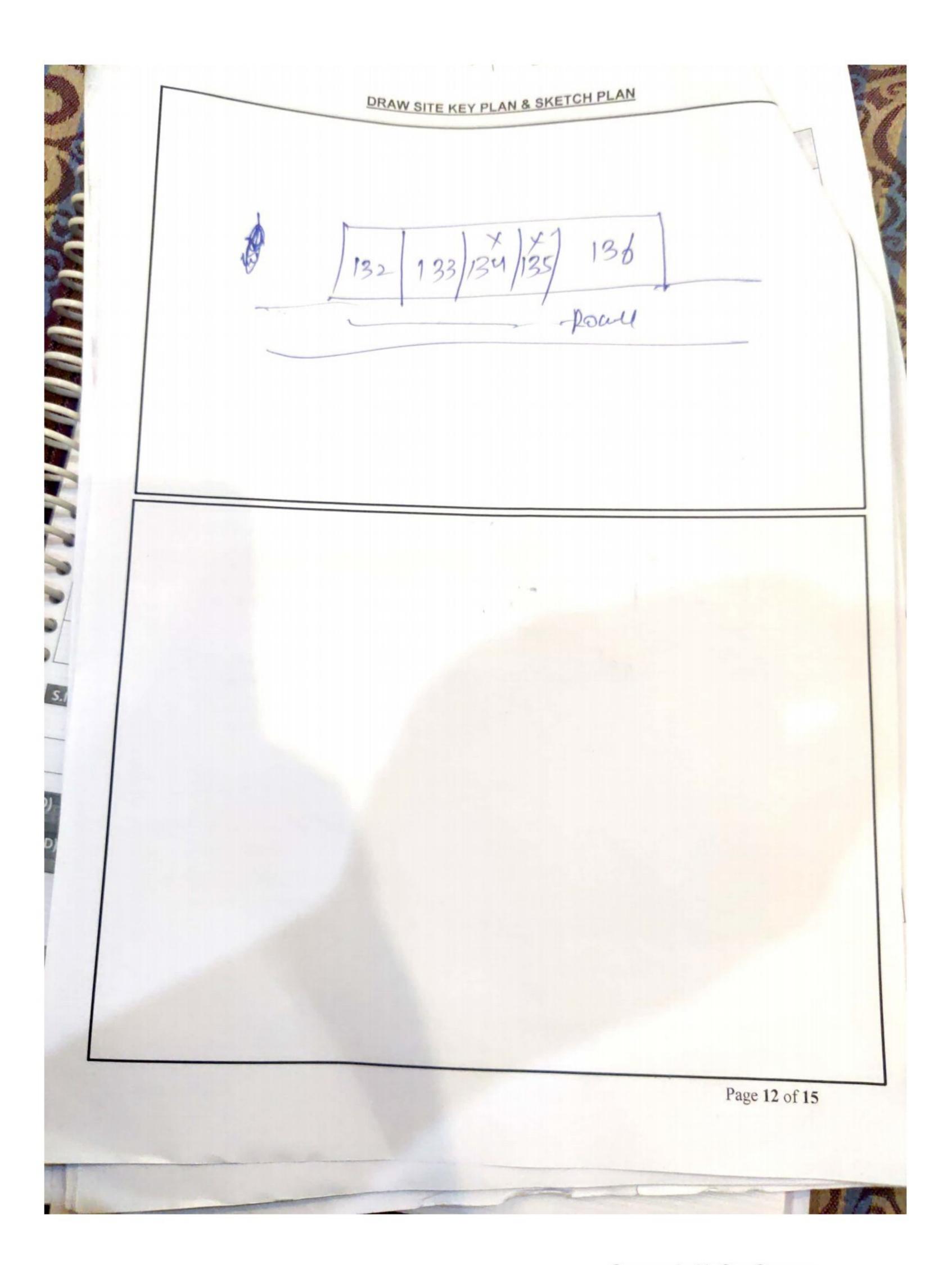
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C	Construction Status	☐ Built-up property in use, ☐ Under construction, ☐ No construction
	BUILDING	CONSTRUCTION/ UTLITY DETAILS
	property	☐ Office, ☐ Industrial, ☐ Vacant, ☐ Locked, ☐ Any other use:
	Property possessed by at the time of survey Current activity carried out in the	be Surveyed, Property was locked, Bank sealed, Court sealed Residential purpose, Commercial purpose, Godown
10.	Is the property merged or colluded with any other property	Owner, Vacant, Lessee, Under Construction, Couldn't
9.	Is property clearly demarcated with permanent boundaries?	☐ Yes, ☐ No, ☐ Only with Temporary boundaries
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
7.	Are Boundaries matched	Yes, No, No relevant papers available to match the boundaries, Boundaries not mentioned in available documents
6.	Frontage to depth ratio	Normal frontage, Less frontage, Large frontage, NA
5.	Level of Land	On road level, Below road level, Above road level, NA
		□ Irregular, □ NA
4.	Shape of the Land	logged, □ Land locked □ Square, □ Rectangular, □ Trapezium, □ Triangular, □ Trapezoid,
3.	Any conversion to the land use Land Type	Solid, Rocky, Marsh Land, Reclaimed Land, Water
1.	Any conversion to the	As per Title deed As per Map As per site survey 2020 Samt 2030 Samt 2030 Samt 2030 Samt
		Corporation/ Municipality: 5/1/4 1
		□ Gurgaon Municipal Corporation, □ Paridason □ Kolkata Municipal Corporation, □ Dehradun Municipal Corporation, □ Area not within any municipal limits, □ Any other Municipal
	7. Municipal Corporation Name	□ NDMC, □ SDMC, □ EDMC, □ Faridabad Municipal Corporation.
1		MDDA, Any other Development Strain Imits
1	6. Jurisdiction Development Authority Name	Palika Parishad, Area not Within Area not Within Palika Parishad, Area not Within Area not Within Palika Parishad, Area not Within Palika
	5. Jurisdiction limits	□ Nagar Nigam, □ Nagar Panchayat, □ Gram Panchayat

0)	Covered Built	
*	Covered Built-up Area	TCOMPANY ATES
		As por TW Super Area, Super Area, Carpet Area
	Tick one on the basis of which	As Dist Little also a
		As per Map
	. otal Number of Floor	Drovided most Baxement & excalled on 20 Engg.
	Building Building	Downisted mad. Bus ment & excallan
4.	Floor on which	problem truck barreneston 20
	Floor on which property is situated	DD Engg.
_		
	Type of Unit/ Number of Rooms/ Cabins/ Cubicles	
6.	Building Type	□ RCC Framed Structure, □ Load bearing Pillar Beam column. □ RCC Framed Structure, □ Load bearing Pillar Beam column.
	- and Type	□ RCC Framed Structure, □ Load bearing Pillar Bosh. □ Scrap □ Ordinary brick wall structure, □ Iron trusses & Pillars, □ Stone
- 1		☐ Ordinary brick wall structure, ☐ Horning
_		abandoned structure Tin Shed, Tin Shed, Tin Shed,
7.	Roof	abandoned structure a. Make: RBC, RCC, GI Shed, Tin Shed, Stone
		Patla False
		b. Height:
		b. Height: c. Finish: Simple plaster, POP Punning, POP False t surve
		Ceiling, Coved roof, No plasto. Simple marble, ment
8.	Flooring	C. Finish: ☐ Simple plaster, ☐ Coved roof, ☐ No plaster Ceiling, ☐ Coved roof, ☐ No plaster ☐ Vitrified tiles, ☐ Ceramic Tiles, ☐ Simple marble, ☐ Marble ☐ Marble ☐ Formula in the construction, ☐ Any Coved roof, ☐ No plaster ☐ Vitrified tiles, ☐ Ceramic Tiles, ☐ Simple marble, ☐ Marble ☐ Coved roof, ☐ No plaster ☐ Vitrified tiles, ☐ Ceramic Tiles, ☐ Simple marble, ☐ Marble ☐ Coved roof, ☐ No plaster ☐ Vitrified tiles, ☐ Ceramic Tiles, ☐ Simple marble, ☐ Marble ☐ Coved roof, ☐ No plaster ☐ Vitrified tiles, ☐ Ceramic Tiles, ☐ Simple marble, ☐ Kota stone, ☐ Chequered ☐ Coved roof, ☐ Italian Marble, ☐ Pavers, ☐ Chequered ☐ Or of the coved roof, ☐ Imported Marble, ☐ Pavers, ☐ Chequered ☐ Or of the coved roof, ☐ Imported Marble, ☐ Pavers, ☐ Chequered ☐ Or of the coved roof, ☐ Imported Marble, ☐ Pavers, ☐ Chequered ☐ Or of the coved roof, ☐ Imported Marble, ☐ Pavers, ☐ Chequered ☐ Or of the coved roof, ☐ Imported Marble, ☐ Pavers, ☐ Chequered ☐ Or of the coved roof, ☐ Imported Marble, ☐ Pavers, ☐ Chequered ☐ Or of the coved roof, ☐ Imported Marble, ☐ Pavers, ☐ Chequered ☐ Or of the coved roof, ☐ Imported Marble, ☐ Pavers, ☐ Chequered ☐ Or of the coved roof, ☐ Imported Marble, ☐ Pavers, ☐ Chequered ☐ Or of the coved roof, ☐ Imported Marble, ☐ Pavers, ☐ Chequered ☐ Or of the coved roof, ☐ Imported Marble, ☐ Chequered ☐ Or of the coved roof, ☐ Coved roof, ☐ Chequered ☐ Or of the cov
0.	1 looming	□ Vitrified tiles, □ Ceramic Marble, □ Kota stone, □ Chequered chips, □ Mosaic, □ Granite, □ Italian Marble, □ Pavers, □ Chequered or □ Wooden, □ PCC, □ Imported Marble, □ Pavers, □ Chequered not □ Wooden, □ PCC, □ Imported Marble, □ Under construction, □ Any
		Wooden, Under Constant
		Tiles, Brick Tiles, No Flooring. Ordinary.
		other type.
0	Appearance/ Condition of the	Tiles, Brick Tiles, No Flooring. other type: Internal - Excellent, Very Good, Good, Ordinary. Average, Poor Under construction, No Survey Average, Poor Very Good, Good, Ordinary.
9.		Average,
	Building	External - Excellent,
	11.11	
10.	Maintenance of the Building	Very Good, Average, Poor, Under construction Ordinary. Excellent, Very Good, Good, Simple, Ordinary. Average, Below average, Under construction, No Survey Average, Below average, Brick walls without plaster,
11.	Interior decoration	Average Delow - the without Diagram
11.		
40	Interior Finishing	Designer textured water
12.	The state of	☐ Under construction, ☐ No Survey ☐ Under construction, ☐ No Survey ☐ Brick walls without plaster.
	19	□ Under construction, □ No Survey □ Under construction, □ No Survey □ Brick walls without plaster. □ Simple plastered walls, □ Brick tile Cladding. □ Brick tile Cladding.
	Exterior Finishing	☐ Under construction ☐ Brick walls without plants of Simple plastered walls. ☐ Brick tile Cladding. ☐ Architecturally designed or elevated, ☐ Brick tile Cladding. ☐ Aluminum composite panel cladding.
13.	Exterior Finishing	Architecturally doors
100		- A - A - A - A - A - A - A - A - A - A
	10	Glass façade, Domb, Li Forciti with cupboard, Norman
		☐ Structural glazing. ☐ Glass façade, ☐ Domb, ☐ Porch, ☐ Under construction ☐ Glass façade, ☐ Domb, ☐ Porch, ☐ Under construction ☐ Simple with no cupboard, ☐ Ordinary with cupboard, ☐ Normal ☐ Simple with no cupboard, ☐ High end Modular with chimney, ☐ Under
	Vitchen	A sadular with Chiliney, To
14.	Kitchen	teretion No Survey
		construction, Chandeliers,
	r Etantrical fittings	Construction, □ Internal □ External, □ Internal □ Ordinary fixtures & fittings, □ Fancy lights, □ Chandeliers, □ Ordinary fixtures & Under construction, □ No Survey
15.	Class of Electrical fittings	☐ Ordinary fixtures & fittings, ☐ Fancy lights,☐ No Survey☐ Concealed lightning, ☐ Under construction, ☐ No Survey
		Concealed lightning, Concealed
		□ External, □ Internal □ Good, □ Simple, □ Average,
- 10	Class of Sanitary/ Plumbing &	□ External, □ Internal □ Excellent, □ Very Good, □ Good, □ Simple, □ Average, □ Excellent, □ Very Good, □ Good, □ No Survey
16	water supply fittings	□ Excellent, □ Very Good, □ Good, □ On Survey □ Below average, □ Under construction, □ No Survey □ Below average, □ Under construction, □ No Survey
	Water suppry	Below average, Compresible Could board supply
		Jet pump, Submersible, Simple, Simple, Ordinary
17	. Water arrangements	☐ Jet pump, ☐ Submersible, ☐ Jal board supply☐ Lexcellent, ☐ Very Good, ☐ Good, ☐ Simple, ☐ Ordinary☐ Average, ☐ Below Average, ☐ No wooden work, ☐ No survey☐ ☐ Average, ☐ Below Average, ☐ No wooden work, ☐ No survey☐ ☐ Average, ☐ Below Average, ☐ No wooden work, ☐ No survey☐ ☐ Average, ☐ Below Average, ☐ No wooden work, ☐ No survey☐ ☐ Average, ☐ Below Average, ☐ No wooden work, ☐ No survey☐ ☐ Average, ☐ No wooden work, ☐ No survey☐ ☐ Average, ☐ No wooden work, ☐ No wooden w
and a resident from	- J. Wooden Work	Below Average, No wooden work, Little
18	, I IAOG II G	Average, Delow Average
19	. Age of Building/ Recent	
19	Improvements done	Average D Poor
	Maintenance of the Building	☐ Very Good, ☐ Average, ☐ Poor Page 9 of 15

defects in the building			TI Das	e E 5
		Finishing	issues, L Seepag	10 hars in in
	☐ Maintenance issues, ☐ Finishing issues, ☐ Seepage E S ☐ Water supply issues, ☐ Electricity issues, ☐ Structural ☐ Construction not			ural
Vivia	☐ Water supply issues, ☐ Electrical Water supply issues, ☐ Construction not ☐ Visible cracks in the building ☐ Construction not ☐ Construction done without Map, ☐ Construction done without sanctioned Map, ☐ ☐ Extra covered without sanctioned Map, ☐ ☐			
y violation done in the property	U Visible cracks	in the building	p. Construction	on not
in the property	Construction	done without we	thout sanctioned	Map, D
	appropriated Man	EXIIO	THEODIT STOR IN ST	
undary Wall (Only for individual	approved Map.	ty D Encroached a	diacent of a compl	ex
perty) Wall (Only for individual	adjacent proper	ty, Encroached a Common bounda Height	ry wall of a comp	Finish
	Yes, No,	Height	AAIGIII	
	Running Mtr.	110.9		
/ elevators				1-
VGIOIS	☐ Passenger/	☐ Commercial	G-macity'	
	Make:		Capacity:	
wer backup				
- Citap	☐ Inverter, ☐ I	DG Sét	Capacity:	
	Make:		Capacity	
rden/ Landscaping		Demonstrat DOM	dinary	
rking facilities		Beautiful, Ord	On Ground.	☐ In Basement,
	☐ Available wi	thin the property	On etilt	
	/		C Or read	Acute parking
	□ Not / avail	lable within the		
ecial Comment 12:	property		problem	
ecial Comments/ Observations,				
n iy		-0 \01-	alustin .	
	U	ndere con	Stuck .	
MARKETAR	LITY/ SEL ARI	LITY/ UTLITY DE	TAILS	
y issues in marketability of the	Name and Address of the Owner, where the Owner, which is the Owner, where the Owner, which is			
operty?	☐ Yes, ☐ No		= 0	andian D Log
porty:	Reason in	case of No: 🗆 l	ocation, Sur	rounding, Leg
	aspects, D	emand, Shape,	☐ Any Other:	
w is Demand & Supply condition	Demand P	Very Good, ☐ Go	ood \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	□ Low □ Poor
the Market of such properties?				
	Supply	Very Good, ☐ Go	ood, \square Average,	☐ Low, ☐ Poor
property easily sellable &	✓ Yes, □ N	0		
arketable?	Comments:		. /	
		Industri)	1 .0-1.10	
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ow is the current utility of the	Excellent	, \square Very Good, \square	Good, Average	ge, 🗆 Low, 🗆 Poo
operty?				
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esent expected Sale Value of the erall property?				
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17	16	15	14.	13	11.	10.	.9	œ	-	1 0	, 01	4.			2.
7. Present expected Sale Value of the overall property?	Any other details/ Discussion held	Present Use	Frontage to depth ratio (Normal, Less, Large)	Level of Land (Below/ On/ Above road level)	Other factors (Comer, 2 side open, North-East facing, Park facing, Legal/ Financial encumbrance, etc.) Approach road width		Location/ surrounding/ neighborhood comparison with the subject property (Similar, Lower, Better, Highly Better than the subject Property)	negative, weak)/ No. of owners	Property Property	(Square, Rectangular, Irregular)	Rates Type (Sale/ Buy)	(in Rs. with unit)	Property dealer/ nearby people)	Type of source of	Name (source of information) Contact No.
	3					0	Base Case				NA	N	N	NA	Property
		Jandel Man	mary	on low	Doesny 18 miles	son mos	Similar	chor	(1000-300) Som	0 11/20	Calo Duy	12-16) K Dec 59 mg +	158010426	892323 047	Comparable 1 Comparable 2
					RO	200	lue, B	clea	146		(sale 1 3	(12-16)	73 50742		Comparable 3

UNDERTAKING BY THE CUSTOMER

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

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Surveyor claims that he would be able to arbitrary effect immediately on the number provided above. have multiple check points to ensure correct & error free reports to keep the lending agency risk kindly please inform on number +91-9958632707, 0120-4110117. Our Valuation process any situation. In case Surveyor or any member of R.K Associates IMPORTANT: We have not authorized any of our person/ Surveyor to take Cash or kind need, then he is making a false claim to you and we the Valuation figures asks for any money request you unfairly to complaint such from the customers in or kind from you then very stringent and 9 free. per in case

	Date	Mobile No.	Signature	Relationship with owner	Name
37123	-	(D11157550L	AHWHOT:		dealles + rash

UNDERTAKING BY THE SURVEYOR

loss will be recovered from me by the company. appropriate penal action which company can take against me. Also in regard to it any fraudulent activity wrong or false information or statement. In case at any point of time it is found that Valuation as per one's need. I further state that I have not given any assurances to the 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 customer nor have I come into any kind of influence of the customer / bank for arbitrary in this case and misled the company then I understand customer nor given any monetary providing the Property consequences or kind from the 9 any reputation and

	Date	Signature	Surveyor Name
2/2/2	Lesel	Varians charmed	115/mo (mo (cax)5/1)

prudent approach with a true facts & confirm this data/ information from all different angles using my be put on the Company in form of monetary or reputation loss by its client or statutory bodies. information as per best of my knowledge & case facts. I understand that any false information information collected from the site came to my knowledge during the course of the assignment will lead to the incorrect valuation report and I'd be solely responsible for it and will bear the lo or prejudice, I have worked on this Valuation assignment. Rates adopted for the asset is based on Survey Policy Guidelines issued by the organization. I also confirm that without any personal interest, partiality confirm that this Valuation Report is prepared as per the fair professional best practice or pressure. I have prepared the report based on provided by me

I also undertake that I did not come into any influence by the customer, Bank representative illegitimately which may put the public money at risk which is in the form of Bank deposits. colleagues, coworkers or any other person to arbitrary change the Valuation figures or facts e (officer or agent), unethically

In case at any point of time in future, if I am found guilty of illegitimately distorting the fact any other professional services which company offers in the market on being influenced the current roles & responsibilities or termination from the employment with immediate effect. Bank representative (officer or agent) or for whatsoever reason then I'd solely responsible of any understand that the Company can take appropriate legal action against me which may include by the such act and I Valuation or

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 Company guidelines and in case I am preparing it which is creating an incorrect report then I'd be for its consequences. responsible

Signature	Preparer Name	For File No.
	ignature	reparer Name ignature

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SURVEY SUMMARY SHEET (TO BE ENCLOSED WITH VALUATION REPORT) /ersion 1.0) | Date of implementation: 10.04.201

(Version 1.0) | Date of

case it is required to cross check what information our surveyor has given in site in interested organization. Detailed Survey Form can also be made available to the by our Engineering Surveyor. This Survey Summary Sheet is for the information Every Valuation report at R.K Associates is prepared based on the thorough survey of

which Valuation report is prepared.

	1		- Azer	Any negative observer		.7
			, M/M	he hearvation of the	+	
		Bank sealed, Court sealed	☐ Property was locked, ☐ Ba	Property possessed by at the time of		9
	n. Couldn't be Surveyed,				_	
	City	1	As per little deed	Covered Built-up Area		5
	As per site survey	As per Map	A Title dood			
4	Jac 50000 324	25- Muss	30	Land Alea of the Liberty	_	4.
	ero.	As per Map	As per Title deed	A Area of the Property	-	
		ited time Any other reas	measure the area within limited time Any other neason.		_	
	circuit inva	Very Large Property,	didn't enter the property,			
	allow it, NPA property so	Owner/ possessee didn't	☐ Property was locked, ☐	Reason for no measurement	13. R	-
	t required	u, Libi storey building so measurement not required	Self-measured, Dampie	Property Measurement	12. P	1
	surement	moasurement No meas	Plot, Delicultural carrel mossurement No measurement			
			Stitutional,			
	al Plot, Vacant Industrial	uilding Vacant Residenti	Commercial School B			
	n Commercial Floor, Shopping Mall, Hotel, Andustrial,	nercial Floor, Shopping N	Residential builder rivor,			
	g, Commercial Office,	Commercial Land & Buildin	☐ Flat in Multistoried Apartment, ☐ Residential Louiding, ☐ Commercial Office,	Type of Property	11.	1.0
	☐ Low Rise Apartment, ☐	Cycle Company of the Cycle Cyc	property so codidit the surveyed posidential House Low Rise Apartment,	photographs taken	-	
	spect the property, which	Possessee didn't allow to in	☐ Property was locked, ☐ Possessee didn't allow to inspect the property, ☐ Inchest the property that is not property that is	Reason for Half survey or only	10.	100
	NDA	(No measurements)	☐ Only photographs taken (No measurements)			
	(phs)	☐ Half Survey (Measurements from outside & photographs)	☐ Half Survey (Measuremen			
	raphs)	Full survey (inside-out with measurements & photographs)	DFull survey (inside-out wit	Survey Type	9.	Van
		d in available documents	☐ Boundapres not mentioned in available documents			
	to match the boundaries,	е	Yes, O No, O No re	Are Boundaries matched	.00	
			☐ Supreyavas not done			
	property could not be done,	Enquired from nearby people, Identification of the property could not be do	Enquired from nearby peop			
	Identified by the owner/ owner representative	Adentified by the owner	displayed on the property,	Surveyor		
	0	From schedule of the properties mentioned in the deed, I roll hand	From schedule of the pr	How Property is Identified by the	7.	
	65 1 100	Moye) 7055	Amkit sml			
	Contact No.		Name			
			could not be done from inside	spot	9	
	Property is locked, survey	e, 🗌 No one was available,	Owner Representative,	Property shown & identified by at	2	
The	mouther Hose to	\$ 135 GPC-6A	2	Property Address which has to be valued	5.	
	10119	Payor rock	m/s pmega	Name of the Owner	4	
	.n			Borrower Name	ω	
		, par	coas numa 6.	Name of the Surveyor	2.	
		Merchol	Parties SM	File No.	<u>jua</u>	
	1	211/1/10	1 1 2021			

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Endorsement:

21.

20.

<u>-</u>

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 co the surveyor of R.K Associates to the best of my knowledge for which Valuation has to be prepared to the best of t have shown wrong property or misled the valuer company in any way then I'll be solely resp ared. In case

Name of the Person:

0 Relation:

Amky & Move

Signature:

In case not signed then mention the reason for it: □ No one was available, □ Property is low representative refused to sign it, □ Any other reason: 3/1/03

2. Surveyor Signature who did site inspection:

Undertaking: I have inspected the property and cross verified the property details at site to the Matching boundaries of the property, b. Sample measurement of its area, c. Physical condition, rates as per local information with what is mentioned in the property documents provided to me by 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 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. the site survey.

Name of the Surveyor: Paum Sharma

Signature:

Date:

2