

PL 224-191-268

File No.	RKA/DNCR/...../.....
Date of Receiving	
File Receiver Name	Dhawal

**CASE COLLECTION FORM**  
(Version 5.0)  
Date of implementation: 9.02.2011 | Last Revision: 30.01.2020 | Latest Revision: 31.10.2020

Items	Assigned To	Assigned to Date	To be completed by date	Submitted On date	Grade	HOD Engg. Signature
File Received By	Dhawal	NA	NA			
Survey	Jadhav		05/08/2023			
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/ Work Order or Ref. No.				
2.	Type of Service	<input checked="" type="checkbox"/> Valuation Report, <input type="checkbox"/> Construction cost estimate, <input type="checkbox"/> Cost vetting certificate <input type="checkbox"/> Other CE Certificates, <input type="checkbox"/> TEV Report, <input type="checkbox"/> LIE			
3.	Type of customer	<input checked="" type="checkbox"/> Bank <input type="checkbox"/> Company	<input type="checkbox"/> PSU <input type="checkbox"/> Private client	<input type="checkbox"/> NBFC <input type="checkbox"/> Direct client through Bank	<input type="checkbox"/> Corporate
4.	Bank/ FI/ Organization Name & Address	SBI Sarg Mumbai			
5.	Case Allotment Officer/ Fees paying party Details	Name	Contact Number	Email Id	
		Nitin	7906014802		
6.	Case Type	<input type="checkbox"/> Case for Fresh Account		<input type="checkbox"/> Case for exiting account/ customer	
7.	Fees Details	Amount of Fees	Advance Amount if any	Fees will be paid by	
				<input type="checkbox"/> Bank	<input type="checkbox"/> Customer
8.	Billing Details	Billed To Party Name			GSTIN



### CASE DETAILS

1.	Type of Property	office space		
2.	Purpose of Valuation/ Assignment	<input type="checkbox"/> Value assessment of the asset for creating new 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 <input type="checkbox"/> Any other:		
3.	Owner/ Applicant Details	Name	Contact Number	Email Id
		M/S Gannon Bankerley & Co. Ltd.		
4.	Account Name	Same -		
5.	Property Address	Office No. 301, 302, 303, 3rd floor prema Arcade Ahmedabad (pavna Garden)		
6.	Who will coordinate on site for the site survey	Name	Contact Number	
		Narender	9898882922	
7.	Preferred time of survey	Date	Time	
		05-08-2023	10:30 Am.	
8.	Documents Received (Any one ownership document and approved site plan/ map is must)	1. <b>Ownership Documents:</b> <input type="checkbox"/> Sale Deed, <input type="checkbox"/> Power of Attorney, <input type="checkbox"/> Registered Will, <input type="checkbox"/> Relinquishment Deed, <input type="checkbox"/> Transfer Deed, <input checked="" type="checkbox"/> Conveyance Deed, <input type="checkbox"/> Allotment Letter, <input type="checkbox"/> Possession Letter 2. <b>Map:</b> <input type="checkbox"/> Cizra Map, <input type="checkbox"/> Approved Map, <input type="checkbox"/> Site Plan 3. <b>Utility Bills:</b> <input type="checkbox"/> Electricity Bill & payment receipt, <input type="checkbox"/> Water Bill & payment receipt, <input type="checkbox"/> House Tax demand & payment receipt 4. <b>Any Other document:</b> <input type="checkbox"/> CLU, <input type="checkbox"/> TIR Report, <input type="checkbox"/> Agreement to Sale, <input type="checkbox"/> Old Valuation Report 5. <b>No documents provided:</b> <input type="checkbox"/>		
9.	Documents received from			
10.	Special Instructions if any:			
11.	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.			
	<b>Customer Signature:</b>			



**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?	<input checked="" type="checkbox"/>	
2.	Is purpose of the assignment understood clearly by the receiver?	<input checked="" type="checkbox"/>	
3.	Has receiver checked if this is a new case or existing case of the Bank?	<input checked="" type="checkbox"/>	
4.	Has receiver fixed the fees with the manager/ client and sent quotation properly or have taken approval of the work over email?	<input checked="" type="checkbox"/>	
5.	Has receiver taken proper Work Order/ Email/ CESA form formality?	<input checked="" type="checkbox"/>	
6.	In case of private case or for fresh case 50% advance is received?	<input checked="" type="checkbox"/>	
7.	Is document checklist email sent to the customer?	<input checked="" type="checkbox"/>	
8.	Has the received documents is having 'documents provided by stamp'?	<input checked="" type="checkbox"/>	

**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 proper documents.
3.	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 <b>Owner/ Area/ Boundaries</b> mentioned in the ownership documents with bold florescent marker pen before moving for the survey. <b>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.</b>
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.	<b>Identify the Property clearly by matching the boundaries and area mentioned in the property papers.</b>
8.	<b>Do sample physical or google measurements of the property.</b>
9.	<b>PHOTOGRAPH INSTRUCTIONS:</b> 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.	<b>Fill each column of survey form diligently in detail and tick the appropriate option clearly.</b>
14.	<b>Check any defects or negativity in the property and comment in detail on survey form.</b>
15.	<b>Do extensive market rate enquiries and confirm for any recent past transactions.</b>
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	<p>In case all the points below are done properly, timely with full care and diligence:</p> <ol style="list-style-type: none"> <li>1. Survey started with proper work order and knowing the source of payment.</li> <li>2. Survey done with proper documents.</li> <li>3. Done complete homework and studied the documents properly with highlighting the main points before moving for the survey.</li> <li>4. Chosen correct survey form as per the property type.</li> <li>5. All fields of Survey form are properly filled.</li> <li>6. All site special observations and negative and positive factors are clearly mentioned.</li> <li>7. Self &amp; client signatures taken on survey form.</li> <li>8. Property rates information properly taken, mentioned and verified.</li> <li>9. Site rough sketch plan made.</li> <li>10. Proper photographs taken.</li> <li>11. Selfie with property taken.</li> <li>12. Selfie and owner photograph with property taken.</li> </ol>
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.



# SURVEY PROCESS COMPLIANCE CHECKLIST

(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? <i>Soft copy</i>	<input type="checkbox"/>
2.	Have you properly studied & <b>highlighted Owner/ Area/ Boundaries</b> in the property documents with bold florescent before moving for the survey? <i>n</i>	<input type="checkbox"/>
3.	Did you check prominent landmark nearby the subject property and mentioned in the survey form?	<input checked="" type="checkbox"/>
4.	<b>Did you identified the Property clearly</b> by matching the boundaries and area mentioned in the property papers?	<input checked="" type="checkbox"/>
5.	<b>Did you check if property is merged with any other property or it is an independent property?</b>	<input checked="" type="checkbox"/>
6.	Did you checked the flat size with eye estimation or based on number of bed rooms?	<input checked="" type="checkbox"/>
7.	Did you check for any construction violations in the flat?	<input checked="" type="checkbox"/>
8.	Did you check municipal limits/ jurisdiction/ ward?	<input checked="" type="checkbox"/>
9.	Did you take Google Map location and shared it to Maps whatsapp group?	<input checked="" type="checkbox"/>
10.	Did you check society reputation?	<input checked="" type="checkbox"/>
11.	Have you taken property full scale photograph with gate?	<input checked="" type="checkbox"/>
12.	Have you taken owner/ representative photograph with the property?	<input checked="" type="checkbox"/>
13.	Have you taken your selfie with the property along with owner/ representative?	<input checked="" type="checkbox"/>
14.	Have you taken photograph of the society gate along with abutting road and towards left and right of the property?	<input checked="" type="checkbox"/>
15.	Have you taken multiple photographs of the property from inside-out?	<input checked="" type="checkbox"/>
16.	<b>Did you check nearby development and whereabouts and commented on survey form?</b>	<input checked="" type="checkbox"/>
17.	<b>Did you check any defects or negativity in the society &amp; flat in terms of location, legality, disputes, marketability, salability, etc. and commented on survey form in detail?</b>	<input checked="" type="checkbox"/>
18.	<b>Have you filled all the columns of survey form including survey summary sheet properly?</b>	<input checked="" type="checkbox"/>
19.	Have you taken self-attested documents from owner/ representative and stamped "documents provided by stamp"?	<input checked="" type="checkbox"/>
20.	<b>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?</b>	<input checked="" type="checkbox"/>
21.	<b>Have you confirmed any recent past transactions during market enquiries and enquired property rates locally very rigorously?</b>	<input checked="" type="checkbox"/>
22.	<b>Did you take signatures of the owner/ representative on undertaking and survey summary sheet?</b>	<input checked="" type="checkbox"/>
23.	<b>Did you signed the undertaking?</b>	<input checked="" type="checkbox"/>

For File No.	<i>PL 224-191-268</i>
Surveyor Name	
Signature	<i>Sachin</i>
Date	<i>05-08-2023</i>



**MULTI STORIED FLATS SURVEY FORM**

(Version 5.0)

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

PC 224-191-288

File No. RKA/DNCR/...../.....

Date: 05/08/2023

Time: 10:30 Am

**GENERAL DETAILS**

1.	Name of the Surveyor	Sachin Pandey	
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	
	Employee	Name	Contact No.
		M. Warender	
3.	Survey Type	<input type="checkbox"/> Full survey (inside-out with measurements & photographs) <input checked="" 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 checked="" 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.	Property Measurement	<input type="checkbox"/> Self-measured, <input checked="" type="checkbox"/> Sample measurement only, <input type="checkbox"/> No measurement	
7.	Purpose of Valuation	<input type="checkbox"/> Value assessment of the asset for creating collateral mortgage, <input checked="" 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	
8.	Type of 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 checked="" type="checkbox"/> NA	
9.	Loan Amount		

**OWNERSHIP DETAILS**

1.	Legal Owner Name/s	M/S Gannon Dunkerley & Co. Ltd.
2.	Property Purchaser Name	Same -
3.	Property Address under Valuation	Office space No. 301, 302, 303, 3rd Floor
4.	Present Residence Address of the Owner/ Purchaser	Prerna Arcade Blend.



5. Property constitution ☐ Free Hold, ☐ 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)	North	South	East	West		
		Entrance Gate of office	open Area	open area	open area		
2.	Property Facing	<input type="checkbox"/> East Facing, <input type="checkbox"/> North Facing, <input type="checkbox"/> West Facing, <input 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 — Self					
4.	Ward Name/ No.	—					
5.	Zone Name	—					
6.	Main Road Name & Width	Name	Width	Distance from property			
		Parimal Ganda Road	60'	on road			
7.	Approach Road Name & Width	Same					
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 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 checked="" type="checkbox"/> Road Facing, <input type="checkbox"/> Entrance North-East Facing, <input type="checkbox"/> Sunlight facing					
10.	Characteristics of the Locality	<input checked="" type="checkbox"/> Urban developed, <input type="checkbox"/> Urban developing, <input type="checkbox"/> Semi Urban, <input type="checkbox"/> Rural, <input type="checkbox"/> Backward, <input type="checkbox"/> Industrial, <input type="checkbox"/> Institutional					
11.	Proximity to civic amenities	School	Hospital	Market	Metro	Railway Station	Airport
			10m	10m	50m	10km	14km
12.	Any new Development in surrounding area	— No —					
13.	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					
14.	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 type="checkbox"/> MDDA, <input type="checkbox"/> Any other Development Authority: Gujarat, <input type="checkbox"/> Area not within any development authority limits					
15.	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 type="checkbox"/> Dehradun Municipal Corporation, <input type="checkbox"/> Area not within any municipal limits, <input type="checkbox"/> Any other Municipal Corporation/ Municipality: Ahmedabad municipal corporation					



# PHYSICAL DETAILS

1.	Covered Built-up Area  (Tick one on the basis of which valuation is to be calculated)	<input type="checkbox"/> Covered Area, <input type="checkbox"/> Floor Area, <input checked="" type="checkbox"/> Super Area, <input type="checkbox"/> Carpet Area		
		As per Title deed	As per Map	As per site survey
		8393 Sqft		
2.	Are Boundaries matched	<input type="checkbox"/> Yes, <input checked="" type="checkbox"/> No		
3.	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		
4.	Is the property merged or colluded with any other property	- NO -		
5.	Construction Status	<input checked="" type="checkbox"/> Built-up property in use, <input type="checkbox"/> Under construction, <input type="checkbox"/> Construction not started		
6.	Total Number of Floors in the Building			
7.	Floor on which Flat is situated	3rd floor		
8.	Type of Flat	- office space		
9.	Age of Building/ Recent Improvements done			
10.	Type of Group Housing Society	<input type="checkbox"/> High End, <input checked="" type="checkbox"/> Normal, <input type="checkbox"/> Affordable Group Housing		
11.	Appearance/ Condition of the Building	<b>Internal</b> - <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 construction, <input type="checkbox"/> No Survey  <b>External</b> - <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 construction		
12.	Maintenance of the Building	<input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Average, <input type="checkbox"/> Poor		
13.	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		
14.	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"/> No wooden work, <input type="checkbox"/> No Survey		
15.	Any defects in the Group Housing Society	- NO -		
16.	Any violation done in the flat	- NO -		
17.	Utilities/ Facilities in the Group Housing Society	<input checked="" 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		
18.	Property currently possessed by	<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		



19.	Current activity carried out in the property	<input type="checkbox"/> Residential purpose, <input checked="" type="checkbox"/> Commercial purpose, <input type="checkbox"/> Godown, <input type="checkbox"/> Office, <input type="checkbox"/> Vacant, <input type="checkbox"/> Locked, <input type="checkbox"/> Any other use:
20.	Special Comments if any	

#### MARKETABILITY/ SELABILITY/ UTILITY DETAILS

1.	Reputation/ class of developer	<input checked="" type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor	
2.	Reputation of society	<input checked="" type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor	
3.	Any issues in marketability of the property?	<input type="checkbox"/> Yes, <input checked="" type="checkbox"/> No <b>Reason in case of No:</b> <input checked="" type="checkbox"/> Location, <input type="checkbox"/> Surrounding, <input type="checkbox"/> Legal aspects, <input checked="" type="checkbox"/> Demand, <input type="checkbox"/> Shape, <input type="checkbox"/> Any Other:	
4.	How is Demand & Supply condition in the Market of such properties?	Demand <input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor Supply <input checked="" type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor	
5.	Is property easily sellable & marketable?	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No Comments: <i>Location of property is Good, near to it.</i>	
6.	How is the current utility of the property?	<input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor	
7.	At what True rate Owner bought this Property?	Year of purchase	<i>24 NOV-2025</i>
		Purchase Price	<i>—</i>

**USE THIS SPACE FOR PROVIDING ANY ADDITIONAL DETAILS/ INFORMATION**



# PROPERTY MARKET COMPARABLE RATE INFORMATION DETAILS

(Available for Sale or Transaction already happened in past)


S.No	Particulars	Subject Property	Comparable 1	Comparable 2	Comparable 3
1.	Name (source of information)	NA	RS Desai	Arham	
2.	Contact No.	NA	09327789171	9898858433	
3.	Type of source of information (Seller/ Property dealer/ nearby people)	NA	property Dealer	property Dealer	
4.	Rates/ Price informed	NA	8K + 10K per 89 ft on super	8K + 10K per 89 ft	
5.	Rates Type (Sale/ Buy)	NA	Buy -	Buy	
6.	Area/ Size of the Flat		4000 sq ft	4000 sq ft	
7.	Legal Status (clear, negative, weak)/ No. of owners		clear	clear	
8.	Location/ surrounding/ neighborhood comparison with the subject property (Similar, Lower, Better, Highly Better than the subject Property)	Base Case	Surrounding partial Garden location	Surrounding	
9.	Distance from the subject Property	0	- 0 -	—	
10.	Society comparison (Similar, Lower, Better, Highly Better than the subject society)		Similar	Similar	
11.	Other factors (Corner, 2 side open, North-East facing, Park facing, Legal/ Financial encumbrance, etc.)		On Road	on Road.	
12.	Any other details/ Discussion held	NA			
13.	Present expected Sale Value of the overall property?				



## UNDERTAKING BY THE CUSTOMER

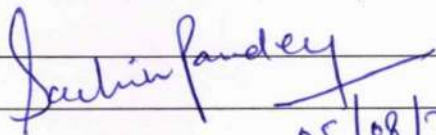
I confirm that I have made the inspection of the subject property to the surveyor of R.K Associates, which is correct property in question for which the documents have been provided/ submitted by me. I further confirm that I am aware of all the information related to the subject property and I have provided 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	
Relationship with owner	
Signature	
Mobile No.	
Date	

## UNDERTAKING BY THE SURVEYOR

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

For File No.	PL 224-191-268
Surveyor Name	
Signature	
Date	05/08/2023



## **UNDERTAKING BY THE PREPARER**

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

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

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

I also undertake that I have not taken any cash, favor or in kind from the customer for favoring any individual or organization by unfair means.

I also undertake that I'll not prepare any report on incomplete Survey form which is not properly filled as per the Company guidelines and in case I am preparing it which is creating an incorrect report then I'd be responsible for its consequences.

<b>For File No.</b>	
<b>Preparer Name</b>	
<b>Signature</b>	
<b>Date</b>	



**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.

*PL 224-191-268*

1.	File No.			
2.	Name of the Surveyor	<i>Sachin Pandey</i>		
3.	Borrower Name	<i>M/S Gannon Dunkerly &amp; Co. Ltd.</i>		
4.	Name of the Owner	<i>Same</i>		
5.	Property Address which has to be valued	<i>Office space No. 301, 302, 303, preema Arcade Ahmedabad. Gujarat</i>		
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 <div style="display: flex; justify-content: space-between;"> <div> <b>Name</b> <i>Mr. Narendra</i> </div> <div> <b>Contact No.</b> <i>9898882722</i> </div> </div>		
7.	How Property is Identified by the Surveyor	<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 checked="" 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 type="checkbox"/> Yes, <input checked="" 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 type="checkbox"/> Full survey (inside-out with measurements & photographs) <input checked="" 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 checked="" type="checkbox"/> Commercial Office, <input type="checkbox"/> Commercial Shop, <input type="checkbox"/> Commercial Floor, <input type="checkbox"/> Shopping Mall, <input type="checkbox"/> Hotel, <input 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 type="checkbox"/> Self-measured, <input checked="" type="checkbox"/> Sample measurement, <input type="checkbox"/> No measurement		
13.	Reason for no measurement	<input checked="" 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
		<i>8393 Sq ft</i>	<i>0</i>	<i>0</i>
15.	Covered Built-up Area	As per Title deed	As per Map	As per site survey
		<i>0</i>	<i>0</i>	
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:
- 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:
- b. Signature:
- c. Date:

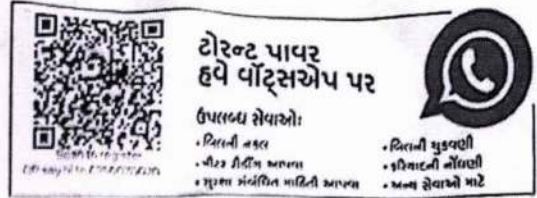
Saurin  
05/08/2023





NZ14 / NZ140827 / 15982

Zone Naranpura  
T. No. 3001212961  
Billing mode 60 days  
Distribution date 15/06/23



## YOUR DETAILS

GANNON DUNKERLEY &amp; CO. LTD.

OFFICE-301-302-303  
PERNA ARCADE,  
OPP. DOCTOR HOUSE,  
NBAWADI,  
HIMEDABAD

Registered Mobile: \*\*\*\*\*9004

CATEGORY  
NON RGP Commercial

BILLING MONTH  
June 2023

LT

SUPPLY TYPE  
Three Phase

READING DATE  
07/06/23

CUSTOMER ID  
3264299

SANCTIONED LOAD  
10.000 kW

BILL DATE  
12/06/23

## OUR BILL

8,180.00

Thank you for your previous payment of ₹8,880.00 on 21/04/23.  
Payment received through ECMS-RTGS/NEFT.

DUE BY  
26/06/23

SECURITY  
DEPOSIT HELD  
₹ 49,600.00

ADDITIONAL SECURITY  
DEPOSIT REQUIRED  
₹ 0.00

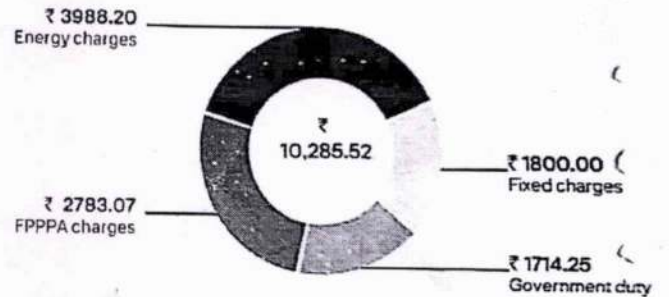
## METER DETAILS

Meter No.  
36006952

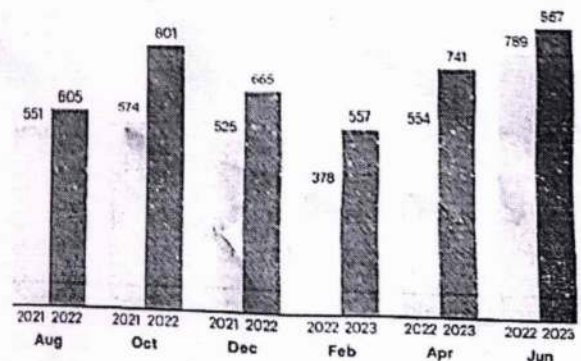
Present Reading 8373  
Previous Reading - 7506  
Multiplier x 1.00  
Consumption 867

Net Units Billed / Credit = 867

## MAJOR BILL COMPONENTS



## CONSUMPTION TREND (IN UNITS)



શું આપને લાગે છે કે આપના બિલની રકમ સામાન્ય કરતાં વધુ છે?



આપના દ્વારા ગયા વર્ષે આ સમયગાળા દરમિયાન ગ્રાહકો દર્શાવ્યા મુજબ વીજ વપરાશની ચકાસણી કરશો.



ફ્રિજ, એર કંડીશનર અને વોટર પંપ જેવા ઉપકરણોની સર્વિસ કરાવો અને ખાતરી કરો કે તે ઉપકરણો સામાન્ય કરતાં વધુ વીજ વપરાશ કરી રહ્યાં નથી.



શું આપના દ્વારા પાછલા વર્ષમાં કોઈ નવા વીજ ઉપકરણો ઉમેર્યા છે? જો હા, તો ગ્રાહક પોર્ટલ - connect.torrentpower.com પર ઊર્જા કલક્યુલેટરનો ઉપયોગ કરીને વપરાશ કરેલ યુનિટ્સની ગણતરી કરી શકો છો.

અને હા, જો આપને હજુ પણ લાગે છે કે વપરાશમાં લેવાયેલા યુનિટ્સ અસાધારણ રીતે વધુ છે, તો અમને અમારા 24x7 કન્ટ્રીસેન્ટર પર સંપર્ક કરો અને અમને આપની મદદ કરવામાં આનંદનો અનુભવ થશે.



ચુકવણી ના વિકલ્પો

1. SCAN THIS QR CODE TO PAY USING MOBILE WALLETS OR PAY ONLINE



UPI BHARAT BILL PAY paytm G Pay  
PhonePe amazon pay freecharge  
MobiKwik and many more!  
Pay online on: connect.torrentpower.com  
NET BANKING DEBIT/CREDIT CARD ALL MOBILE WALLETS

2. PAY BY CASH / CHEQUE

You can pay by Cash/Cheque at any of the following Authorised Torrent Power Collection Centres near you.

Shrinandnagar Plug Point  
Nr Shrinandnagar Part-IV, Beside Sonal Police Chowky  
Vejalpur

The ARA Co-Operative Stores Ltd  
B/2-3-4, Basement, Classic Chamber  
Opp: Pizzas Hut, Swastik Char Rasta, Navrangpura.

Mohal CSM, MHP  
15/6/23





# અમદાવાદ મ્યુનિસિપલ કોર્પોરેશન

મહાનગર સેવા સદન

પી ગુજરાત પ્રોવિસિયલ મ્યુનિસિપલ કોર્પોરેશન એક્ટ ૧૯૪૮ના મીલકત(અ) ના પ્રકરણ ૮ના વિનિયમ ૩૮ પ્રમાણે અને ગુજરાત રાજ્ય સરકારના ગુજરાત એમ્યુટેશન એક્ટ ૧૯૬૨ મુજબનું વિધિ



જિલ

કર ભરવાને પ્રથમ પાત્ર વ્યક્તિનું નામ

THE PARIMAL CO OP H SO LTD, RAJNAGAR NON TRADING ASSOCIATION, GAN NON DUNKERLEY & COMPANY LTD

સરનામું

Survey No. /  
TF/301TO303 PRERNA ARCCADE 46 PARIMAL SOCIETY OP  
P DOCTOR HOUSE ELLISBRIDGE AHMEDABAD-380000

મુદત(વર્ષ)

2022-23

બિલ તારીખ

17-Sep-2022

બિલ ભરવાની છેલ્લી તારીખ

18-Oct-2022

સર્જિ ગણ્યા તારીખ

13-Aug-2022

ઓક્યુપાઇર (કબજેદાર)નું નામ

SELF

વોર્ડ નં.

વોર્ડ નું નામ

બિલ નંબર

ટેનામેન્ટ નંબર

0507

PRITAM-NAGAR

947

0507-01-3670-0001-1

T.P./G.T./R.S./R.B.

કા. પ્લોટ નં. / સીટી સર્વે નં. / સર્વે નં. / બ્લોક નં.

ગરબી પાણી છે ?

(YES/NO)

ગરબી પાણી છે ?

(YES/NO)

715/TP-3

/

YES

NO

વપરાશનું ક્ષેત્રફળ  
(ચો.મી.)વેરાનો દર  
(R)રહેઠાણ-  
બિન રહેઠાણસ્થળ પરિભળ  
પ્રકાર

પરિભળ(F1)

ઉમરનું પરિભળ  
ઉમર (પૂરા વર્ષમાં)

પરિભળ(F2)

ભોગવટનું પરિભળ  
પ્રકાર

પરિભળ(F4)

599.76

28

NRESI

A

1.60

17

0.85

SELF

1.00

ઉપયોગના પ્રકારનું પરિભળ

પુરેજ કોડ

બિન રહેઠાણ માટે ઉપયોગનો પ્રકાર / રહેઠાણ માટે ઈમારતનો પ્રકાર

પરિભળ(F3)

બિલ

કોડ

0183

COMM. OFFICE

7.00

12

વિગત

જુની કોમ્યુલા બાકી

નવી કોમ્યુલા બાકી

નવી કોમ્યુલા ચાલુ

સામાન્ય કર

0

0

127898

પાણી કર (વોટર ટેક્સ)

0

0

44764

હવાલ ખોર કર (કોન્ઝર્વેન્સી ટેક્સ)

0

0

44764

વોટર સુઅરેજ ચાર્જ

0

0

0

વોટર મીટર ચાર્જ

0

0

0

પુઝર ચાર્જ

0

0

0

વ્યાજ

0

0

730

નોટીસ ફી

0

0

0

વોરંટ ઈસ્યુ ફી / બજાવણી ફી

0

0

0

કુલ મિલકત વેરો

0

0

218156

શિક્ષણ ઉપકર

0

0

38369

કુલ વેરો

0

0

256525

એકમનુ ભરેલી રકમ

0

0

256525

ભરવા પાત્ર વેરાની ચોખ્ખી રકમ

0

0

0

મ્યુ. મિલકત બાંટું

પાછલું બાકી બાંટું

ચાલુ વર્ષનું બાંટું

કુલ બાંટું

ભરવા પાત્ર  
કુલ રકમ

₹

0

બિલની રકમ અંકે રૂપિયા :

- નોંધ : ● ભરવાપાત્ર મિલકતવેરાની ગણતરી કાયદા/નિયમો મુજબ મળતા વળતરને બાદ કર્યા પછીની બતાવવામાં આવે છે.  
● ટ્રેડર ટ્રેડ ગાર્બેજ કલેક્શન પેટે અલગથી પુઝર ચાર્જ તા. ૧-૧૦-૨૦૧૮થી દાખલ કરવામાં આવેલ છે.

(ડી. બેનરજી)  
ઓસેસર એન્ડ ટેક્સ કલેક્ટર



## અમદાવાદ મ્યુનિસિપલ કોર્પોરેશન

જી.પી.એમ.સી. એક્ટ શિક્ષણ "અ" ના પ્રકરણ-૮ વિનિયમ ૪૧ મુજબ માંગણાની નોટીસ

ડીમાન્ડ નોટિસ

આથી નોટિસ આપવામાં આવે છે કે તા.

સુધી લગેલી થતી મિલકત વેરાની તથા શિક્ષણ ઉપકરની

રકમ +

+ વ્યાજ આપે મ્યુનિ. કાર્યાલયમાં ભરેલી નથી તે રકમની અમદાવાદ

શહેરનાં મ્યુ. કમિશનરશ્રી તમારી પાસે માંગણી કરે છે. જે દિન ૧૫માં ભરવામાં નહીં આવે અથવા મ્યુ. કમિશનરશ્રીને સંતોષ થાય તેવું રકમ

ન ભરવા માટેનું વાજબી કારણ દર્શાવવામાં નહીં આવે તો તે રકમ ખર્ચ સાથે વસુલ કરવા માટે ટાંચ અથવા જપ્તીનું વોરંટ કમરો.

સૂચનાઓ માટે

૭૦ ચો.મી. નીચે એણેક મિલકતોને ચાલુ વર્ષમાં ૨૫% ટેસ માફી

પાછળ જુઓ

સ્વતંત્ર રહેણાક તથા શેઠશાહક ઈમારતો માટે ચાલુ વર્ષમાં પ્રોપર્ટી

ટેસમાં ૧૦% સુધી સોવાર રિબેટ



(ડી. બેનરજી)  
ઓસેસર એન્ડ ટેક્સ કલેક્ટર

.....રકમ પૂરા રૂપિયામાં દર્શાવેલ છે.....  
અમદાવાદ મ્યુનિસિપલ કોર્પોરેશનની વેબસાઈટ : www.ahmedabadcity.gov.in પરથી પ્રોપર્ટી ટેક્સનું ચોનલાઈન પેમેન્ટ કરી શકાશે.





# RAJNAGAR NON TRADING ASSOCIATION

Reg. No. : N.T.C.G. / 12815 Date : 09-10-2003

Regd. Office : Opp. Doctor House, C. G. Road, Ahmedabad - 380 006. Phone : 33003002/4/579/309182823  
E-mail : info@prernagroup.com Website : www.prernagroup.com

## POSSESSION CERTIFICATE



Date : 24<sup>th</sup> November 2005.

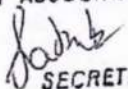
To,

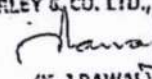
M/s. Gannon Dunkerley & Co., Ltd. ✓  
Ahmedabad.

This is to certify that M/s. Gannon Dunkerley & Co., Ltd. have been allotted Office No. 301 -302-303 admeasuring 8393 Sq.Ft. ( Super Built Up ) in " PRERNA ARCCADE " situated at Opp. Doctor House,C.G.Road,Ahmedabad - 380 006, and that they have taken Possession of the aforesaid Offices on 24<sup>th</sup> Nov.,2005 up to their Satisfaction.

We have received full and final Amount.

For, RAJNAGAR NON TRADING ASSOCIATION

RAJNAGAR NONTRADING ASSOCIATION  
Secretary  SECRETARY

For GANNON DUNKERLEY & CO. LTD.,  
  
(K. J. RAWAL)  
GENERAL MANAGER

THIRD FL

# RAJNAGAR NON TRADING ASSOCIATION

Reg. No. : N.T.C.G. / 12815 Date : 09-10-2003

Regd. Office : Opp. Doctor House, C. G. Road, Ahmedabad - 380 006. Phone : 33003002/4/5/7, 30918282  
E-mail : info@prernagroup.com Website : www.prernagroup.com



Abstract from the Minute of the meeting of the Association held on 21/11/2004.

**Sub : Allotment of office No. 301 - 302 - 303 to M/s. Gannon Dunkerley & Co. Ltd.**

" Resolved that Office No. 301 - 302 - 303 admeasuring 8393 Sq. Feet. area ( Super Built Up ) be and is hereby allotted to M/s. Gannon Dukerley & Co. Ltd. Ahmedabad and the Secretary Shri Sanket V Shah be and is hereby authorized to issue allotment letter, Share Certificate etc and to sign Sale deed on behalf of the Association

Resolved further that Shri Sanket Shah, Secretary be and is hereby authorized to give such declaration as may be required by M/s. Gannon Dunkerley & Co. Ltd.

Certificated to be True .

**For, Rajnagar Non Trading Association**

RAJNAGAR NONTRADING ASSOCIATION

**Secretary**

*Sanket*  
SECRETARY

THIRD FL



# RAJNAGAR NON TRADING ASSOCIATION

Reg. No. : N.T.C.G. / 12815 Date : 09-10-2003

Regd. Office : Opp. Doctor House, C. G. Road, Ahmedabad - 380 006. Phone : 33003002/4/5/7, 30918282  
E-mail : info@prernagroup.com Website : www.prernagroup.com

## ALLOTMENT LETTER

Date : 21-11-2005

To,  
M/s. Gannon Dunkerley & Co., Ltd.

Sub : Office No. 301-302-303 on Third Floor, Area - 8393 Sq.Feet.(Super Built Up)

We are allotting you Office No. 301-302-303 - Apx. 8393 Sq.Feet. (Super Built Up) on Third Floor in "PRERNA ARCADE" for Total consideration of Rs. 96,51,950/- ( Rs. Ninety Six Lacs Fifty One Thousand Nine Hundred Fifty Only ) with Terms & Conditions as per following :

- > The Amount is for Proportionate Share of Land & Construction of Your Premises.
- > You will Pay Adhoc 6 Months Maintenance Charges Rs. 1,00,716/- to N.T.C. at the time of Possession.
- > Possession will be given Against Documents & Payments.
- > Stamp Duty Expenses will be borne by you.
- > All taxes State / Central / Tax etc will be borne by you.
- > You will pay Membership Amt. of Rs. 1500/- for 15 Nos. of Share of Rs.100/- each.
- > You will not install any sign board on elevation of Building without prior written permission of the Association.

For, RAJNAGAR NON TRADING ASSOCIATION  
RAJNAGAR NON TRADING ASSOCIATION

Secretary

*[Signature]*  
SECRETARY

For GANNON DUNKERLEY & CO. LTD.,

*[Signature]*  
(K. J. RAWAL)  
GENERAL MANAGER

THIRD FL