

File No.	RKADNCR/11/00062019/119
Date of Receiving	14/9/23
File Receiver Name	

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 Engr. Signature
File Received By		NA	NA			
Survey	Dhawan Anita					
Preparation						

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

File Returned to HOD Engrg. unprepared due to reason

- ☐ Survey not done properly, ☐ Survey Form not properly filled, ☐ Market survey for rates is not properly done, ☐ Identification is not clearly done, ☐ Measurement is not properly done, ☐ Photographs not clearly taken, ☐ Selfie/ Owner or owner representative photo not taken, ☐ Owner/ owner representative signature not taken, ☐ Google Map not taken, ☐ Survey summary sheet not filled


In case File is returned by the preparer - HOD Engrg. comment & Signature

- ☐ Minor defects in the survey hence approved for preparation with warning to Surveyor. Report preparer to collect the missing information on his own.
☐ Major defects in the survey. Survey has to be done again.

GENERAL DETAILS

1.	Proposal/ Work Order or Ref. No.	NFS (2023-24) PL345 - 0076-299-474			
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"/> PSU <input type="checkbox"/> NBFC <input type="checkbox"/> Corporate <input type="checkbox"/> Company <input type="checkbox"/> Private client <input type="checkbox"/> Direct client through Bank			
4.	Bank/ FI/ Organization Name & Address	State bank of India - MCB Branch. backward reclamation.			
5.	Case Allotment Officer/ Fees paying party Details	Name	Contact Number	Email Id	
6.	Case Type	Mr. Kushil Kanwar <input checked="" type="checkbox"/> Case for Fresh Account	948896103	<input type="checkbox"/> Case for exiting account/ customer rmanu3.01593@sbci.co.in	
7.	Fees Details	Amount of Fees	Advance Amount if any	Fees will be paid by	
		43000/-	No advance	<input checked="" type="checkbox"/> Bank <input type="checkbox"/> Customer	
8.	Billing Details	Billed To Party Name		GSTIN	

CASE DETAILS

1.	Type of Property	Commercial		
2.	Purpose of Valuation/ Assignment	<input checked="" 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
	Rural and urban one jointed	M/S. Edelweiss	9599476721	hishir.kothala@gmail.com
4.	Account Name	M/S. Edelweiss		
5.	Property Address	Edelweiss House 5th Floor, C-75, No. 5th Floor, Village Koirkoinan, Kalina Santone 400099		
6.	Who will coordinate on site for the site survey	Name	Contact Number	
		Pratul Shirke	8108375220	
7.	Preferred time of survey	Date	14/9/23	Time 5:30 PM
8.	Documents Received (Any one ownership document and approved site plan/ map is must)	1. Ownership Documents: <input checked="" 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 type="checkbox"/> Conveyance Deed, <input type="checkbox"/> Allotment Letter, <input type="checkbox"/> Possession Letter 2. Map: <input checked="" type="checkbox"/> Cizra Map, <input checked="" type="checkbox"/> Approved Map, <input type="checkbox"/> Site Plan 3. Utility Bills: <input checked="" type="checkbox"/> Electricity Bill & payment receipt, <input type="checkbox"/> Water Bill & payment receipt, <input type="checkbox"/> House Tax demand & payment receipt 4. Any Other document: <input type="checkbox"/> CLU, <input type="checkbox"/> TIR Report, <input type="checkbox"/> Agreement to Sale, <input type="checkbox"/> Old Valuation Report 5. No documents provided: <input type="checkbox"/>		
9.	Documents received from	Sale deed,		
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.  Customer Signature:			

NO OF FLOORS : 12 Nos

Capacity : 9 persons

B2+B3 3B+C+1st floor.

Plots

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 Owner/ Area/ Boundaries mentioned in the ownership documents with bold fluorescent marker pen before moving for the survey. During site survey if any difference is found in the above fields from the ownership documents then please contact the owner immediately to know the reason for the difference.
6.	Confirm ongoing property rates in the subject location through public domain, property sites and contact dealers to show you the available properties in that area during your survey.
7.	Identify the Property clearly by matching the boundaries and area mentioned in the property papers.
8.	Do sample physical or google measurements of the property.
9.	PHOTOGRAPH INSTRUCTIONS: a. Take owner/ representative photograph along with the property. b. Take your selfie along with the property and the owner/ representative. c. Take full scale photo of the property with gate. d. Take photo of the property along with abutting road, towards left, right and center. e. Take multiple photos of inside-out of the property. f. Take nearby photographs of the Property. g. Take a short video to cover property and neighborhood.
10.	Take Google Map location.
11.	Check main road name & width and approach road width and distance of property from main road.
12.	Check Jurisdiction Municipal Limits & Ward Name.
13.	Fill each column of survey form diligently in detail and tick the appropriate option clearly.
14.	Check any defects or negativity in the property and comment in detail on survey form.
15.	Do extensive market rate enquiries and confirm for any recent past transactions.
16.	In case customer appears to be providing misleading information to you or trying to influence you by money or cash then immediately report to the Management & Bank.

SURVEY GRADING MATRIX

PARAMETERS/ CRITERIA

A	In case all the points below are done properly, timely with full care and diligence
	<ol style="list-style-type: none"> 1. Survey started with proper work order and knowing the source of payment 2. Survey done with proper documents 3. Done complete homework and studied the documents properly with highlighting the main points before moving for the survey 4. Chosen correct survey form as per the property type 5. All fields of Survey form are properly filled 6. All site special observations and negative and positive factors are clearly mentioned. 7. Self & client signatures taken on survey form 8. Property rates information properly taken, mentioned and verified. 9. Site rough sketch plan made. 10. Proper photographs taken. 11. Selfie with property taken. 12. Selfie and owner photograph with property taken.
B	In case of 3 minor mistakes in any of the above points except Point 1, 2, 3, 4, 6, 8, 10, 11, 12 but all the points are covered
C	In case of more than 3 minor mistakes and any 1 major mistake in any of the above points and if any points are completely missing except Point 1, 2, 3, 4, 6, 8, 10, 11, 12.
D	In case of 1 major mistake or missing of any 1 point out of 1, 2, 3, 4, 6, 8, 10, 11, 12.
E	In case of more than 1 major mistakes or missing of more than 1 point out of 1, 2, 3, 4, 6, 8, 10, 11, 12.

Note (Survey Grading Matrix):

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


Note (Overall Grading Matrix):

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

SURVEY PROCESS COMPLIANCE CHECKLIST

(To be submitted by Surveyor with each Survey)

5.NO.	COMPLIANCE CHECKLIST POINTS	STATUS
1.	Did you take proper property documents to carry out the survey?	<input checked="" type="checkbox"/>
2.	Have you properly studied & highlighted Owner/ Area/ Boundaries in the property documents with bold fluorescent before moving for the survey?	<input checked="" type="checkbox"/>
3.	Did you check prominent landmark nearby the subject property and mentioned in the survey form?	<input checked="" type="checkbox"/>
4.	Did you identified the Property clearly by matching the boundaries and area mentioned in the property papers?	<input checked="" type="checkbox"/>
5.	Did you check if property is merged with any other property or it is an Independent property?	<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.	Did you check nearby development and whereabouts and commented on survey form?	<input checked="" type="checkbox"/>
17.	Did you check any defects or negativity in the society & flat in terms of location, legality, disputes, marketability, salability, etc. and commented on survey form in detail?	<input checked="" type="checkbox"/>
18.	Have you filled all the columns of survey form including survey summary sheet properly?	<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.	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?	<input checked="" type="checkbox"/>
21.	Have you confirmed any recent past transactions during market enquiries and enquired property rates locally very rigorously?	<input checked="" type="checkbox"/>
22.	Did you take signatures of the owner/ representative on undertaking and survey summary sheet?	<input checked="" type="checkbox"/>
23.	Did you signed the undertaking?	<input type="checkbox"/>

For File No.	NIS (2023-24) PL+345-0076-244-474
Surveyor Name	Dhaval P. N. I.
Signature	
Date	10/09/23

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

File No. RKA/DNCR

Date:

Time:

GENERAL DETAILS

1.	Name of the Surveyor	Dharmendra / Arun	
2.	Property shown by	<input checked="" type="checkbox"/> Owner, <input type="checkbox"/> Representative, <input type="checkbox"/> No one was available, <input type="checkbox"/> Property is locked, survey could not be done from inside	
		Name	Contact No.
		Mr. Rajul Shree	8108375220
3.	Survey Type	<input type="checkbox"/> Full survey (inside-out with measurements & photographs) <input type="checkbox"/> Half Survey (Measurements from outside & photographs) <input checked="" type="checkbox"/> Only photographs taken (No measurements)	
4.	Reason for Half survey or only photographs taken	<input type="checkbox"/> Property was locked, <input checked="" 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 checked="" type="checkbox"/> From schedule of the properties mentioned in the deed, <input checked="" type="checkbox"/> From name plate displayed on the property, <input type="checkbox"/> Identified by the owner, owner representative, <input type="checkbox"/> Enquired from nearby people, <input type="checkbox"/> Identification of the property could not be done, <input type="checkbox"/> Survey was not done	
6.	Property Measurement	<input type="checkbox"/> Self-measured, <input type="checkbox"/> Sample measurement only, <input checked="" 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 type="checkbox"/> NA	
9.	Loan Amount		

OWNERSHIP DETAILS

1.	Legal Owner Name/s	M/S. Ed Clive's.
2.	Property Purchaser Name	M/S. Ed Clive's.
3.	Property Address under Valuation	Commercial Office Premises 5th floor.
4.	Present Residence Address of the Owner/ Purchaser	2nd floor. M.B. Tower, Plot No. 5, Road No. 2, Banjara Hill, Hyderabad, 500034

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 By Kapha Building	South By J.P. Mason Chase Bank	East By Doni Corporate Park	West By G+G+G Road		
2.	Property Facing	<input type="checkbox"/> East Facing, <input type="checkbox"/> North Facing, <input checked="" 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	Mumbai University					
4.	Ward Name/ No.	H Ward					
5.	Zone Name						
6.	Main Road Name & Width	Name Santa Cruz 2 (Cherba Link Road)	Width 30 meters	Distance from property 200 mtrs			
7.	Approach Road Name & Width	Internal Road - Connected					
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 type="checkbox"/> Road Facing, <input checked="" type="checkbox"/> Entrance North-East Facing, <input type="checkbox"/> Sunlight facing					
10.	Characteristics of the Locality	<input type="checkbox"/> Urban developed, <input checked="" 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 1 km	Hospital 1.5 km	Market 500m	Metro -	Railway Station 3 km	Airport 2 km
12.	Any new Development in surrounding area	Metre & developing in Area, & Real estate Construction					
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 checked="" type="checkbox"/> Any other Development Authority: <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 checked="" type="checkbox"/> Any other Municipal Corporation/ Municipality:					

Covered Built-up Area		PHYSICAL DETAILS		
(Tick one on the basis of which valuation is to be calculated)		<input checked="" type="checkbox"/> Covered Area, <input type="checkbox"/> Floor Area, <input type="checkbox"/> Super Area, <input type="checkbox"/> Carpet Area		
		As per Title deed	As per Map	As per site survey
2.	Are Boundaries matched	15613 sq ft	15613 sq ft	-
3.	Is Independent access available to the property?	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No <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	14 floors		
7.	Floor on which Flat is situated	5th Floor		
8.	Type of Flat	Commercial office		
9.	Age of Building/ Recent Improvements done	14 yrs old		
10.	Type of Group Housing Society	<input checked="" type="checkbox"/> High End, <input type="checkbox"/> Normal, <input type="checkbox"/> Affordable Group Housing		
11.	Appearance/ Condition of the Building	Internal - <input type="checkbox"/> Excellent, <input checked="" type="checkbox"/> Very Good, <input 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 External - <input type="checkbox"/> Excellent, <input checked="" type="checkbox"/> Very Good, <input 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 checked="" type="checkbox"/> Very Good, <input 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 checked="" type="checkbox"/> Very Good, <input 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, Internal		
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 checked="" type="checkbox"/> Walk Trails, <input type="checkbox"/> Kids play zone, <input checked="" 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		

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:
Special Comments if any	

MARKETABILITY/SELABILITY/UTILITY DETAILS

1.	Reputation/ class of developer	<input 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 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 Reason in case of No: <input checked="" type="checkbox"/> Location, <input checked="" type="checkbox"/> Surrounding, <input type="checkbox"/> Legal aspects, <input 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 type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor Supply <input 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: Property is of Very prime location in the city & well developed with parking space
6.	How is the current utility of the property?	<input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input 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 <u>2010</u> Purchase Price

USE THIS SPACE FOR PROVIDING ANY ADDITIONAL DETAILS/ INFORMATION

- ① Interval Measurement - here not allowed by the Client. hence could not Measure the carpet Area of the property
- ② here we also not Allowed to ~~take~~ take photos of the ~~the~~ Interior property

PROPERTY MARKET COMPARABLE RATE INFORMATION DETAILS


(Available for Sale or Transaction already happened in past)

no	Particulars	Subject Property	Comparable 1	Comparable 2	Comparable 3
1.	Name (source of information)	NA	Multistorey Residential	Two Bedd Room Reside	Four Bedd Reside
2.	Contact No.	NA	9004488113	9892111000	982003426
3.	Type of source of information (Seller/ Property dealer/ nearby people)	NA	Property dealer.	Property dealer	Property dealer
4.	Rates/ Price informed	NA	40000-43000/-	45000-50000/-	42000-45000/-
5.	Rates Type (Sale/ Buy)	NA	Prop Sale	Prop Sale	Prop Sale
6.	Area/ Size of the Flat		14000	12000	14000
7.	Legal Status (clear, negative, weak)/ No. of owners		Clear.	Clear	Clear
8.	Location/ surrounding/ neighborhood comparison with the subject property (Similar, Lower, Better, Highly Better than the subject Property)	Base Case	Better	Better	Better
9.	Distance from the subject Property	0	500 m	1 km	90cm
10.	Society comparison (Similar, Lower, Better, Highly Better than the subject society)		Similar	Similar	Similar
11.	Other factors (Corner, 2 side open, North-East facing, Park facing, Legal/ Financial encumbrance, etc.)		North-East	-	-
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	Dhawal, Anit
Relationship with owner	employee.
Signature	
Mobile No.	
Date	

UNDERTAKING BY THE SURVEYOR

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

For File No.	
Surveyor Name	
Signature	
Date	

SURVEY SUMMARY SHEET (TO BE ENCLOSED WITH VALUATION REPORT)

(Version 1.0) | Date of implementation: 10.04.2017

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

1.	File No.	VIS (0083-24) PL395-0046-899-474		
2.	Name of the Surveyor	Amit Sharma, D. Patel		
3.	Borrower Name	Edelweiss Group		
4.	Name of the Owner	M/s Edelweiss Group of Companies Limited		
5.	Property Address which has to be valued	Commercial Office at 3rd floor, 101C, 101D, 101E, 101F, 101G, 101H, 101I, 101J, 101K, 101L, 101M, 101N, 101O, 101P, 101Q, 101R, 101S, 101T, 101U, 101V, 101W, 101X, 101Y, 101Z, 101AA, 101AB, 101AC, 101AD, 101AE, 101AF, 101AG, 101AH, 101AI, 101AJ, 101AK, 101AL, 101AM, 101AN, 101AO, 101AP, 101AQ, 101AR, 101AS, 101AT, 101AU, 101AV, 101AW, 101AX, 101AY, 101AZ, 101BA, 101BB, 101BC, 101BD, 101BE, 101BF, 101BG, 101BH, 101BI, 101BJ, 101BK, 101BL, 101BM, 101BN, 101BO, 101BP, 101BQ, 101BR, 101BS, 101BT, 101BU, 101BV, 101BW, 101BX, 101BY, 101BZ, 101CA, 101CB, 101CC, 101CD, 101CE, 101CF, 101CG, 101CH, 101CI, 101CJ, 101CK, 101CL, 101CM, 101CN, 101CO, 101CP, 101CQ, 101CR, 101CS, 101CT, 101CU, 101CV, 101CW, 101CX, 101CY, 101CZ, 101DA, 101DB, 101DC, 101DD, 101DE, 101DF, 101DG, 101DH, 101DI, 101DJ, 101DK, 101DL, 101DM, 101DN, 101DO, 101DP, 101DQ, 101DR, 101DS, 101DT, 101DU, 101DV, 101DW, 101DX, 101DY, 101DZ, 101EA, 101EB, 101EC, 101ED, 101EE, 101EF, 101EG, 101EH, 101EI, 101EJ, 101EK, 101EL, 101EM, 101EN, 101EO, 101EP, 101EQ, 101ER, 101ES, 101ET, 101EU, 101EV, 101EW, 101EX, 101EY, 101EZ, 101FA, 101FB, 101FC, 101FD, 101FE, 101FF, 101FG, 101FH, 101FI, 101FJ, 101FK, 101FL, 101FM, 101FN, 101FO, 101FP, 101FQ, 101FR, 101FS, 101FT, 101FU, 101FV, 101FW, 101FX, 101FY, 101FZ, 101GA, 101GB, 101GC, 101GD, 101GE, 101GF, 101GG, 101GH, 101GI, 101GJ, 101GK, 101GL, 101GM, 101GN, 101GO, 101GP, 101GQ, 101GR, 101GS, 101GT, 101GU, 101GV, 101GW, 101GX, 101GY, 101GZ, 101HA, 101HB, 101HC, 101HD, 101HE, 101HF, 101HG, 101HH, 101HI, 101HJ, 101HK, 101HL, 101HM, 101HN, 101HO, 101HP, 101HQ, 101HR, 101HS, 101HT, 101HU, 101HV, 101HW, 101HX, 101HY, 101HZ, 101IA, 101IB, 101IC, 101ID, 101IE, 101IF, 101IG, 101IH, 101II, 101IJ, 101IK, 101IL, 101IM, 101IN, 101IO, 101IP, 101IQ, 101IR, 101IS, 101IT, 101IU, 101IV, 101IW, 101IX, 101IY, 101IZ, 101JA, 101JB, 101JC, 101JD, 101JE, 101JF, 101JG, 101JH, 101JI, 101JJ, 101JK, 101JL, 101JM, 101JN, 101JO, 101JP, 101JQ, 101JR, 101JS, 101JT, 101JU, 101JV, 101JW, 101JX, 101JY, 101JZ, 101KA, 101KB, 101KC, 101KD, 101KE, 101KF, 101KG, 101KH, 101KI, 101KJ, 101KK, 101KL, 101KM, 101KN, 101KO, 101KP, 101KQ, 101KR, 101KS, 101KT, 101KU, 101KV, 101KW, 101KX, 101KY, 101KZ, 101LA, 101LB, 101LC, 101LD, 101LE, 101LF, 101LG, 101LH, 101LI, 101LJ, 101LK, 101LL, 101LM, 101LN, 101LO, 101LP, 101LQ, 101LR, 101LS, 101LT, 101LU, 101LV, 101LW, 101LX, 101LY, 101LZ, 101MA, 101MB, 101MC, 101MD, 101ME, 101MF, 101MG, 101MH, 101MI, 101MJ, 101MK, 101ML, 101MM, 101MN, 101MO, 101MP, 101MQ, 101MR, 101MS, 101MT, 101MU, 101MV, 101MW, 101MX, 101MY, 101MZ, 101NA, 101NB, 101NC, 101ND, 101NE, 101NF, 101NG, 101NH, 101NI, 101NJ, 101NK, 101NL, 101NM, 101NN, 101NO, 101NP, 101NQ, 101NR, 101NS, 101NT, 101NU, 101NV, 101NW, 101NX, 101NY, 101NZ, 101OA, 101OB, 101OC, 101OD, 101OE, 101OF, 101OG, 101OH, 101OI, 101OJ, 101OK, 101OL, 101OM, 101ON, 101OO, 101OP, 101OQ, 101OR, 101OS, 101OT, 101OU, 101OV, 101OW, 101OX, 101OY, 101OZ, 101PA, 101PB, 101PC, 101PD, 101PE, 101PF, 101PG, 101PH, 101PI, 101PJ, 101PK, 101PL, 101PM, 101PN, 101PO, 101PP, 101PQ, 101PR, 101PS, 101PT, 101PU, 101PV, 101PW, 101PX, 101PY, 101PZ, 101QA, 101QB, 101QC, 101QD, 101QE, 101QF, 101QG, 101QH, 101QI, 101QJ, 101QK, 101QL, 101QM, 101QN, 101QO, 101QP, 101QQ, 101QR, 101QS, 101QT, 101QU, 101QV, 101QW, 101QX, 101QY, 101QZ, 101RA, 101RB, 101RC, 101RD, 101RE, 101RF, 101RG, 101RH, 101RI, 101RJ, 101RK, 101RL, 101RM, 101RN, 101RO, 101RP, 101RQ, 101RR, 101RS, 101RT, 101RU, 101RV, 101RW, 101RX, 101RY, 101RZ, 101SA, 101SB, 101SC, 101SD, 101SE, 101SF, 101SG, 101SH, 101SI, 101SJ, 101SK, 101SL, 101SM, 101SN, 101SO, 101SP, 101SQ, 101SR, 101SS, 101ST, 101SU, 101SV, 101SW, 101SX, 101SY, 101SZ, 101TA, 101TB, 101TC, 101TD, 101TE, 101TF, 101TG, 101TH, 101TI, 101TJ, 101TK, 101TL, 101TM, 101TN, 101TO, 101TP, 101TQ, 101TR, 101TS, 101TT, 101TU, 101TV, 101TW, 101TX, 101TY, 101TZ, 101UA, 101UB, 101UC, 101UD, 101UE, 101UF, 101UG, 101UH, 101UI, 101UJ, 101UK, 101UL, 101UM, 101UN, 101UO, 101UP, 101UQ, 101UR, 101US, 101UT, 101UU, 101UV, 101UW, 101UX, 101UY, 101UZ, 101VA, 101VB, 101VC, 101VD, 101VE, 101VF, 101VG, 101VH, 101VI, 101VJ, 101VK, 101VL, 101VM, 101VN, 101VO, 101VP, 101VQ, 101VR, 101VS, 101VT, 101VU, 101VV, 101VW, 101VX, 101VY, 101VZ, 101WA, 101WB, 101WC, 101WD, 101WE, 101WF, 101WG, 101WH, 101WI, 101WJ, 101WK, 101WL, 101WM, 101WN, 101WO, 101WP, 101WQ, 101WR, 101WS, 101WT, 101WU, 101WV, 101WW, 101WX, 101WY, 101WZ, 101XA, 101XB, 101XC, 101XD, 101XE, 101XF, 101XG, 101XH, 101XI, 101XJ, 101XK, 101XL, 101XM, 101XN, 101XO, 101XP, 101XQ, 101XR, 101XS, 101XT, 101XU, 101XV, 101XW, 101XX, 101XY, 101XZ, 101YA, 101YB, 101YC, 101YD, 101YE, 101YF, 101YG, 101YH, 101YI, 101YJ, 101YK, 101YL, 101YM, 101YN, 101YO, 101YP, 101YQ, 101YR, 101YS, 101YT, 101YU, 101YV, 101YW, 101YX, 101YY, 101YZ, 101ZA, 101ZB, 101ZC, 101ZD, 101ZE, 101ZF, 101ZG, 101ZH, 101ZI, 101ZJ, 101ZK, 101ZL, 101ZM, 101ZN, 101ZO, 101ZP, 101ZQ, 101ZR, 101ZS, 101ZT, 101ZU, 101ZV, 101ZW, 101ZX, 101ZY, 101ZZ		
6.	Property shown & identified by at spot	<div> <div>Name</div> <div>Ms. Prof. Shree</div> <div>Contact No.</div> <div>8108375220</div> </div>		
7.	How Property is identified by the Surveyor	<input checked="" type="checkbox"/> From schedule of the properties mentioned in the deed, <input type="checkbox"/> From name plate displayed on the property, <input type="checkbox"/> Identified by the owner/ owner representative, <input type="checkbox"/> Enquired from nearby people, <input type="checkbox"/> Identification of the property could not be done, <input type="checkbox"/> Survey was not done		
8.	Are Boundaries matched	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> No relevant papers available to match the boundaries, <input type="checkbox"/> Boundaries not mentioned in available documents		
9.	Survey Type	<input type="checkbox"/> Full survey (inside-out with measurements & photographs) <input checked="" type="checkbox"/> Half Survey (Measurements from outside & photographs) <input checked="" type="checkbox"/> Only photographs taken (No measurements)		
10.	Reason for Half survey or only photographs taken	<input type="checkbox"/> Property was locked, <input checked="" 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 type="checkbox"/> Sample measurement, <input checked="" type="checkbox"/> No measurement		
13.	Reason for no measurement	<input type="checkbox"/> It's a flat in multi storey building so measurement not required <input type="checkbox"/> Property was locked, <input checked="" 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
15.	Covered Built-up Area	156632 sq.ft.	15613 sq.ft.	15613 sq.ft.
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	No Measurement of Vacant property		

property during survey	
19. 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
20. Is property clearly demarcated with permanent boundaries?	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Only with Temporary boundaries
21. 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: praful shirice

b. Relation: MC

c. Signature: [Signature]

d. Date: 14/9/23

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: Dhawani, Anil

b. Signature: [Signature]

c. Date: 14/9/23

5th Floor

10th Floor - on hand - Ed Davis MUG
Food,

Approx

79.15 x 153 = 12082.99 ft

10th Floor - 22 cabins approx #
e working area + washrooms