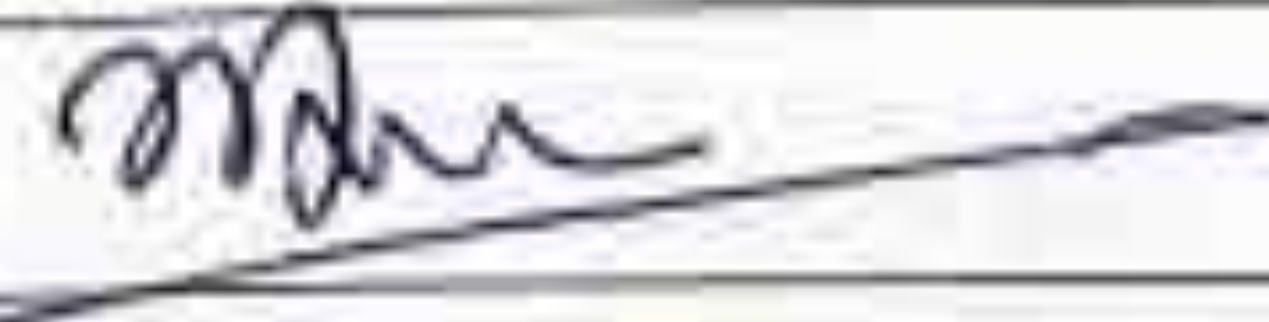


SURVEY PROCESS COMPLIANCE CHECKLIST

(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?	<input checked="" type="checkbox"/>
2.	Have you properly studied & highlighted Owner/ Area/ Boundaries in the property documents with bold florescent 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 do sample physical or google measurements of the property in case of property more than 2500 sq.mtr?	<input checked="" type="checkbox"/>
7.	Did you check for any building violations in the property?	<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 Main road name & width and its distance from the subject property?	<input checked="" type="checkbox"/>
11.	Did you check approach Lane width on which property is located?	<input checked="" type="checkbox"/>
12.	Have you taken property full scale photograph with gate?	<input checked="" type="checkbox"/>
13.	Have you taken owner/ representative photograph with the property?	<input checked="" type="checkbox"/>
14.	Have you taken your selfie with the property along with owner/ representative?	<input checked="" type="checkbox"/>
15.	Have you taken photograph of the property along with abutting road and towards left and right of the property?	<input checked="" type="checkbox"/>
16.	Have you taken multiple photographs of the property from inside-out?	<input checked="" type="checkbox"/>
17.	Did you check nearby development and whereabouts and commented on survey form?	<input checked="" type="checkbox"/>
18.	Did you check any defects or negativity in the property in terms of location, legality, disputes, marketability, salability, etc. and commented on survey form in detail?	<input checked="" type="checkbox"/>
19.	Have you filled all the columns of survey form including survey summary sheet properly?	<input checked="" type="checkbox"/>
20.	Did you draw site key plan (location map)?	<input checked="" type="checkbox"/>
21.	Did you draw rough site sketch plan?	<input checked="" type="checkbox"/>
22.	Have you taken self-attested documents from owner/ representative and stamped "documents provided by stamp"?	<input checked="" type="checkbox"/>
23.	Did you check any defects or negativity in the property in terms of location, legality, disputes, marketability, salability, etc. and commented on survey form in detail?	<input checked="" type="checkbox"/>
24.	Have you confirmed any recent past transactions during market enquiries and enquired property rates locally very rigorously?	<input checked="" type="checkbox"/>
25.	Did you take signatures of the owner/ representative on undertaking and survey summary sheet?	<input checked="" type="checkbox"/>
26.	Did you signed the undertaking?	<input checked="" type="checkbox"/>

For File No.	
Surveyor Name	J. ANANDA
Signature	
Date	09-10-2023

J. ANANDA, B.E., MIE, FIV
CHARTED ENGINEER &
REGISTERED VALUER
 No. 15/A (33), 1st Floor, Srinivas Nilaya,
 1st Main Road, B. Kempanna Layout,
 Palace Guttahalli, Bangalore - 560 020.

J. ANANDA, B.E., MIE, FIV
CHARTED ENGINEER &
REGISTERED VALUER
 No. 15/A (33), 1st Floor, Srinivas Nilaya,
 1st Main Road, B. Kempanna Layout,
 Palace Guttahalli, Bangalore - 560 020.

GENERAL SURVEY FORM (FOR PROPERTIES OTHER THAN FLATS)

(Version 5.0)

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

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

Date:

Time:

GENERAL DETAILS

1.	Name of the Surveyor	J. ANANDA	
2.	Property shown by	<input 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. Manoj Kumar	7002 817225
3.	Survey Type	<input checked="" type="checkbox"/> Full survey (inside-out with measurements & photographs) <input type="checkbox"/> Half Survey (Measurements from outside & photographs) <input type="checkbox"/> Only photographs taken (No measurements)	
4.	Reason for Half survey or only photographs taken	<input type="checkbox"/> Property was locked, <input type="checkbox"/> Possessee didn't allow to inspect the property, <input type="checkbox"/> NPA property so couldn't be surveyed completely	
5.	How Property is Identified	<input type="checkbox"/> From schedule of the properties mentioned in the deed, <input type="checkbox"/> From name plate displayed on the property, <input checked="" type="checkbox"/> Identified by the owner/ owner representative, <input type="checkbox"/> Enquired from nearby people, <input type="checkbox"/> Identification of the property could not be done, <input type="checkbox"/> Survey was not done	
6.	Type of Property	<input type="checkbox"/> Flat in Multistoried Apartment, <input type="checkbox"/> Residential House, <input type="checkbox"/> Low Rise Apartment, <input type="checkbox"/> Residential Builder Floor, <input type="checkbox"/> Commercial Land & Building, <input type="checkbox"/> Commercial Office, <input type="checkbox"/> Commercial Shop, <input type="checkbox"/> Commercial Floor, <input type="checkbox"/> Shopping Mall, <input type="checkbox"/> Hotel, <input type="checkbox"/> Industrial, <input type="checkbox"/> Institutional, <input type="checkbox"/> School Building, <input checked="" type="checkbox"/> Vacant Residential Plot, <input type="checkbox"/> Vacant Industrial Plot, <input type="checkbox"/> Agricultural Land	
7.	Property Measurement	<input type="checkbox"/> Self-measured, <input checked="" type="checkbox"/> Sample measurement only, <input type="checkbox"/> No measurement	
8.	Reason for no measurement	<input type="checkbox"/> It's a flat in multi storey building so measurement not required <input type="checkbox"/> Property was locked, <input type="checkbox"/> Owner/ possessee didn't allow it, <input type="checkbox"/> NPA property so didn't enter the property, <input checked="" type="checkbox"/> Very Large Property, practically not possible to measure the entire area <input type="checkbox"/> Any other Reason:	
9.	Purpose of Valuation	<input checked="" type="checkbox"/> Value assessment of the asset for creating 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	
10.	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	
11.	Loan Amount		

J. ANANDA, B.E., MIE, FIV
CHARTED ENGINEER &
REGISTERED VALUER
 No. 15/A (33), 1st Floor, Srinivas Nilaya,
 1st Main Road, B. Kempanna Layout,
 Palace Gutliahalli, Bangalore - 560 020.

J. ANANDA, B.E., MIE, FIV
CHARTED ENGINEER &
REGISTERED VALUER
 No. 15/A (33), 1st Floor, Srinivas Nilaya,
 1st Main Road, B. Kempanna Layout,
 Palace Gutliahalli, Bangalore - 560 020.

OWNERSHIP DETAILS

1.	Legal Owner Name/s	M/s PEGASUS VENTURES LTD.
2.	Property Purchaser Name	M/s PEGASUS VENTURES LTD.
3.	Property Address under Valuation	new NO. 19, old NO 5, HMT watch factory Main Road, PEENYA PLANTATION, Bangalore
4.	Present Residence Address of the Owner/ Purchaser	40, Cardinal B. Energy & Infrastructure Pvt Ltd. - W-6, Feltman House 2nd floor, Belland Estate - Mumbai 400011
5.	Property constitution	<input checked="" type="checkbox"/> Free Hold, <input type="checkbox"/> Lease Hold

LOCATION DETAILS

1.	Adjoining Properties (Match it with papers with the help of compass or Sun direction and also confirm it with nearby people)	N/ East HMT Road formed by HMT Land	S/ West Defence Land and CITI Bank Hd	North/ west HMT Road formed on HMT Land HMT type pts	South/ East HMT type pts and Sundara Finca Ltd.		
2.	Property Facing	<input type="checkbox"/> East Facing, <input checked="" 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	opposite Income Tax Dept Residential Bldg					
4.	Ward Name/ No.	BBMP WARD NO 7					
5.	Zone Name	PEENYA plantation B.					
6.	Main Road Name & Width	Name	Width	Distance from property			
		HMT Road	13.30 m 30 ft	Adjacent 100 ft			
7.	Approach Road Name & Width	HMT Road	9-75 m	+/-			
8.	Location consideration of the Society	<input type="checkbox"/> Within Main city, <input type="checkbox"/> Within Good Urban developed Area, <input checked="" 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.	Special Location consideration of the property	<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 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.	Category of Society/ locality	<input type="checkbox"/> High End, <input checked="" type="checkbox"/> Normal, <input type="checkbox"/> Affordable Group Housing, <input type="checkbox"/> EWS, <input type="checkbox"/> HIG, <input type="checkbox"/> MIG, <input type="checkbox"/> LIG					
12.	Utilities/ Facilities in the locality	<input type="checkbox"/> Lifts, <input type="checkbox"/> Garden, <input type="checkbox"/> Landscaping, <input type="checkbox"/> Swimming Pool, <input type="checkbox"/> Gym, <input type="checkbox"/> Club House, <input type="checkbox"/> Walk Trails, <input type="checkbox"/> Kids play zone, <input type="checkbox"/> 100% Power Backup <i>unfurnished staff and Residential Bldgs</i>					
13.	Proximity to civic amenities	School	Hospital	Market	Metro	Railway Station	Airport
		2 km	2 KM	2 Km	2 Km	—	40 Km
14.	Any new development in the surrounding area	J. ANANDA, B.E., MIE, FIV CHARTERED SURVEYOR & REGISTERED VALUER No. 15/A (33), 1st Floor, Sri. Gur. Nilaya, 1st Main Road, B. Kempanna Layout, Palace Gutta Halli, Bangalore - 560 002 <i>It is Developing Area</i>					

15.	Jurisdiction limits <i>BBMP BANGALORE BAUHAT MAHANAGAR PALIKE</i>	<input type="checkbox"/> Nagar Nigam, <input type="checkbox"/> Nagar Panchayat, <input type="checkbox"/> Gram Panchayat, <input type="checkbox"/> Palika Parishad, <input type="checkbox"/> Area not within any municipal limits
16.	Jurisdiction Development Authority Name <i>BBMP</i>	<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: <input type="checkbox"/> Area not within any development authority limits
17.	Municipal Corporation Name	<input type="checkbox"/> NDMC, <input type="checkbox"/> SDMC, <input type="checkbox"/> EDMC, <input type="checkbox"/> Ghazlabad 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: <i>BBMP</i>

PHYSICAL DETAILS

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

BUILDING/ CONSTRUCTION/ UTILITY DETAILS

1.	Construction Status REGISTERED VALUER No. 15/A (33), 1st Floor, Srinivas Nilaya, 1st Main Road, B. Kempanna Layout, Palenahalli, Bangalore - 560 020.	<input type="checkbox"/> Built-up property in use, <input checked="" type="checkbox"/> Under construction, <input type="checkbox"/> No construction <i>Left for years without progress</i>
----	--	---

Covered Built-up Area		<input type="checkbox"/> Covered Area, <input type="checkbox"/> Floor Area, <input type="checkbox"/> Super Area, <input type="checkbox"/> Carpet Area		
(Tick one on the basis of which valuation is to be calculated)		As per Title deed	As per Map	As per site survey
3.	Total Number of Floors in the Building	3 Floors (in completed structure for several years)		
4.	Floor on which property is situated	GF + FF + SF		
5.	Type of Unit/ Number of Rooms/ Cabins/ Cubicles			
6.	Building Type	<input checked="" type="checkbox"/> RCC Framed Structure, <input type="checkbox"/> Load bearing Pillar Beam column, <input type="checkbox"/> Ordinary brick wall structure, <input type="checkbox"/> Iron trusses & Pillars, <input type="checkbox"/> Scrap abandoned structure		
7.	Roof	a. Make: <input type="checkbox"/> RBC, <input type="checkbox"/> RCC, <input type="checkbox"/> GI Shed, <input type="checkbox"/> Tin Shed, <input type="checkbox"/> Stone Patla b. Height: - 10 feet c. Finish: <input type="checkbox"/> Simple plaster, <input type="checkbox"/> POP Punning, <input type="checkbox"/> POP False Ceiling, <input type="checkbox"/> Coved roof, <input type="checkbox"/> No plaster		
8.	Flooring	<input type="checkbox"/> Vitrified tiles, <input type="checkbox"/> Ceramic Tiles, <input type="checkbox"/> Simple marble, <input type="checkbox"/> Marble chips, <input type="checkbox"/> Mosaic, <input type="checkbox"/> Granite, <input type="checkbox"/> Italian Marble, <input type="checkbox"/> Kota stone, <input type="checkbox"/> Wooden, <input type="checkbox"/> PCC, <input type="checkbox"/> Imported Marble, <input type="checkbox"/> Pavers, <input type="checkbox"/> Chequered Tiles, <input type="checkbox"/> Brick Tiles, <input type="checkbox"/> No Flooring, <input type="checkbox"/> Under construction, <input type="checkbox"/> Any other type:		
9.	Appearance/ Condition of the Building	Internal - <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Poor <input checked="" type="checkbox"/> Under construction, <input type="checkbox"/> No Survey External - <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Poor <input checked="" type="checkbox"/> Under construction		
10.	Maintenance of the Building	<input type="checkbox"/> Very Good, <input type="checkbox"/> Average, <input type="checkbox"/> Poor, <input checked="" type="checkbox"/> Under construction		
11.	Interior decoration	<input type="checkbox"/> Excellent, <input 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 checked="" type="checkbox"/> Under construction, <input type="checkbox"/> No Survey		
12.	Interior Finishing	<input type="checkbox"/> Simple plastered walls, <input type="checkbox"/> Brick walls without plaster, <input type="checkbox"/> Designer textured walls, <input type="checkbox"/> POP punning, <input type="checkbox"/> Coved roof, <input checked="" type="checkbox"/> Under construction, <input type="checkbox"/> No Survey		
13.	Exterior Finishing	<input type="checkbox"/> Simple plastered walls, <input type="checkbox"/> Brick walls without plaster, <input type="checkbox"/> Architecturally designed or elevated, <input type="checkbox"/> Brick tile Cladding, <input type="checkbox"/> Structural glazing, <input type="checkbox"/> Aluminum composite panel cladding, <input type="checkbox"/> Glass façade, <input type="checkbox"/> Domb, <input type="checkbox"/> Porch, <input checked="" type="checkbox"/> Under construction		
14.	Kitchen	<input type="checkbox"/> Simple with no cupboard, <input type="checkbox"/> Ordinary with cupboard, <input type="checkbox"/> Normal Modular with chimney, <input type="checkbox"/> High end Modular with chimney, <input checked="" type="checkbox"/> Under construction, <input type="checkbox"/> No Survey		
15.	Class of Electrical fittings	<input type="checkbox"/> External, <input type="checkbox"/> Internal <input type="checkbox"/> Ordinary fixtures & fittings, <input type="checkbox"/> Fancy lights, <input type="checkbox"/> Chandeliers, <input type="checkbox"/> Concealed lightning, <input checked="" type="checkbox"/> Under construction, <input type="checkbox"/> No Survey		
16.	Class of Sanitary/ Plumbing & water supply fittings	<input type="checkbox"/> External, <input type="checkbox"/> Internal <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Simple, <input type="checkbox"/> Average, <input type="checkbox"/> Below average, <input checked="" type="checkbox"/> Under construction, <input type="checkbox"/> No Survey		
17.	Water arrangements	<input type="checkbox"/> Jet pump, <input type="checkbox"/> Submersible, <input type="checkbox"/> Jal board supply <i>not available</i>		
18.	Fixed Wooden Work	<input type="checkbox"/> Excellent, <input 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 checked="" type="checkbox"/> No wooden work, <input checked="" type="checkbox"/> No survey		
19.	Age of Building	<i>ANANDA, BIE., MIE, FIV</i> <i>CHARTERED ENGINEER & REGISTERED VALUER</i> <i>about 10 years</i>		
20.	Maintenance of Building	<input type="checkbox"/> Very Good, <input type="checkbox"/> Average, <input type="checkbox"/> Poor <i>Partly Complete Photos of kitchen photos attached in complete</i>		

21.	Any defects in the building <i>No defects visible</i>	<input type="checkbox"/> Maintenance issues, <input type="checkbox"/> Finishing issues, <input type="checkbox"/> Seepage issues <input type="checkbox"/> Water supply issues, <input type="checkbox"/> Electricity issues, <input type="checkbox"/> Structural issues <input type="checkbox"/> Visible cracks in the building											
22.	Any violation done in the property <i>-No-</i>	<input type="checkbox"/> Construction done without Map, <input type="checkbox"/> Construction not as approved Map, <input type="checkbox"/> Extra covered without sanctioned Map, <input type="checkbox"/> Joint adjacent property, <input type="checkbox"/> Encroached adjacent area illegally											
23.	Boundary Wall (Only for individual property)	<input type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Common boundary wall of a complex <table border="1"> <thead> <tr> <th>Running Mtr.</th> <th>Height</th> <th>Width</th> <th>Finish</th> </tr> </thead> <tbody> <tr> <td>3000 mtr approx</td> <td>6 to 7 feet</td> <td>1.5 to 0.9 m thick</td> <td>castle Bricks with Stonework</td> </tr> </tbody> </table>				Running Mtr.	Height	Width	Finish	3000 mtr approx	6 to 7 feet	1.5 to 0.9 m thick	castle Bricks with Stonework
Running Mtr.	Height	Width	Finish										
3000 mtr approx	6 to 7 feet	1.5 to 0.9 m thick	castle Bricks with Stonework										
24.	Lift/ elevators	<input type="checkbox"/> Passenger/ <input type="checkbox"/> Commercial Make: <i>not available</i> Capacity:											
25.	Power backup	<input type="checkbox"/> Inverter, <input type="checkbox"/> DG Set Make: <i>not available</i> Capacity:											
26.	Garden/ Landscaping	<input type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Beautiful, <input type="checkbox"/> Ordinary <i>---</i>											
27.	Parking facilities <i>not available</i>	<input type="checkbox"/> Available within the property <input type="checkbox"/> On Ground, <input type="checkbox"/> In Basement, <input type="checkbox"/> On stilt <input type="checkbox"/> Not available within the property <input type="checkbox"/> On road, <input type="checkbox"/> Acute parking problem											
28.	Special Comments/ Observations, if any	<i>unfinished Residential Conch is existing please refer photos</i>											

MARKETABILITY/ SELABILITY/ UTILITY DETAILS

1.	Any issues in marketability of the property?	<input type="checkbox"/> Yes, <input checked="" type="checkbox"/> No Reason in case of No: <input type="checkbox"/> Location, <input type="checkbox"/> Surrounding, <input type="checkbox"/> Legal aspects, <input type="checkbox"/> Demand, <input type="checkbox"/> Shape, <input type="checkbox"/> Any Other:	
2.	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 type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor	
3.	Is property easily sellable & marketable?	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No Comments: <i>This property is within the hant Factory premises in irregular shape</i>	
4.	How is the current utility of the property?	<input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input checked="" type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor <i>NR</i>	
5.	At what True rate Owner bought this Property?	Year of purchase <i>2012</i> Purchase Price <i>AS per Sale deed.</i>	
6.	Present expected Sale Value of the overall property?	<i>Market value Rs 95,000/sq mtr</i>	

Man
J. ANANDA, B.E., MIE, FIV
CHARTED ENGINEER &
REGISTERED VALUER

No. 15/A (33), 1st Floor, Srinivas Nilaya,
 1st Main Road, B. Kempanna Layout,
 Palace Guttahalli, Bangalore - 560 020.

J. ANANDA, B.E., MIE, FIV
 CHARTED ENGINEER &
 REGISTERED VALUER

Other particulars pertaining to this property

- (1) There ^{are} Residential Buildings which were constructed upto 3 stories and partly 2 stories and left out without completing.
 - (2) As mentioned in the documents there is a Built-up area of 2700 sq ft. This Building sufficiently old there is no window/ doors etc, and been utilised for several areas and usefull for any purposes. Other than dismenting, which can be seen by photographs ~~to be~~ that are enclosed.
 - (3) I am enclosing copy of the available property plan ⁱⁿ which there was a proposal for no of Residential Row of Building. But in reality few uncompleted Residential Bldgs exists.
 - (4) This property is earlier meant of HMT officers club. Now it is totally abandoned becomes partly ^{waste} dumping yard. Photographs indicates clearly.
 - (5) However this property is well safe guarded with Adequate Security etc.
 - (6) From the physical inspection ~~Area~~ Extent of Area mentioned in the Documents are correct physical impossible to measure/survey As there ~~is~~ is fully Shrub/ greenery occupied on the vacant places of this property This can be seen by the photographs enclosed.
- Local market rates and Circle rates are enclosed along with photograph.

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	Mr. Manoj Kumar		
2.	Contact No.	NA	7002817225		
3.	Type of source of information (Seller/ Property dealer/ nearby people)	NA			
4.	Rates/ Price informed (in Rs. with unit)	NA	R 95,000/sq mtr		
5.	Rates Type (Sale/ Buy)	NA			
6.	Shape of the Property (Square, Rectangular, Irregular)		Irregular		
7.	Area/ Size of the Property		As per sale deed		
8.	Legal Status (clear, negative, weak)/ No. of owners		de		
9.	Location/ surrounding/ neighborhood comparison with the subject property (Similar, Lower, Better, Highly Better than the subject Property)	Base Case	Normal price		
10.	Distance from the subject Property	0	Adjacent plots		
11.	Other factors (Corner, 2 side open, North-East facing, Park facing, Legal/ Financial encumbrance, etc.)		—		
12.	Approach road width		32' feet width 9.75mtr		
13.	Level of Land (Below/ On/ Above road level)		Road level		
14.	Frontage to depth ratio (Normal, Less, Large)		Normal		
15.	Present Use		partly Residential constructed and left without completing		Man
16.	Any other details/ Discussion held	NA			
17.	Present expected Sale Value of the overall property?		R 95,000/sq mtr (land)		

J. ANANDA, B.E., MIE, FIV
CHARTED ENGINEER & REGISTERED VALUER
 No. 15/A (33), 1st Floor, Srinivas Nilaya,
 1st Main Road, B. Kempanna Layout,
 Palace Gutta Halli, Bangalore - 560 020

J. ANANDA, B.E., MIE, FIV
CHARTED ENGINEER & REGISTERED VALUER
 No. 15/A (33), 1st Floor, Srinivas Nilaya,
 1st Main Road, B. Kempanna Layout,
 Palace Gutta Halli, Bangalore - 560 020

UNDERTAKING BY THE CUSTOMER

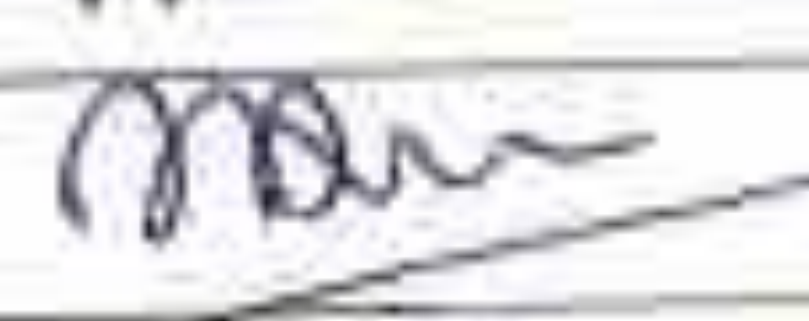
I confirm that I have made the inspection of the subject property to the surveyor of R.K Associates, which is correct property in question for which the documents have been provided/ submitted by me. I further confirm that I am aware of all the information related to the subject property and I have provided 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.	
Surveyor Name	J. ANANDA
Signature	 9449854644
Date	

J. ANANDA, B.E., MIE, FIV
CHARTED ENGINEER &
REGISTERED VALUER
No. 15/A (33), 1st Floor, Srinivas Nilaya,
1st Main Road, B. Kempanna Layout,
Palace Guttahalli Rannalura - 560 020

SURVEY SUMMARY SHEET
(TO BE ENCLOSED WITH VALUATION REPORT)
(Version 1.0) | Date of implementation: 10.04.2017

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

1.	File No.			
2.	Name of the Surveyor	J. ANANDOT		
3.	Borrower Name	Hs. Pegasus ventures Pvt Ltd.		
4.	Name of the Owner			
5.	Property Address which has to be valued	No. 19 New No. 5, Sitube HMT watch factory in Peenya plant area, Bangalore		
6.	Property shown & identified by at spot	<input 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 <div style="display: flex; justify-content: space-between;"> <div>Name</div> <div>Contact No.</div> </div> <div style="display: flex; justify-content: space-between;"> <div>M. Manoj Kumar NB</div> <div>97002817225</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 checked="" type="checkbox"/> Full survey (inside-out with measurements & photographs) <input type="checkbox"/> Half Survey (Measurements from outside & photographs) <input type="checkbox"/> Only photographs taken (No measurements)		
10.	Reason for Half survey or only photographs taken	<input type="checkbox"/> Property was locked, <input type="checkbox"/> Possessee didn't allow to inspect the property, <input type="checkbox"/> NPA property so couldn't be surveyed completely		
11.	Type of Property	<input type="checkbox"/> Flat in Multistoried Apartment, <input type="checkbox"/> Residential House, <input type="checkbox"/> Low Rise Apartment, <input type="checkbox"/> Residential Builder Floor, <input type="checkbox"/> Commercial Land & Building, <input type="checkbox"/> Commercial Office, <input type="checkbox"/> Commercial Shop, <input type="checkbox"/> Commercial Floor, <input type="checkbox"/> Shopping Mall, <input type="checkbox"/> Hotel, <input type="checkbox"/> Industrial, <input type="checkbox"/> Institutional, <input type="checkbox"/> School Building, <input checked="" type="checkbox"/> Vacant Residential Plot, <input type="checkbox"/> Vacant Industrial Plot, <input checked="" type="checkbox"/> Agricultural Land		
12.	Property Measurement	<input checked="" type="checkbox"/> Self-measured, <input type="checkbox"/> Sample measurement, <input type="checkbox"/> No measurement		
13.	Reason for no measurement	<input type="checkbox"/> It's a flat in multi storey building so measurement not required <input type="checkbox"/> Property was locked, <input type="checkbox"/> Owner/possessee didn't allow it, <input type="checkbox"/> NPA property so didn't enter the property, <input checked="" 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
		As per record	debtal enclosed	
15.	Covered Built-up Area	As per Title deed	As per Map	As per site survey
		Debtal as per Sale deed		
16.	Property possessed by at the time of survey	<input type="checkbox"/> Owner, <input type="checkbox"/> Vacant, <input type="checkbox"/> Lessee, <input checked="" 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	
18.	Is Independent access available to the property	<input 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	Does not arise
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:

J. Ananda

09-10-2023


**J. ANANDA, B.E., MIE, FIV
CHARTED ENGINEER &
REGISTERED VALUER**
No. 15/A (33), 1st Floor, Srinivas Nilaya,
1st Main Road, B. Kempanna Layout,
Palace Gutahalli, Bangalore - 560 020.

J. ANANDA, B.E., MIE., FIV

Chartered Engineer & Registered Govt. Approved Valuer

CAT-1/Reg. No. 68/CC-III/2009-10

No. 15/A (33), Srinivasa Nilaya

1st Floor, Kempanna Layout

Palace Guttahalli, Bangalore - 560 020

Res. : +91-80-23466408

Mobile : 9449854644

E-mail : ananda1949@gmail.com

In voice for the survey Report

To R-K. Associate Valuers & Techno Engineering
Consultants Pvt Ltd.

Registered office D-39 Second Floor
Sector-2

NOIDA 201301 (U.P)

Charges towards inspection verification, photographs
and other details towards HMT property
at Peenya plantation. Bangalore

Details are as under

Fee charges Rs 8000/-

Transport Rs 1000/-

Total Rs 9000/-

Rupees Nine thousand only

Date 09-10-2023

Bangalore


J. ANANDA, B.E., MIE., FIV
CHARTED ENGINEER &
REGISTERED VALUER

No. 15/A (33), 1st Floor, Srinivas Nilaya,
1st Main Road, B. Kempanna Layout,
Palace Guttahalli, Bangalore - 560 020.



1. Name of the person or organization 2. Address 3. City 4. State 5. Zip 6. Telephone 7. Fax 8. E-mail 9. Website 10. Other		11. Name of the person or organization 12. Address 13. City 14. State 15. Zip 16. Telephone 17. Fax 18. E-mail 19. Website 20. Other	
--	--	---	--