

VIS (2023-24) - PL449-366-576

File No.	HKADNCR/1
Date of Receiving	17/10/23
File Receiver Name	



0/201

CASE COLLECTION FORM

(Version 0.0)
Date of Implementation: 01.07.2011 | 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		NA	NA			
Survey	Dhruv Vora					
Preparation						

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

File Returned to HOD Engg. 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 Engg. 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.	VIS (2023-24) - PL449-366-576		
2. Type of Service	☐ Valuation Report, ☐ Construction cost estimate, ☐ Cost vetting certificate ☐ Other CE Certificates, ☐ TEV Report, ☐ LIE		
3. Type of customer	☒ Bank ☐ PSU ☐ NBFC ☐ Corporate ☐ Company ☐ Private client ☐ Direct client through Bank		
4. Bank/ FI/ Organization Name & Address	SFM 3, 112 to 115, 1st floor, Plot-212, West wing, Tulsiani chamber, Narim Point		
5. Case Allotment Officer/ Fees paying party Details	Name	Contact Number	Email Id
	Jagdish Adongale	9860885606	com.61312311010.1
6. Case Type	☐ Case for Fresh Account	☐ Case for exiting account/ customer	
7. Fees Details	Amount of Fees	Advance Amount if any	Fees will be paid by
	8,600/-		☒ Bank ☐ Customer
8. Billing Details	Billed To Party Name	GSTIN	

CASE DETAILS

1.	Type of Property	Residential property		
2.	Purpose of Valuation/Assignment	☐ Value assessment of the asset for creating new collateral mortgage ☒ Periodic Re-Valuation for Bank, ☐ Distress sale for NPA A/c., ☐ For DRT Recovery purpose, ☐ Capital Gains Wealth Tax purpose ☐ Partition purpose, ☐ General Value Assessment ☐ Any other:		
3.	Owner/ Applicant Details	Name	Contact Number	Email Id
4.	Account Name	Gowade	9823407103	
5.	Property Address	MIS: Chorbhuj Industries Pvt. Ltd., Santh Apartment, co-op, Hsg. sector, 14, Tembhi Pada Road, Ghadupur, P/w,		
6.	Who will coordinate on site for the site survey	Name	Contact Number	
	Preferred time of survey	Date	Time	
	Documents Received (Any one ownership document and approved site plan/ map is must)	14.00 17/10/18	11:00 PM	
	Documents received from	1. Ownership Documents: ☒ Sale Deed, ☐ Power of Attorney, ☐ Registered Will, ☐ Relinquishment Deed, ☐ Transfer Deed, ☐ Conveyance Deed, ☐ Allotment Letter, ☐ Possession Letter 2. Map: ☐ Cizra Map, ☒ Approved Map, ☐ Site Plan 3. Utility Bills: ☐ Electricity Bill & payment receipt, ☐ Water Bill & receipt, ☐ House Tax demand & payment receipt 4. Any Other document: ☐ CLU, ☐ TIR Report, ☐ Agreement to Sale, ☐ Old Valuation Report 5. No documents provided: ☐		
	Special Instructions if any:	sale deed. Approved map property was locked.		

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:

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. RKADNCR/.....	Date: 17/10/23	Time: 11:00
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GENERAL DETAILS

Name of the Surveyor	Dhawal Vojai	
Property shown by	☐ Owner, ☐ Representative, ☐ No one was available, ☐ Property is locked, survey could not be done from inside <u>SCRECH</u> .	
Survey Type	Name _____ Contact No. _____ ☐ Full survey (inside-out with measurements & photographs) ☐ Half Survey (Measurements from outside & photographs) ☒ Only photographs taken (No measurements)	
Reason for Half survey or only photographs taken	☒ Property was locked, ☐ Possessee didn't allow to inspect the property, ☐ NPA property so couldn't be surveyed completely	
How Property is Identified	☒ From schedule of the properties mentioned in the deed, ☒ From name plate displayed on the property, ☐ Identified by the owner, owner representative, ☒ Enquired from nearby people, ☐ Identification of the property could not be done, ☐ Survey was not done	
Property Measurement	☐ Self-measured, ☐ Sample measurement only, ☒ No measurement	
Purpose of Valuation	☐ Value assessment of the asset for creating collateral mortgage, ☒ Periodic Re-Valuation for Bank, ☐ Distress sale for NPA A/c., ☐ For DRT Recovery purpose, ☐ Capital Gains Wealth Tax purpose ☐ Partition purpose, ☐ General Value Assessment	
Type of Loan	☐ Housing Loan, ☐ Housing Take Over Loan, ☐ Home Improvement Loan, ☐ Loan against Property, ☐ Construction Loan, ☐ Educational Loan, ☐ Car Loan, ☐ Project Loan, ☐ Term Loan, ☐ CC Limit enhancement, ☐ Cash Credit Limit, ☐ Industrial Loan, ☐ NA	
Loan Amount		

OWNERSHIP DETAILS

Original Owner Name/s	Dhawal
Property Purchaser Name	Dhawal
Property Address under Valuation	P/201, Sai, North APH, Bhandup (W)
Present Residence Address of the Owner/ Purchaser	_____



LOCATION DETAILS						
		North	South	East	West	
1. Property constitution		Shramik Society	Coronika Rm Marla	114 Shivshere Choro	Om Sai Prasad Apt.	
2. Adjacent properties with the help of which I can identify the location of the property (with nearby people)		then Road.				
3. Landmark						
4. Ward Name/ No.						
5. Zone Name						
6. Main Road Name & Width						
7. Approach Road Name & Width						
8. Location consideration of the Society						
9. Location of the Flat						
10. Characteristics of the Locality						
11. Proximity to civic amenities						
12. Any new Development in surrounding area						
13. Jurisdiction limits						
14. Jurisdiction Development Authority Name						
15. Municipal Corporation Name						

13-BUILD UP AREA

PHYSICAL DETAILS

Covered Built-up Area		☐ Covered Area, ☐ Floor Area, ☐ Super Area, ☐ Carpet Area	
(Tick one on the basis of which valuation is to be calculated)		As per Title deed	As per Map
1.	395	550-00-00	550-00-395
2.	Are Boundaries matched	☒ Yes, ☐ No	
3.	Is Independent access available to the property?	☒ Clear independent access is available, ☐ Access available in sharing of other adjoining property, ☐ No clear access is available, ☐ Access is closed due to dispute	
4.	Is the property merged or colluded with any other property	—	
5.	Construction Status	☒ Built-up property in use, ☐ Under construction, ☐ Construction not started	
6.	Total Number of Floors in the Building	G+4, (3 flats per floor)	
7.	Floor on which Flat is situated	2nd floor	
8.	Type of Flat	RESIDENTIAL	
9.	Age of Building/ Recent Improvements done	40-45 yrs	
10.	Type of Group Housing Society	☒ High End, ☐ Normal, ☐ Affordable Group Housing	
1.	Appearance/ Condition of the Building	Internal - ☐ Excellent, ☐ Very Good, ☐ Good, ☒ Ordinary, ☐ Average, ☐ Poor ☐ Under construction, ☐ No construction, ☐ No Survey External - ☐ Excellent, ☐ Very Good, ☐ Good, ☒ Ordinary, ☐ Average, ☐ Poor ☐ Under construction, ☐ No construction, ☐ Very Good, ☒ Average, ☐ Poor	
.	Maintenance of the Building	☐ Excellent, ☐ Very Good, ☐ Good, ☐ Simple, ☐ Ordinary, ☐ Average, ☐ Below Average, ☒ No wooden work, ☐ No survey	
.	Fixed Wooden Work	☐ Excellent, ☐ Very Good, ☐ Good, ☐ Simple, ☐ Ordinary, ☐ Average, ☐ Below Average, ☒ No wooden work, ☐ No survey	
.	Interior decoration	☐ Excellent, ☐ Very Good, ☐ Good, ☐ Simple, ☐ Ordinary, ☐ Average, ☐ Below Average, ☐ No wooden work, ☐ No Survey	
.	Any defects in the Group Housing Society	10% OF MAINTENANCE WORK TO BE DONE	
.	Any violation done in the flat	NA	
.	Utilities/ Facilities in the Group Housing Society	☐ Lifts, ☐ Garden, ☐ Landscaping, ☐ Swimming Pool, ☐ Gym, ☐ Club House, ☐ Walk Trails, ☐ Kids play zone, ☐ 100% Power Backup	
3.	Property currently possessed by	☐ Owner, ☐ Vacant, ☐ Lessee, ☐ Under Construction, ☐ Could not be Surveyed, ☐ Property was locked, ☐ Bank sealed, ☐ Court sealed 19-06-2024	

- ☐ Residential purpose, ☐ Commercial purpose, ☐ Godown,
☐ Office, ☐ Vacant, ☐ Locked, ☐ Any other use:

Property was locked.

MARKETABILITY/SELABILITY/UTILITY DETAILS

1.	Reputation/ class of developer	☐ Very Good, ☐ Good, ☒ Average, ☐ Low, ☐ Poor
2.	Reputation of society	☐ Very Good, ☐ Good, ☒ Average, ☐ Low, ☐ Poor
3.	Any issues in marketability of the property?	☐ Yes, ☐ No
Reason in case of No: ☐ Location, ☐ Surrounding, ☐ Legal aspects, ☐ Demand, ☐ Shape, ☐ Any Other:		
4.	How is Demand & Supply condition in the Market of such properties?	Demand ☐ Very Good, ☒ Good, ☐ Average, ☐ Low, ☐ Poor Supply ☐ Very Good, ☒ Good, ☐ Average, ☐ Low, ☐ Poor
5.	Is property easily sellable & marketable?	☒ Yes, ☐ No Comments:
6.	How is the current utility of the property?	☐ Excellent, ☐ Very Good, ☒ Good, ☐ Average, ☐ Low, ☐ Poor
7.	At what True rate Owner bought this Property?	Year of purchase Purchase Price
		2002
		5,20,000/-

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	comfort Regal Estate	Sandip Estate Agency	
2.	Contact No.	NA	8433822334	9867233474	
3.	Type of source of information (Seller/ property dealer/ nearby people)	NA	sell	sell	
4.	Rates/ Price informed	NA	2,000 / sq.ft	18,000 / sq.ft	
5.	Rates Type (Sale/ Buy)	NA	Buy	Buy	
6.	Area/ Size of the Flat		350 sq.ft	500 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	neighbour	neighbour	
9.	Distance from the subject Property	0	50m	100m	
10.	Society comparison (Similar, Lower, Better, Highly Better than the subject society)		shiva	shiva	
11.	Other factors (Corner, 2 side open, North-East facing, Park facing, Legal/ Financial encumbrance, etc.)		-	-	
12.	Any other details/ Discussion held	NA	-	-	
13.	Present expected Sale Value of the overall property?	70-75 lacs			

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.	V/N 2023-24) - PL449 - 366-576
Surveyor Name	Dhawal Vaghjore
Signature	
Date	17/10/23

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.	VLSR2013-247-PC449-366-576	
2.	Name of the Surveyor	Dhongi	
3.	Borrower Name	GOVARDH	
4.	Name of the Owner	GOVARDH	
5.	Property Address which has to be valued	D/201, Sainath Apt.	
6.	Property shown & identified by at spot	☐ Owner, ☐ Representative, ☐ No one was available, ☒ Property is locked, survey could not be done from inside	
		Name	Contact No.
7.	How Property is Identified by the Surveyor	☒ From schedule of the properties mentioned in the deed, ☐ From name plate displayed on the property, ☐ Identified by the owner/ owner representative, ☐ Enquired from nearby people, ☐ Identification of the property could not be done, ☐ Survey was not done	
8.	Are Boundaries matched	☒ Yes, ☐ No, ☐ No relevant papers available to match the boundaries, ☐ Boundaries not mentioned in available documents	
9.	Survey Type	☐ Full survey (inside-out with measurements & photographs) ☐ Half Survey (Measurements from outside & photographs) ☒ Only photographs taken (No measurements)	
10.	Reason for Half survey or only photographs taken	☒ Property was locked, ☐ Possessee didn't allow to inspect the property, ☐ NPA property so couldn't be surveyed completely	
11.	Type of Property	☒ Flat in Multistoried Apartment, ☐ Residential House, ☐ Low Rise Apartment, ☐ Residential Builder Floor, ☐ Commercial Land & Building, ☐ Commercial Office, ☐ Commercial Shop, ☐ Commercial Floor, ☐ Shopping Mall, ☐ Hotel, ☐ Industrial, ☐ Institutional, ☐ School Building, ☐ Vacant Residential Plot, ☐ Vacant Industrial Plot, ☐ Agricultural Land	
12.	Property Measurement	☐ Self-measured, ☐ Sample measurement, ☐ No measurement	
13.	Reason for no measurement	☐ It's a flat in multi storey building so measurement not required ☐ Property was locked, ☐ Owner/ possessee didn't allow it, ☐ NPA property so didn't enter the property, ☐ Very Large Property, practically not possible to measure the area within limited time ☐ Any other Reason:	
14.	Land Area of the Property	As per Title deed	As per Map
15.	Covered Built-up Area	As per Title deed	As per Map
16.	Property possessed by at the time of survey	395.59.62	395.59.7
17.	Any negative observation of the	☐ Owner, ☐ Vacant, ☐ Lessee, ☐ Under Construction, ☐ Couldn't be Surveyed ☐ Property was locked, ☐ Bank sealed, ☐ Court sealed	

Property during survey		Property 1495 100 KQD,
1. Is independent access available to the property	☒ Clear independent access is available, ☐ Access available in sharing of other adjoining property, ☐ No clear access is available, ☐ Access is closed due to dispute	
2. Is property clearly demarcated with permanent boundaries?	☒ Yes, ☐ No, ☐ Only with Temporary boundaries	
3. Is the property merged or colluded with any other property	NA.	
4. 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.

- Name of the Person:
- Relation:
- Signature:
- Date:

X.

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.

- Name of the Surveyor:
- Signature:
- Date:

Ohama, vohja

17/10/20