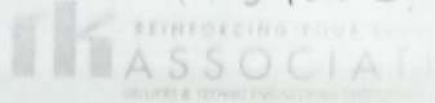


Godhavi Complex,
4+5 floors.

| | |
|--------------------|------------------------|
| File No. | RKA/DNCR/ 1559/475-724 |
| Date of Receiving | 13/12/23 |
| File Receiver Name | Dhanu Vajari |



CASE COLLECTION FORM

(Version 5.0)

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

| Items | Assigned To | Assigned to Date | To be completed by date | Submitted On date | Grade | HOD Engg. Signature |
|------------------|-------------|------------------|-------------------------|-------------------|-------|---------------------|
| File Received By | Dhanu | NA | NA | | | |
| Survey | Ant. Bhayji | | | | | |
| Preparation | | | | | | |

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

| | |
|---|---|
| File Returned to HOD Engg. unprepared due to reason | <input type="checkbox"/> Survey not done properly, <input type="checkbox"/> Survey Form not properly filled, <input type="checkbox"/> Market survey for rates is not properly done, <input type="checkbox"/> Identification is not clearly done, <input type="checkbox"/> Measurement is not properly done, <input type="checkbox"/> Photographs not clearly taken, <input type="checkbox"/> Selfie/ Owner or owner representative photo not taken, <input type="checkbox"/> Owner/ owner representative signature not taken, <input type="checkbox"/> Google Map not taken, <input type="checkbox"/> Survey summary sheet not filled |
|---|---|

| | |
|--|--|
| In case File is returned by the preparer - HOD Engg. comment & Signature | <input type="checkbox"/> Minor defects in the survey hence approved for preparation with warning to Surveyor. Report preparer to collect the missing information on his own. <input type="checkbox"/> Major defects in the survey. Survey has to be done again. |
|--|--|

GENERAL DETAILS

| | | | |
|--|---|-----------------------|--|
| 1. Proposal/ Work Order or Ref. No. | VIS (2023-24) PL 559-475-724. | | |
| 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 | SBI SAM III, Tulsiani Chambers, 1 st Floor, Free Press Journal Marg, Nariman Point Mumbai-400024 | | |
| 5. Case Allotment Officer/ Fees paying party Details | Name | Contact Number | Email Id |
| | Mr. Jagdish M. Adangale. | 9860885606 | team2.6134@Sbi.co.in |
| 6. Case Type | <input type="checkbox"/> Case for Fresh Account <input checked="" type="checkbox"/> Case for exiting account/ customer | | |
| 7. Fees Details | Amount of Fees | Advance Amount if any | Fees will be paid by |
| | 12125 | | <input checked="" type="checkbox"/> Bank <input type="checkbox"/> Customer |
| 8. Billing Details | Billed To Party Name | | GSTIN |

CASE DETAILS

Commercial offices

Type of Property
Purpose of Valuation/
Assignment

- ☐ Value assessment of the asset for creating new collateral mortgage
☐ Periodic Re Valuation for Bank, ☒ Distress sale for NPA Ac.,
☐ For DRT Recovery purpose, ☐ Capital Gains Wealth Tax purpose
☐ Partition purpose, ☐ General Value Assessment
☐ Any other:

Owner/ Applicant Details

| Name | Contact Number | Email Id |
|-------------------------|----------------|----------|
| Ms. Vinodhini Virgibhai | 98200 32 833 | |
| Mr. Vardhan | | |
| Mr. Kamushbhai Vardhan | | |

Account Name

Property Address

Who will coordinate on
site for the site survey

Preferred time of survey

Documents Received
(Any one ownership document
and approved site plan/ map is
must)

- | Date | Time |
|----------|-------|
| 20/12/23 | 11 am |
- Ownership Documents:** ☒ Sale Deed, ☐ Power of Attorney, ☐ Registered Will, ☐ Relinquishment Deed, ☐ Transfer Deed, ☐ Conveyance Deed, ☐ Allotment Letter, ☐ Possession Letter
 - Map:** ☐ Cizra Map, ☐ Approved Map, ☐ Site Plan
 - Utility Bills:** ☐ Electricity Bill & payment receipt, ☐ Water Bill & payment receipt, ☐ House Tax demand & payment receipt
 - Any Other document:** ☐ CLU, ☐ TIR Report, ☐ Agreement to Sale, ☐ Old Valuation Report
 - No documents provided:** ☐

Documents received
from

Special Instructions if
any:

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:

Mukesh L

Ms. Vardhan Venu PVT LTD
Vardhan Complex, Bt 4, 50 Pafloos, CTS No. 43+1 to 43+76, Final Plot No. 231 to 236 of Tps. of Village - Katarfani, Pajuna, Taluk - 140 Talsawadi Green Lines, Near Shri Govt. Bus Stop - 39504
Name
Contact Number

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"/> | |

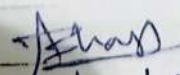
IMPORTANT INSTRUCTIONS TO SURVEYOR

- Please fill the above compliance checklist before moving for the survey.
- Please do not do the survey if you do not have proper documents.
- 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.
- Firstly please first study the documents of the property which needs to get surveyed.
- Mark the **Owner/ Area/ Boundaries** mentioned in the ownership documents with bold florescent 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.**
- 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.
- Identify the Property clearly by matching the boundaries and area mentioned in the property papers.**
- Do sample physical or google measurements of the property.**
- PHOTOGRAPH INSTRUCTIONS:**
 - Take owner/ representative photograph along with the property.
 - Take your selfie along with the property and the owner/ representative.
 - Take full scale photo of the property with gate.
 - Take photo of the property along with abutting road, towards left, right and center.
 - Take multiple photos of inside-out of the property.
 - Take nearby photographs of the Property.
 - Take a short video to cover property and neighborhood.
- Take Google Map location.
- Check main road name & width and approach road width and distance of property from main road.
- Check Jurisdiction Municipal Limits & Ward Name.
- Fill each column of survey form diligently in detail and tick the appropriate option clearly.**
- Check any defects or negativity in the property and comment in detail on survey form.**
- Do extensive market rate enquiries and confirm for any recent past transactions.**
- In case customer appears to be providing misleading information to you or trying to influence you with money or cash then immediately report to the Management & Bank.

SURVEY PROCESS COMPLIANCE CHECKLIST

(To be submitted by Surveyor with each Survey)

| COMPLIANCE CHECKLIST POINTS | | STATUS |
|-----------------------------|---|--------|
| | Did you take proper property documents to carry out the survey? | ✓ |
| | Have you properly studied & highlighted Owner/ Area/ Boundaries in the property documents with bold florescent before moving for the survey? | ✓ |
| 3. | Did you check prominent landmark nearby the subject property and mentioned in the survey form? | ✓ |
| 4. | Did you identified the Property clearly by matching the boundaries and area mentioned in the property papers? | ✓ |
| 5. | Did you take Cizra Map/ Master/ Zonal/ Site Plan or Patwari help to identify the vacant land/ Plot? | ✓ |
| 6. | Did you check if property is merged with any other property or it is an independent property? | ✓ |
| 7. | Did you do sample physical or google measurements of the property in case of property more than 2500 sq mtr? | ✓ |
| 8. | Did you check municipal limits/ jurisdiction/ ward? | ✓ |
| 9. | Did you take Google Map location and shared it to Maps whatsapp group? | ✓ |
| 10. | Did you check Main road name & width and its distance from the subject property? | ✓ |
| 11. | Did you check approach Lane width on which property is located? | ✓ |
| 12. | Have you taken property full scale photograph with gate? | ✓ |
| 13. | Have you taken owner/ representative photograph with the property? | ✓ |
| 14. | Have you taken your selfie with the property along with owner/ representative? | ✓ |
| 15. | Have you taken photograph of the property along with abutting road and towards left and right of the property? | ✓ |
| 16. | Have you taken multiple photographs of the property from inside-out? | ✓ |
| 17. | Did you check nearby development and whereabouts and commented on survey form? | ✓ |
| 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? | ✓ |
| 19. | Have you filled all the columns of survey form including survey summary sheet properly? | ✓ |
| 20. | Did you draw site key plan (location map)? | ✓ |
| 21. | Did you draw rough site sketch plan? | ✓ |
| 22. | Have you taken self-attested documents from owner/ representative and stamped "documents provided by stamp"? | ✓ |
| 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? | ✓ |
| 24. | Have you confirmed any recent past transactions during market enquiries and enquired property rates locally very rigorously? | ✓ |
| 25. | Did you take signatures of the owner/ representative on undertaking and survey summary sheet? | ✓ |
| 26. | Did you signed the undertaking? | ✓ |

| | |
|---------------|---|
| For File No. | V1S (2023-24) PL 559-475-224 |
| Surveyor Name | Amit Bhanji |
| Signature |  |
| Date | 20/12/23 |

VACANT LAND 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: 20/12/23

Time: 11 am

GENERAL DETAILS

| 1 | Name of the Surveyor | Amit Bhanji | | | | | |
|-------------|--|---|--|------|-------------|-------------|------------|
| 2 | Property shown by | <input type="checkbox"/> Owner, <input checked="" type="checkbox"/> Representative, <input type="checkbox"/> No one was available <table border="1"> <tr> <th>Name</th> <th>Contact No.</th> </tr> <tr> <td>Mr. Mukesh.</td> <td>9227944568</td> </tr> </table> | | Name | Contact No. | Mr. Mukesh. | 9227944568 |
| Name | Contact No. | | | | | | |
| Mr. Mukesh. | 9227944568 | | | | | | |
| 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 Land | <input type="checkbox"/> Vacant Residential Plot, <input checked="" type="checkbox"/> Commercial Plot, <input type="checkbox"/> Vacant Industrial Plot, <input type="checkbox"/> Agricultural Land, <input type="checkbox"/> Institutional Land, <input type="checkbox"/> Land for Group Housing Society, <input type="checkbox"/> Land for Hotel/ Resort, <input type="checkbox"/> Land for Farm House | | | | | |
| 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"/> NPA property so didn't go near the property, <input type="checkbox"/> Land not demarcated <input type="checkbox"/> Very Large uneven land, practically not possible to measure the entire area <input type="checkbox"/> Any other Reason: | | | | | |
| 9 | Purpose of Valuation | <input type="checkbox"/> Value assessment of the asset for creating collateral mortgage <input type="checkbox"/> Periodic Re-Valuation for Bank, <input checked="" 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 | | | | | | |

OWNERSHIP DETAILS

| | | |
|---|-------------------------|--|
| 1 | Legal Owner Name/s | M/s. Godhani Gems PVT LTD. |
| 2 | Property Purchaser Name | |
| 3 | Property Address under | CTS No. 4371 to 4376, Village Kataragam, Pajwa, Talia, Gotalawadi, Greenings, Near Haxim Bungalow. Off Kataragam Road, Surat, State. Gujarat - 395004 |

Valuation
Present Residence Address of
the Owner/ Purchaser
Property constitution

Free Hold Lease Hold

LOCATION DETAILS

North

South

East

West

Industrial Road

Residential Building

Spoke Road

Trigadoda Nagar

☐ East Facing ☒ North Facing, ☐ West Facing, ☐ South Facing
☐ North-East Facing, ☐ South-West Facing, ☐ South-East Facing
☐ North-West Facing

Here Own Building.

Name

Width

Distance from property

Katagan Road 40 ft - 20 ft

1.8 km

Industrial Road - 20 ft

☒ Within Main City, ☐ Within Good Urban developed Area ☒ Very Good
Within developing area, ☐ Highly posh locality, ☐ Backward

Good, ☐ Ordinary, ☐ In interiors, ☐ Remote area, ☐ Backward
☐ Average, ☐ Poor

☐ Park Facing, ☐ Pool Facing, ☒ Road Facing, ☐ Entrance
North-East Facing, ☐ Sunlight facing

☐ Urban developed, ☒ Urban developing, ☐ Semi Urban
☐ Rural, ☐ Backward, ☐ Industrial, ☐ Institutional

☐ High End, ☒ Normal, ☐ Affordable Group Housing, ☐ EWS
☐ HIG, ☐ MIG, ☐ LIG

☐ Lifts, ☐ Garden, ☐ Landscaping, ☐ Swimming Pool, ☐ 100% Power
☐ Club House, ☐ Walk Trails, ☐ Kids play zone

Backup
School Hospital Market Metro Railway Station
1 km 1.5 km 0 km - 5 km

Real estate development

☒ Nagar Nigam, ☐ Nagar Panchayat, ☐ Gram Panchayat
Nagar Palika Parishad, ☐ Area not within any municipal limits

☐ DDA, ☐ GDA, ☐ NOIDA, ☐ GNIDA, ☐ YEIDA, ☐ HUDA

PHYSICAL DETAILS

| 1. | Covered Built-up Area (Tick one on the basis of which valuation is to be calculated) | <input type="checkbox"/> Covered Area, <input type="checkbox"/> Floor Area, <input type="checkbox"/> Super Area, <input type="checkbox"/> Carpet Area <table border="1"> <tr> <th>As per Title deed</th> <th>As per Map</th> <th>As per site survey</th> </tr> <tr> <td>997.48 sq ft</td> <td>—</td> <td>950 sq ft</td> </tr> </table> | | | As per Title deed | As per Map | As per site survey | 997.48 sq ft | — | 950 sq ft |
|-------------------|---|--|--|--|-------------------|------------|--------------------|--------------|---|-----------|
| As per Title deed | As per Map | As per site survey | | | | | | | | |
| 997.48 sq ft | — | 950 sq ft | | | | | | | | |
| 2. | Are Boundaries matched | <input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No | | | | | | | | |
| 3. | Is Independent access available to the property? | <input checked="" type="checkbox"/> Clear independent access is available, <input type="checkbox"/> Access available in sharing of other adjoining property, <input type="checkbox"/> No clear access is available, <input type="checkbox"/> Access is closed due to dispute | | | | | | | | |
| 4. | Is the property merged or colluded with any other property | No | | | | | | | | |
| 5. | Construction Status | <input type="checkbox"/> Built-up property in use, <input checked="" type="checkbox"/> Under construction, <input type="checkbox"/> Construction not started | | | | | | | | |
| 6. | Total Number of Floors in the Building | 4 + 5 floors | | | | | | | | |
| 7. | Floor on which Flat is situated | | | | | | | | | |
| 8. | Type of Flat | Commercial building | | | | | | | | |
| 9. | Age of Building/ Recent Improvements done | 20 yrs. | | | | | | | | |
| 10. | Type of Group Housing Society | <input type="checkbox"/> High End, <input checked="" type="checkbox"/> Normal, <input type="checkbox"/> Affordable Group Housing | | | | | | | | |
| 11. | Appearance/ Condition of the Building | Internal - <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Poor <input type="checkbox"/> Under construction, <input type="checkbox"/> No construction, <input type="checkbox"/> No Survey External - <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Poor <input type="checkbox"/> Under construction, <input type="checkbox"/> No construction | | | | | | | | |
| 12. | Maintenance of the Building | <input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Average, <input type="checkbox"/> Poor | | | | | | | | |
| 13. | 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 checked="" type="checkbox"/> Below Average, <input type="checkbox"/> No wooden work, <input type="checkbox"/> No survey | | | | | | | | |
| 14. | Interior decoration | <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Simple, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input checked="" type="checkbox"/> Below Average, <input type="checkbox"/> No wooden work, <input type="checkbox"/> No Survey | | | | | | | | |
| 15. | Any defects in the Group Housing Society | Under Construction | | | | | | | | |
| 16. | Any violation done in the flat | | | | | | | | | |
| 17. | Utilities/ Facilities in the Group Housing Society | <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 | | | | | | | | |
| 18. | Property currently possessed by | <input 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 | | | | | | | | |

Total Land Area = 997.48 sqm
Total built Area = 53200 sq ft

MARKETABILITY/SELLABILITY/UTILITY DETAILS

Any issues in marketability of the property?

☐ Yes, ☒ No

Reason in case of No: ☐ Location, ☐ Surrounding aspects, ☐ Demand, ☐ Shape, ☐ Any Other:

2. 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

3. Is property easily sellable & marketable?

☒ Yes, ☐ No

Comments:

4. How is the current utility of the property?

☐ Excellent, ☐ Very Good, ☐ Good, ☒ Average, ☐ Low, ☐ Poor

5. At what True rate Owner bought this Property?

Year of purchase

Purchase Price

USE THIS SPACE FOR PROVIDING ANY ADDITIONAL DETAILS/INFORMATION

PROPERTY MARKET COMPARABLE RATE INFORMATION DETAILS

(Available for Sale or Transaction already happened in past)

| Particulars | Subject Property | Comparable 1 | Comparable 2 | Comparable 3 |
|---|------------------|-----------------------|----------------------|----------------------|
| Name (source of information) | NA | Helly Realtor | Indega Realtor | KK Real estate |
| Contact No. | NA | 9809817812 | 9909999000 | 8347595000 |
| 3. Type of source of information (Seller/ Property dealer/ nearby people) | NA | Property dealer | Property dealer | Property dealer |
| 4. Rates/ Price informed <i>land Price</i> | NA | 75000-79000 /sq mtrs. | 80000-95000 /sq mtrs | 80000-83000 /sq mtrs |
| 5. Rates Type (Sale/ Buy) | NA | Sale | Sale | Sale |
| 6. Shape of the Property (Square, Rectangular, Irregular) | | Rectangular | Rectangular | Square |
| 7. Area/ Size of the Property | | 1000 sq mtrs | 890 sq mtrs | 1200 sq mtrs |
| 8. Legal Status (clear, negative, weak)/ No. of owners | | Clear | Clear | Clear |
| 9. Location/ surrounding/ neighborhood comparison with the subject property (Similar, Lower, Better, Highly Better than the subject Property) | Base Case | Similar | Similar | Similar |
| 10. Distance from the subject Property | 0 | 3 km | 2 km | 1 km |
| 11. Level of Land (Below/ On/ Above road level) | | Above | Above | Above |
| 12. Frontage to depth ratio (Normal, Less, Large) | | Normal | Normal | Normal |
| 13. Approach road width | | 20 ft | 20 ft | 30 sq ft |
| 14. Present Use | | Under Construction | Under Use | In use |
| 15. Property Demarcation (Yes, No, Partly, Temporarily) | | Yes | Yes | Yes |
| 16. Other factors (Corner, 2 side open, North-East facing, Park facing, Legal/ Financial encumbrance, etc.) | | - | - | - |
| 17. Any other details/ Discussion held | NA | - | - | - |
| 18. 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, who has provided 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 | Mr Mukesh bhai |
| Relationship with owner | Employee. |
| Signature | <u>mukesh</u> |
| Mobile No. | 9227944568. |
| Date | 20/12/23 |

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. | VJS(2023-24)PL559-475-724 |
| Surveyor Name | Anit Bhanji |
| Signature | <u>Anit</u> |
| Date | 20/12/23 |

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. | V15C2023-24) PL 559-445-724 | | |
| 2 | Name of the Surveyor | Anil Bhanji | | |
| 3 | Borrower Name | M/s. Godhani Gems Pvt Ltd | | |
| 4 | Name of the Owner | Virod bhai Virgibhai Godhani & Damesh bhai Virgibhai Godhani | | |
| 5 | Property Address which has to be valued | C/S 4371 to 4376 Village Kataragam, Pajwa Taluka, Godalwad Green Lines, Near Haromkurlaw. | | |
| 6 | Property shown & identified by at spot | <input type="checkbox"/> Owner, <input checked="" type="checkbox"/> Representative, <input type="checkbox"/> No one was available, <input type="checkbox"/> Property is locked, survey could not be done from inside | | |
| | | Name | Contact No. | |
| | | Mr Mukesh | 9227944568 | |
| 7 | How Property is Identified by the Surveyor | <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 | | |
| 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 checked="" type="checkbox"/> Commercial Office, <input type="checkbox"/> Commercial Shop, <input type="checkbox"/> Commercial Floor, <input type="checkbox"/> Shopping Mall, <input type="checkbox"/> Hotel, <input type="checkbox"/> Industrial, <input type="checkbox"/> Institutional, <input type="checkbox"/> School Building, <input type="checkbox"/> Vacant Residential Plot, <input type="checkbox"/> Vacant Industrial Plot, <input type="checkbox"/> Agricultural Land | | |
| 12 | Property Measurement | <input type="checkbox"/> Self measured, <input checked="" type="checkbox"/> Sample measurement, <input type="checkbox"/> No measurement | | |
| 13 | Reason for no measurement | <input type="checkbox"/> It's a flat in multi storey building so measurement not required <input type="checkbox"/> Property was locked, <input type="checkbox"/> Owner/ possessee didn't allow it, <input type="checkbox"/> NPA property so didn't enter the property, <input type="checkbox"/> Very Large Property, practically not possible to measure the area within limited time <input type="checkbox"/> Any other Reason: | | |
| 14 | Land Area of the Property | As per Title deed | As per Map | As per site survey |
| | | 997.48 Sqm | | |
| 15 | Covered Built up Area | As per Title deed | As per Map | As per site survey |
| | | | | |
| 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 | It was Under construction (Civil Work) Internal Renovation was going on all the 1 st Floor, along with the Basement. | | |

| | | |
|-----|--|---|
| 18. | 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 an 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 |
| 22. | 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: Mr Mukesh bhai
 b. Relation: employee
 c. Signature: mukesh
 d. Date: 20/12/23

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: Amit Bhanji
 b. Signature: Amit Bhanji
 c. Date: 20/12/23