

File No.	RKA/DNCR/PL559-475-727
Date of Receiving	13/12/23
File Receiver Name	Pharal 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	Pharal.	NA	NA			
Survey	Amit Bhargava					
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.	V/IS (2023-24) PL559-475-727.		
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 SAMIT, Tulsi Chandra Chambers, 1st Floor, Free Press Journal Marg, Nariman Point, Mumbai 400021		
5.	Case Allotment Officer/ Fees paying party Details	Name	Contact Number	Email Id
		Mr Jagdish Adangale	9860885606	team2.61341@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
		10563		<input checked="" type="checkbox"/> Bank <input type="checkbox"/> Customer
8.	Billing Details	Billed To Party Name		GSTIN

CASE DETAILS

Commercial property.

1	Type of Property			
2	Purpose of Valuation/ Assignment	<input type="checkbox"/> Value assessment of the asset for creating new collateral mortgage <input type="checkbox"/> Value assessment for Bank, M Distress sale for NPA Ac., <input type="checkbox"/> Periodic Re-Valuation for Bank, <input type="checkbox"/> Capital Gains Wealth Tax purpose <input type="checkbox"/> For DRI Recovery purpose, <input type="checkbox"/> General Value Assessment <input type="checkbox"/> Partition purpose, <input type="checkbox"/> Any other		
3	Owner/Applicant Details	Name M/s. Gadhavi Shrihar Gadhavi	Contact Number 9870032833.	Email Id
4	Account Name	M/s. Gadhavi Shrihar Pvt Ltd		
5	Property Address	Commercial Office D-11, Higher Ground floor, D-11 Building I.T.C., City No. 1932/2-A Ward, Gopal Nagar, New Delhi 110008 Near Hospital, PWD Survey, Gopal Nagar Contact Number		
6	Who will coordinate on site for the site survey	Mr. Mukesh. 9224944568		
7	Preferred time of survey	Date 20/12/23	Time 2 PM.	
8	Documents Received <small>(Are any ownership document and approved site plan/ map is sent)</small>	1. Ownership Documents: <input checked="" type="checkbox"/> Sale Deed, <input type="checkbox"/> Power of Attorney, <input type="checkbox"/> Registered Will, <input type="checkbox"/> Relinquishment Deed, <input type="checkbox"/> Transfer Deed, <input type="checkbox"/> Conveyance Deed, <input type="checkbox"/> Allotment Letter, <input type="checkbox"/> Possession Letter 2. Map: <input type="checkbox"/> Cizra Map, <input type="checkbox"/> Approved Map, <input type="checkbox"/> Site Plan 3. Utility Bills: <input type="checkbox"/> Electricity Bill & payment receipt, <input type="checkbox"/> Water Bill & payment receipt, <input type="checkbox"/> House Tax demand & payment receipt 4. Any Other document: <input type="checkbox"/> CLU, <input type="checkbox"/> TIR Report, <input type="checkbox"/> Agreement to Sale, <input type="checkbox"/> Old Valuation Report 5. No documents provided: <input type="checkbox"/>		
9	Documents received from	Bank & Customer		
10	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

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

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 by money or cash then immediately report to the Management & Bank.

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?	✓
2	Have you properly studied & highlighted Owner/ Areal Boundaries in the property documents with bold fluorescent 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 check if property is merged with any other property or it is an independent property?	✓
6	Did you checked the flat size with eye estimation or based on number of bed rooms?	✓
7	Did you check for any construction violations in the flat?	✓
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 society reputation?	✓
11	Have you taken property full scale photograph with gate?	✓
12	Have you taken owner/ representative photograph with the property?	✓
13	Have you taken your selfie with the property along with owner/ representative?	✓
14	Have you taken photograph of the society gate along with abutting road and towards left and right of the property?	✓
15	Have you taken multiple photographs of the property from inside-out?	✓
16	Did you check nearby development and whereabouts and commented on survey form?	✓
17	Did you check any defects or negativity in the society & flat in terms of location, legality, disputes, marketability, salability, etc. and commented on survey form in detail?	✓
18	Have you filled all the columns of survey form including survey summary sheet properly?	✓
19	Have you taken self-attested documents from owner/ representative and stamped "documents provided by stamp"?	✓
20	Did you check any defects or negativity in the property in terms of location, legality, disputes, marketability, salability, etc. and commented on survey form in detail?	✓
21	Have you confirmed any recent past transactions during market enquires and enquired property rates locally very rigorously?	✓
22	Did you take signatures of the owner/ representative on undertaking and survey summary sheet?	✓
23	Did you signed the undertaking?	✓

For File No.	V/S (2023-24) P155A-415-787
Surveyor Name	Arif Bhargi
Signature	Arif
Date	00/12/2023.

19122 **MULTI STORIED FLATS SURVEY FORM**

(Version 5.0)

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

File No. RKA/DNCR/ /

Date: 20/12/23

Time: 2PM

GENERAL DETAILS

Name of the Surveyor

Anit Phanjali

Property shown by

☐ Owner, ☒ Representative, ☐ No one was available, ☐ Property is locked, survey could not be done from inside

Name

Contact No.

Mr Mukesh Bhai

9227944568

Survey Type

☒ 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

Legal Owner Name/s

M/s. Godhani Gems Pvt Ltd

Property Purchaser Name

Mr Ramesh Bhai Vijai Bhai Godhani

Property Address under Valuation

Commercial office D11, 1st floor, Grand Tower D, Wing B Building, IC-CTIS NO 01432/2-ND, Sector 14, Gurgaon, Haryana

Present Residence Address of the Owner/ Purchaser

LOCATION DETAILS

Adjoining Properties

(Match it with papers with the help of compass or Sun direction and also confirm it with nearby people)

1. Property Facing

2.

3. Landmark

4. Ward Name/ No.

5. Zone Name

6. Main Road Name & Width

Tulsi Hospital

Ward 2, Mayana Gate

Name Width Distance from property

Mayana Gate Road, 70 ft
Service Road, 30 ft

10 m

7. Approach Road Name & Width

8. Location consideration of the Society

☒ Within Main city, ☒ Within Good Urban developed Area, ☐ Within developing area, ☐ Highly posh locality, ☐ Very Good, ☐ Good, ☐ Ordinary, ☐ In interiors, ☐ Remote area, ☐ Backward, ☐ Average, ☐ Poor

9. Location of the Flat

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

10. Characteristics of the Locality

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

11. Proximity to civic amenities

School Hospital Market Metro Railway Station

2 km 1 km 1 km -

5 km

12. Any new Development in surrounding area

Roads & Real estate

13. Jurisdiction limits

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

14. Jurisdiction Development Authority Name

☐ DDA, ☐ GDA, ☐ NOIDA, ☐ GNIDA, ☐ YEIDA, ☐ HUDA, ☐ KMDA, ☐ MDDA, ☒ Any other Development Authority, ☐ Area not within any development authority limits

15. Municipal Corporation Name

☐ NDMC, ☐ SDMC, ☐ EDMC, ☐ Ghaziabad Municipal Corporation, ☐ Gurgaon Municipal Corporation, ☐ Faridabad Municipal Corporation, ☐ Kolkata Municipal Corporation, ☐ Dehradun Municipal Corporation, ☐ Area not within any municipal limits, ☒ Any other Municipal Corporation

Municipality:

Super built UP Area 504 Sq. Ft

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> <tr> <th>As per Title deed</th><th>As per Map</th><th>As per site survey</th></tr> <tr> <td>504 Sq. Ft</td><td></td><td></td></tr> </table>	As per Title deed	As per Map	As per site survey	504 Sq. Ft		
As per Title deed	As per Map	As per site survey					
504 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 checked="" type="checkbox"/> Built-up property in use, <input type="checkbox"/> Under construction, <input type="checkbox"/> Construction not started						
6. Total Number of Floors in the Building	4 + 8 Upper floors.						
7. Floor on which Flat is situated	8 th floor + higher ground floor						
8. Type of Flat	Commercial office space						
9. Age of Building/ Recent Improvements done	13						
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	<p>Internal - <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input checked="" 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</p> <p>External - <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input checked="" type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Poor <input type="checkbox"/> Under construction, <input type="checkbox"/> No construction</p>						
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 checked="" type="checkbox"/> Good, <input type="checkbox"/> Simple, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Below Average, <input type="checkbox"/> No wooden work, <input type="checkbox"/> No survey						
14. Interior decoration	<input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Simple, <input type="checkbox"/> Ordinary, <input checked="" type="checkbox"/> Average, <input type="checkbox"/> Below Average, <input type="checkbox"/> No wooden work, <input type="checkbox"/> No Survey						
15. Any defects in the Group Housing Society	NO						
16. Any violation done in the flat	NO.						
17. Utilities/ Facilities in the Group Housing Society	<input checked="" type="checkbox"/> Lifts, <input type="checkbox"/> Garden, <input type="checkbox"/> Landscaping, <input type="checkbox"/> Swimming Pool, <input type="checkbox"/> Gym, <input type="checkbox"/> Club House, <input type="checkbox"/> Walk Trails, <input type="checkbox"/> Kids play zone, <input type="checkbox"/> 100% Power Backup						
18. Property currently possessed by	<input checked="" type="checkbox"/> Owner, <input type="checkbox"/> Vacant, <input type="checkbox"/> Lessee, <input type="checkbox"/> Under Construction, <input type="checkbox"/> Couldn't be Surveyed, <input type="checkbox"/> Property was locked, <input type="checkbox"/> Bank sealed, <input type="checkbox"/> Court sealed						

Aff. 10 Sq Ft mtr

1 Lift

Currenty office is V Since 2020.
Closed

Current activity carried out in the property

☐ Residential purpose, ☒ Commercial purpose, ☐ Godown.

☐ Office, ☐ Vacant, ☐ Locked, ☐ Any other use:

Special Comments if any

MARKETABILITY/SELLABILITY/UTILITY DETAILS

1.	Reputation/ class of developer	<input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor	
2.	Reputation of society	<input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor	
3.	Any issues in marketability of the property?	<input checked="" type="checkbox"/> Yes, <input 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:	
4.	How is Demand & Supply condition in the Market of such properties?	Demand	<input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor
		Supply	<input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input checked="" type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor
5.	Is property easily sellable & marketable?	<input checked="" type="checkbox"/> Yes, <input checked="" type="checkbox"/> No Comments:	
6.	How is the current utility of the property?	<input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Average, <input checked="" type="checkbox"/> Low, <input type="checkbox"/> Poor	
7.	At what True rate Owner bought this Property?	Year of purchase	2008
		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)

S.No	Particulars	Subject Property	Comparable 1	Comparable 2	Comparable
1.	Name (source of information)	NA	KK Real Estate	Pooja Real Estate	Vaibhav Taxmi estate
2.	Contact No.	NA	8347595000	9714229432	9849797516
3.	Type of source of information (Seller/ Property dealer/ nearby people)	NA	property dealer	Property dealer	Property dealer
4.	Rates/ Price informed	NA	12000-14000 /sq ft	12500-13500 /sq ft	12800-14000 /sq ft
5.	Rates Type (Sale/ Buy)	NA	Sale	Sale	Sale
6.	Area/ Size of the Flat		600 sqft	470 sqft	550 sqft
7.	Legal Status (clear, negative, weak)/ No. of owners		Clear	Clear	Clear
8.	Location/ surrounding/ neighborhood comparison with the subject property (Similar, Lower, Better, Highly Better than the subject Property)	Base Case	Similar	Similar	Similar
9.	Distance from the subject Property	0	1 km	0.5	100 m.
10.	Society comparison (Similar, Lower, Better, Highly Better than the subject society)		Similar	Similar	Similar
11.	Other factors (Corner, 2 side open, North-East facing, Park facing, Legal/ Financial encumbrance, etc.)		-	-	-
12.	Any other details/ Discussion held	NA			
Present expected Sale Value of the overall property?					

UNDERTAKING BY THE CUSTOMER

I confirm that I have made the inspection of the subject property to the surveyor of R.K Associates, which is correct property in question for which the documents have been provided/ submitted by me. I further confirm that I am aware of all the information related to the subject property and I have provided all its information to the surveyor true to the best of my knowledge. I understand that any false or manipulative information provided by me will be considered as cheating with the professional organization since it will lead to incorrect valuation report and I'd be solely responsible for this unlawful act and will bear the charges for the changes/modifications which have to undergo due to the false information. I also undertake that I have not given any cash or in kind to any member of R.K Associates to influence the Value of the Property or favor any individual or organization and the same is not accepted or asked by the member of R.K Associates. Any such act will lead to cancellation of the material prepared by R.K Associates with forfeiting of the fees and I'll be completely responsible for its repercussions and legal actions taken for it.

IMPORTANT: We have not authorized any of our person/ Surveyor to take Cash or kind from the customers in any situation. In case Surveyor or any member of R.K Associates asks for any money or kind from you then kindly please inform on number +91-9958632707, 0120 4110117. Our Valuation process is very stringent and have multiple check points to ensure correct & error free reports to keep the lending agency risk free. In case Surveyor claims that he would be able to arbitrary effect the Valuation figures unfairly or as per your requirement & need, then he is making a false claim to you and we request you to complaint such act immediately on the number provided above.

Name	Amit Bhargi Mukesh
Relationship with owner	employee
Signature	mukesh
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.	VIS (2023-24) PL 559 - 475-72A
Surveyor Name	Amit Bhargi
Signature	Amit Bhargi
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.

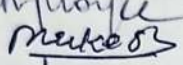
1.	File No.	VI 8 (2023-24) PL 55a-475-727						
2.	Name of the Surveyor	Amit V Bhangil						
3.	Borrower Name	Ramesh Bhai Virjibhai Godhani						
4.	Name of the Owner	M/s. Godhani Geyus Pvt. Ltd.						
5.	Property Address which has to be valued	17C, D II, Grand Street, Ward No 2, Village						
6.	Property 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 <table border="1"> <tr> <td>Name</td> <td>Contact No.</td> </tr> <tr> <td>Mukesh Bhai</td> <td>9227944568</td> </tr> </table>			Name	Contact No.	Mukesh Bhai	9227944568
Name	Contact No.							
Mukesh Bhai	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				
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 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	office was Not in Use & Notice Bank Notices were stuck outside wall of office						

	property during survey	
18.	Is independent access available to the property	<input checked="" type="checkbox"/> Clear independent access is available, <input type="checkbox"/> Access available in sharing of other adjoining property, <input type="checkbox"/> No clear access is available, <input type="checkbox"/> Access is closed due to dispute
19.	Is property clearly demarcated with permanent boundaries?	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Only with Temporary boundaries
20.	Is the property merged or colluded with any other property	No
21.	Local Information References on property rates	Please refer attached sheet named 'Property rate Information Details.'

Endorsement:

1. Signature of the Person who was present from the owner side to identify the property:

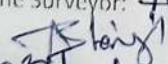
Undertaking: I have shown the correct property and provided the correct information about the property to the surveyor of R.R. Associates to the best of my knowledge for which Valuation has to be prepared. In case I have shown wrong property or misled the valuer company in any way then I'll be solely responsible for this unlawful act.

- a. Name of the Person: Mukesh
b. Relation: employee
c. Signature: 
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: Arit Bhargi
b. Signature: 
c. Date: 20/12/23