

CASE COLLECTION FORM
(Version 5.0)
Date of Implementation: 9.02.2011 | Last Revision: 30.01.2020 | Latest Revision: 31.10.2020

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

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.

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CASE DETAILS

1	Type of Property	Residential & Commercial Plot.		
2	Purpose of Valuation/ Assignment	<input type="checkbox"/> Value assessment of the asset for creating new 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 <input type="checkbox"/> Any other:		
3	Owner/ Applicant Details	Name	Contact Number	Email Id
		Vinodbhai Vijibhai Godhani		
4	Account Name	Ms. Godhani Gems Pvt Ltd.		
5	Property Address	Plot No 70/1, 70/2 final Plot No. 268 of TPS III Ward No 15 of Village Kataragam, Patel Jalia. off Kataragam Road, Near Hari on		
6	Who will coordinate on site for the site survey	Name	Contact Number	
		Mr Mukesh.	9227944568	
7	Preferred time of survey	Date	Time	
		20/12/23	2 PM.	
8	Documents Received (Any one ownership document and approved site plan/ map is must)	1. Ownership Documents: <input checked="" type="checkbox"/> Sale Deed, <input type="checkbox"/> Power of Attorney, <input type="checkbox"/> Registered Will, <input type="checkbox"/> Relinquishment Deed, <input type="checkbox"/> Transfer Deed, <input type="checkbox"/> Conveyance Deed, <input type="checkbox"/> Allotment Letter, <input type="checkbox"/> Possession Letter 2. Map: <input 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			
10	Special Instructions if any.			
11	I agree to pay the amount mentioned above for the preparation of Valuation Report. I agree that I'll not put pressure on Valuer firm to distort any facts and would not try to influence any member or official of the firm in the ill spirit or vested interest and to benefit any individual or organization by any means illegitimately.			
	Customer Signature:	<u>mukesh</u>		

FILE RECEIVER CASE COLLECTION PROCESS COMPLIANCE CHECKLIST**(To be filled by Surveyor)**

S.NO.	COMPLIANCE CHECKLIST	STATUS	APPROVER SIGNATURE/ REMARKS IN CASE OF ANY (X)
1.	Is Case collection Form properly filled by Receiver?	<input checked="" type="checkbox"/>	
2.	Is purpose of the assignment understood clearly by the receiver?	<input checked="" type="checkbox"/>	
3.	Has receiver checked if this is a new case or existing case of the Bank?	<input checked="" type="checkbox"/>	
4.	Has receiver fixed the fees with the manager/ client and sent quotation properly or have taken approval of the work over email?	<input checked="" type="checkbox"/>	
5.	Has receiver taken proper Work Order/ Email/ CESA form formality?	<input checked="" type="checkbox"/>	
6.	In case of private case or for fresh case 50% advance is received?	<input checked="" type="checkbox"/>	
7.	Is document checklist email sent to the customer?	<input checked="" type="checkbox"/>	
8.	Has the received documents is having 'documents provided by stamp'?	<input checked="" type="checkbox"/>	

IMPORTANT INSTRUCTIONS TO SURVEYOR

1. Please fill the above compliance checklist before moving for the survey.
2. Please do not do the survey if you do not have proper documents.
3. For Vacant Plot/ Land – Cizra Map/ Master/ Zonal/ Site Plan is must to identify the Plot. For Agriculture or converted land from agriculture – Mutation documents, CLU is must.
4. Firstly please first study the documents of the property which needs to get surveyed.
5. Mark the **Owner/ Area/ Boundaries** mentioned in the ownership documents with bold 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.
6. Confirm ongoing property rates in the subject location through public domain, property sites and contact dealers to show you the available properties in that area during your survey.
7. **Identify the Property clearly by matching the boundaries and area mentioned in the property papers.**
8. **Do sample physical or google measurements of the property.**
9. **PHOTOGRAPH INSTRUCTIONS:**
 - a. Take owner/ representative photograph along with the property.
 - b. Take your selfie along with the property and the owner/ representative.
 - c. Take full scale photo of the property with gate.
 - d. Take photo of the property along with abutting road, towards left, right and center.
 - e. Take multiple photos of inside-out of the property.
 - f. Take nearby photographs of the Property.
 - g. Take a short video to cover property and neighborhood.
10. Take Google Map location.
11. Check main road name & width and approach road width and distance of property from main road.
12. Check Jurisdiction Municipal Limits & Ward Name.
13. **Fill each column of survey form diligently in detail and tick the appropriate option clearly.**
14. **Check any defects or negativity in the property and comment in detail on survey form.**
15. **Do extensive market rate enquiries and confirm for any recent past transactions.**
16. In case customer appears to be providing misleading information to you or trying to influence you by money or cash then immediately report to the Management & Bank.

SURVEY PROCESS COMPLIANCE CHECKLIST

(To be submitted by Surveyor with each Survey)

COMPLIANCE CHECKLIST POINTS	STATUS
1. Did you take proper property documents to carry out the survey?	✓
2. Have you property 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 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 enrolled 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.	N14/23-24/P15559-475-730,
Surveyor Name	Arjit Bhargava
Signature	<i>Arjit Bhargava</i>
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. RKADNCR/ /

Date: 20/10/23

Time: 2PM.

GENERAL DETAILS

Name of the Surveyor	<input type="checkbox"/> Owner, <input checked="" type="checkbox"/> Representative, <input type="checkbox"/> No one was available	
	Name	Contact No.
Property shown by	Amit KBhargi	
Survey Type	N/A Mukeshbhai 9224944568	
Reason for Half survey or only photographs taken	<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)	
How Property is Identified	<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 <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	
Type of Land	<input type="checkbox"/> Vacant Residential Plot, <input 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	
Property Measurement	<input type="checkbox"/> Self-measured, <input checked="" type="checkbox"/> Sample measurement only, <input type="checkbox"/> No measurement	
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:	
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	
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"/> N/A	
Loan Amount		

OWNERSHIP DETAILS

Legal Owner Name/s	Mukeshbhai Shriharas Chodhani Gauri Pr...
Property Purchaser Name	Mukeshbhai Shriharas Chodhani
Property Address under	

Valuation

Present Residence Address of
the Owner/ Purchaser

Property constitution

☒ Free Hold ☐ Lease Hold

LOCATION DETAILS

		North	South	East	West	
1.	Adjoining Properties (Match it with papers with the help of compass or Sun direction and also confirm it with nearby people)	Final plot No 268	Final plot No 266	Road	Road	
2.	Property Facing	<input checked="" type="checkbox"/> East Facing, <input 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	Haxi Om bungalow.				
4.	Ward Name/ No.	Ward No 15 'Gopalawadi' Katargam.				
5.	Zone Name					
6.	Main Road Name & Width and distance of the property from it	Name	Width	Distance from property		
		Katargam Road	80 fts	1 km.		
7.	Approach Road Name & Width	Internal Road 15 fts.				
8.	Location consideration of the Society	<input checked="" type="checkbox"/> Within Main city, <input type="checkbox"/> Within Good Urban developed Area. Within developing area, <input type="checkbox"/> Highly posh locality, <input checked="" type="checkbox"/> Very Good. Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> In interiors, <input type="checkbox"/> Remote area, <input type="checkbox"/> Backward <input type="checkbox"/> Average, <input type="checkbox"/> Poor				
9.	Location of the Flat	<input type="checkbox"/> Park Facing, <input type="checkbox"/> Pool Facing, <input checked="" type="checkbox"/> Road Facing, <input type="checkbox"/> Entrance <input type="checkbox"/> North-East Facing, <input type="checkbox"/> Sunlight facing				
10.	Characteristics of the Locality	<input type="checkbox"/> Urban developed, <input type="checkbox"/> Urban developing, <input checked="" 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				
13.	Proximity to civic amenities	School	Hospital	Market	Metro	Railway Station
		1 km	1.2 km	0 km :-		5 km 15 km
14.	Any new development in surrounding area	Real estate development				
15.	Jurisdiction limits	<input checked="" type="checkbox"/> Nagar Nigam, <input type="checkbox"/> Nagar Panchayat, <input type="checkbox"/> Gram Panchayat <input type="checkbox"/> Nagar Palika Parishad, <input type="checkbox"/> Area not within any municipal limits				
16.	Jurisdiction Development	<input type="checkbox"/> DDA, <input type="checkbox"/> GDA, <input type="checkbox"/> NOIDA, <input type="checkbox"/> GNIDA, <input type="checkbox"/> YEIDA, <input type="checkbox"/> HUDA				

Authority Name

Municipal Corporation Name

KMDA / MODA / Any other Development Authority
Area not within any development authority limits

☐ 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:

Land Area

PHYSICAL DETAILS

	As per Title deed	As per Map	As per site
Any conversion to the land use	91.92 Sqm		95 survey
Land Type	105.51 Sqm		101.00 Sqm
Shape of the Land	It already NA		
Level of Land	<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		
Frontage to depth ratio	<input checked="" type="checkbox"/> Square, <input checked="" type="checkbox"/> Rectangular, <input type="checkbox"/> Trapezium, <input type="checkbox"/> Triangular, <input type="checkbox"/> Trapezoid, <input type="checkbox"/> Irregular, <input type="checkbox"/> Couldn't confirm since not bounded, <input type="checkbox"/> NA		
Are Boundaries matched	<input type="checkbox"/> On road level, <input type="checkbox"/> Below road level, <input checked="" type="checkbox"/> Above road level, <input type="checkbox"/> NA		
Is independent access available to the property?	<input checked="" type="checkbox"/> Normal frontage, <input checked="" type="checkbox"/> Less frontage, <input type="checkbox"/> Large frontage, <input type="checkbox"/> NA		
Is property clearly demarcated with permanent boundaries?	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No		
Is the property merged or colluded with any other 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		
Properly currently possessed by	<input checked="" type="checkbox"/> Yes, <input checked="" type="checkbox"/> No, <input type="checkbox"/> Only with Temporary boundaries		
Garden Landscaping	<input checked="" type="checkbox"/> Owner, <input type="checkbox"/> Vacant open land, <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		
Boundary Wall (Only for individual property)	<input type="checkbox"/> Yes, <input type="checkbox"/> No, <input checked="" type="checkbox"/> Beautiful, <input checked="" type="checkbox"/> Ordinary		
Guard Room	Height: 6ft Width: 1ft Finish: Cement		
Water arrangements	<input checked="" type="checkbox"/> Jet pump, <input type="checkbox"/> Submersible, <input checked="" type="checkbox"/> Local board supply		
Power connection	<input type="checkbox"/> No power line available within 5 Kms radius, <input checked="" type="checkbox"/> State owned power distribution company line available		
Current activity carried out on the land	<input checked="" type="checkbox"/> Vacant, <input type="checkbox"/> Farming, <input type="checkbox"/> Animal husbandry		
Special comments if any			

MARKETABILITY/SELABILITY/UTILITY DETAILS

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"/> 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 checked="" 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:	
4. How is the current utility of the property?	<input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor	
5. At what True rate Owner bought this Property?	Year of purchase	26 th March 1998
	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
2. Name (source of information) Contact No.	NA	Helly Realtor 98098118A	India Realtor 9909559000	UK Real Estate 834759500
3. Type of source of information (Seller/Property dealer/ nearby people)	NA	Property dealer.	Property dealer.	Property dealer.
4. Rates/ Price informed	NA	75000-90000 /sq Mtrs	80000-90000 /sq Mtrs	80000-93000 /sq Mtrs
5. Rates Type (Sale/ Buy)	NA	Sale	Sale	Sale
6. Shape of the Property (Square, Rectangular, Irregular)		Rectangular	Rectangular	Rectangular
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	1 km	2 km
11. Level of Land (Below/ On/ Above road level)		Above Normal	Above Normal	Above Normal
12. Frontage to depth ratio (Normal, Less, Large)		20 ft	20 ft	30 sq ft
13. Approach road width		More	2 in use	2 in use
14. Present Use		Yes	Yes	Yes
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, 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	Mukesh Bhai
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.	VI(23-24)P1559-475-2024730
Surveyor Name	Amit Tshangji
Signature	Amit
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.	VIS (2023-24) PL 559-475-130		
2	Name of the Surveyor	Amit Bhanji		
3	Borrower Name	Vinod Bhai		
4	Name of the Owner	Mrs. Godhani Gens Pvt Ltd		
5	Property Address which has to be valued	Plot 70/1, 70/2 & 70/3 Plot 268 of TPS III Village Katarajam Dist Surat - Guj - 395004		
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.	
		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 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		
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
		105.57 sqmts		100.00 sqmts
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			

Is the property clearly demarcated with permanent boundaries?	<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
Is the property merged or colluded with any other property?	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Only with Temporary boundaries
Local Information References on property rates	No.
	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: 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: Ant Ts hangji
 b. Signature: Ant Ts hangji
 c. Date: 20/12/23