

9413

File No.	PL 559-475-731 RKA/DNCR/.....1.....
Date of Receiving	13/12/23
File Receiver Name	Tharal



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	Tharal	NA	NA			
Survey	Amit Tharal					
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
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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 559-475-731.		
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, Tulsiw Chambers, 1st floor - Free Press Journal Marg, Nariman Point Mumbai 400		
5. Case Allotment Officer/ Fees paying party Details	Name	Contact Number	Email Id
	Mr. Jagdish Adangale	9860885606	tcam261341@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

1	Type of Property	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	<table border="1"> <thead> <tr> <th>Name</th> <th>Contact Number</th> <th>Email Id</th> </tr> </thead> <tbody> <tr> <td>Vinod bhai Vijay bhai Godhavi</td> <td>9820032833</td> <td></td> </tr> </tbody> </table>				Name	Contact Number	Email Id	Vinod bhai Vijay bhai Godhavi	9820032833	
Name	Contact Number	Email Id									
Vinod bhai Vijay bhai Godhavi	9820032833										
4	Account Name	M/s. Godhavi Gems Pvt Ltd.									
5	Property Address	Q-18, 19, 20, 21, 4HB, Gems & Jewellery Park, Tichchhapore, Surat									
6	Who will coordinate on site for the site survey	<table border="1"> <thead> <tr> <th>Name</th> <th>Contact Number</th> </tr> </thead> <tbody> <tr> <td>Mukesh Bhai</td> <td>9227944568</td> </tr> </tbody> </table>				Name	Contact Number	Mukesh Bhai	9227944568		
Name	Contact Number										
Mukesh Bhai	9227944568										
7	Preferred time of survey	<table border="1"> <thead> <tr> <th>Date</th> <th>Time</th> </tr> </thead> <tbody> <tr> <td>20/12/23</td> <td>2 PM</td> </tr> </tbody> </table>				Date	Time	20/12/23	2 PM		
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 checked="" 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	Customer									
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 No. RKA/DNCR/...../.....

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"/>	

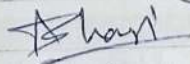
IMPORTANT INSTRUCTIONS TO SURVEYOR

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

SURVEY PROCESS COMPLIANCE CHECKLIST

(To be submitted by Surveyor with each Survey)

NO.	COMPLIANCE CHECKLIST POINTS	STATUS
1.	Did you take proper property documents to carry out the survey?	✓
2.	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 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 enquiries 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.	VIS(23-24)PL559-475-73
Surveyor Name	Amit Bhargi
Signature	
Date	20/12/23

GENERAL DETAILS

Name of the Surveyor

Anil Bhanji

Property shown by

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

Name

Mr Mukesh

Contact No.

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

1 Legal Owner Name/s

M/s. Godhani Gems.

2 Property Purchaser Name

M/s. Godhani Gems.

3 Property Address under Valuation

B18, 19, 20, 21, Ticchapark, Surat

4 Present Residence Address of the Owner/ Purchaser

Property constitution

☐ Free Hold ☒ Lease Hold

LOCATION DETAILS

Adjoining Properties (Match it with papers with the help of compass or Sun direction and also confirm it with nearby people)	North Zest Co operation	South open plot	East Main world	West Super hard CVD Diamond.		
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	Zest Co operation					
4. Ward Name/ No.						
5. Zone Name						
6. Main Road Name & Width	Name	Width	Distance from property			
	Hazira Road	60 ft	2 kms.			
7. Approach Road Name & Width	4th Road	20 fts.				
8. Location consideration of the Society	<input type="checkbox"/> Within Main city, <input type="checkbox"/> Within Good Urban developed Area, <input checked="" type="checkbox"/> Within developing area, <input type="checkbox"/> Highly posh locality, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good. <input type="checkbox"/> Ordinary, <input type="checkbox"/> In interiors, <input type="checkbox"/> Remote area, <input type="checkbox"/> Backward, <input type="checkbox"/> Average. <input type="checkbox"/> Poor					
9. Location of the Flat	<input type="checkbox"/> Park Facing, <input type="checkbox"/> Pool Facing, <input checked="" type="checkbox"/> Road Facing, <input checked="" type="checkbox"/> Entrance North-East Facing, <input type="checkbox"/> Sunlight facing					
10. Characteristics of the Locality	<input type="checkbox"/> Urban developed, <input checked="" type="checkbox"/> Urban developing, <input type="checkbox"/> Semi Urban, <input type="checkbox"/> Rural. <input type="checkbox"/> Backward, <input type="checkbox"/> Industrial, <input type="checkbox"/> Institutional					
11. Proximity to civic amenities	School	Hospital	Market	Metro	Railway Station	Airport
	2 km	1.5 km	3 km	-	30 km	40 km
12. Any new Development in surrounding area	Real estate					
13. Jurisdiction limits	<input type="checkbox"/> Nagar Nigam, <input checked="" type="checkbox"/> Nagar Panchayat, <input type="checkbox"/> Gram Panchayat. <input type="checkbox"/> Nagar Palika Parishad, <input type="checkbox"/> Area not within any municipal limits					
14. Jurisdiction Development Authority Name	<input type="checkbox"/> DDA, <input type="checkbox"/> GDA, <input type="checkbox"/> NOIDA, <input type="checkbox"/> GNIDA, <input type="checkbox"/> YEIDA, <input type="checkbox"/> HUDA, <input type="checkbox"/> KMDA. <input type="checkbox"/> MDDA, <input checked="" type="checkbox"/> Any other Development Authority: <input type="checkbox"/> Area not within any development authority limits					
15. Municipal Corporation Name	<input type="checkbox"/> NDMC, <input type="checkbox"/> SDMC, <input type="checkbox"/> EDMC, <input type="checkbox"/> Ghaziabad Municipal Corporation. <input type="checkbox"/> Gurgaon Municipal Corporation, <input type="checkbox"/> Faridabad Municipal Corporation. <input type="checkbox"/> Kolkata Municipal Corporation, <input type="checkbox"/> Dehradun Municipal Corporation. <input type="checkbox"/> Area not within any municipal limits, <input checked="" type="checkbox"/> Any other Municipal Corporation Municipality:					

	Authority Name	<input type="checkbox"/> KMDA, <input type="checkbox"/> MDDA, <input type="checkbox"/> Any other Development Authority: <input type="checkbox"/> Area not within any development authority limits
17.	Municipal Corporation Name	<input type="checkbox"/> NDMC, <input type="checkbox"/> SDMC, <input type="checkbox"/> EDMC, <input type="checkbox"/> Ghaziabad Municipal Corporation, <input type="checkbox"/> Gurgaon Municipal Corporation, <input type="checkbox"/> Faridabad Municipal Corporation, <input type="checkbox"/> Kolkata Municipal Corporation, <input type="checkbox"/> Dehradun Municipal Corporation, <input type="checkbox"/> Area not within any municipal limits, <input type="checkbox"/> Any other Municipal Corporation/ Municipality:

PHYSICAL DETAILS				
1.	Land Area	As per Title deed	As per Map	As per site survey
		3348 sq.mtrs	—	3000 sq.mts
2.	Any conversion to the land use	—		
3.	Land Type	<input checked="" type="checkbox"/> Solid, <input type="checkbox"/> Rocky, <input type="checkbox"/> Marsh Land, <input type="checkbox"/> Reclaimed Land, <input type="checkbox"/> Water logged, <input type="checkbox"/> Land locked		
4.	Shape of the Land	<input checked="" type="checkbox"/> Square, <input 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		
5.	Level of Land	<input checked="" type="checkbox"/> On road level, <input type="checkbox"/> Below road level, <input type="checkbox"/> Above road level, <input type="checkbox"/> NA		
6.	Frontage to depth ratio	<input checked="" type="checkbox"/> Normal frontage, <input type="checkbox"/> Less frontage, <input type="checkbox"/> Large frontage, <input type="checkbox"/> NA		
7.	Are Boundaries matched	<input type="checkbox"/> Yes, <input checked="" type="checkbox"/> No		
8.	Is Independent access available to the property?	<input type="checkbox"/> Clear independent access is available, <input checked="" type="checkbox"/> Access available in sharing of other adjoining property, <input type="checkbox"/> No clear access is available, <input type="checkbox"/> Access is closed due to dispute		
9.	Is property clearly demarcated with permanent boundaries?	<input type="checkbox"/> Yes, <input checked="" type="checkbox"/> No, <input type="checkbox"/> Only with Temporary boundaries		
10.	Is the property merged or colluded with any other property	Yes		
11.	Property currently possessed by	<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		
12.	Garden/ Landscaping	<input type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Beautiful, <input checked="" type="checkbox"/> Ordinary		
13.	Boundary Wall (Only for individual property)	No boundary	Height:	Width:
14.	Guard Room	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Area:		
15.	Water arrangements	<input type="checkbox"/> Jet pump, <input type="checkbox"/> Submersible, <input checked="" type="checkbox"/> Jal board supply		
16.	Power connection	<input checked="" type="checkbox"/> No power line available within 5 Kms radius, <input type="checkbox"/> State owned power distribution company line available		
17.	Current activity carried out on the Land	<input checked="" type="checkbox"/> Vacant, <input type="checkbox"/> Farming, <input type="checkbox"/> Animal husbandry		
18.	Special comments if any	open Plot & Adjoining Property		

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 checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor
		Supply	<input checked="" type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor
5.	Is property easily sellable & marketable?	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No Comments:	
6.	How is the current utility of the property?	<input type="checkbox"/> Excellent, <input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor	
7.	At what True rate Owner bought this Property?	Year of purchase	2010
		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 3
1	Name (source of information)	NA	Iqbal Realton	Shree Jalaram estate	Helly Chandra estate
2	Contact No	NA	7623998366	9898082218	980981784
3	Type of source of information (Seller/ Property dealer/ nearby people)	NA	Property dealer	Property dealer	Property dealer
4	Rates/ Price informed	NA	40000 - 90000 / sq yard.	75000 - 85000 / sq yard	65000 - 80000 / sq yard.
5	Rates Type (Sale/ Buy)	NA	Sale.	Sale	Sale
6	Area/ Size of the Flat		2000 sq ft	30000 sq ft	18000 sq ft
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	1.5 km	2 km
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	-	-	-
13	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	Mr Mukesh
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.	PL559-475-731
Surveyor Name	Anil Bhargi
Signature	<u>Bhargi</u>
Date	20/12/22

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.	175(23-24)P/559-4-15-731						
2.	Name of the Surveyor	Amit Bhandari						
3.	Borrower Name	M/s. Godhani Gems Pvt Ltd						
4.	Name of the Owner	M/s. Godhani Gems Pvt Ltd						
5.	Property Address which has to be valued	18, 19, 20, 21, 22 HP Gems Jewellery Tchchha par, Suraj						
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" style="width: 100%;"> <tr> <th>Name</th> <th>Contact No.</th> </tr> <tr> <td>Mr. Mokesh</td> <td>9227944568</td> </tr> </table>			Name	Contact No.	Mr. Mokesh	9227944568
Name	Contact No.							
Mr. Mokesh	9227944568							
7.	How Property is Identified by the Surveyor	<input type="checkbox"/> From schedule of the properties mentioned in the deed, <input checked="" 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 type="checkbox"/> Yes, <input checked="" 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 type="checkbox"/> Vacant Residential Plot, <input checked="" type="checkbox"/> Vacant Industrial Plot, <input type="checkbox"/> Agricultural Land						
12.	Property Measurement	<input type="checkbox"/> Self-measured, <input type="checkbox"/> Sample measurement, <input type="checkbox"/> No measurement						
13.	Reason for no measurement	<input type="checkbox"/> It's a flat in multi storey building so measurement not required <input type="checkbox"/> Property was locked, <input type="checkbox"/> Owner/ possessee didn't allow it, <input type="checkbox"/> NPA property so didn't enter the property, <input 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 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							

	property during survey	
18.	Is independent access available to the property	<input type="checkbox"/> Clear independent access is available, <input checked="" 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 type="checkbox"/> Yes, <input checked="" type="checkbox"/> No, Only with Temporary boundaries
20.	Is the property merged or colluded with any other property	Yes.
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 RK 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: 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: Arit Bhargava
b. Signature: Arit Bhargava
c. Date: 20/12/23.