	11S(2023-24) D.N. NURSING COLLEGE
File No.	RKA/DNCR/ P.L. C. 18 - C
Date of Receiving	2 Dec, 2023 CALVERS & TECHNO ENGINEERING CONSULTANTS OF LTD.
File Receiver Name	Kirti Lakoa

CASE COLLECTION FORM (Version 5.0) 2011 | Last Revision: 30.01.2020 | Latest Revision: 31.10.2020

	Items	Assigned To	to Date	To be completed by date	Submitted On date	Grade	HOD Engg. Signature
File F	Received By	Kurti (al Deepak	NA NA	NA			
Surv	еу	Deepak					
rep	aration						
	A - Very Good,	B - Satisfactory,	C - Average, D -	Poor, E - Extre	emely Poor		
	, unprepared du ason	rates is not properly direpresenta	properly done, one, Photo	☐ Identification graphs not cl aken, ☐ Owne	n is not clearly learly taken, r/ owner repre	done, Selfie esentative	☐ Market survey for Measurement is not / Owner or owner signature not taken,
by th	se File is returne ne preparer - HO	ed	defects in the s Report preparer	survey hence to collect the m	approved for issing information	preparation on his	on with warning to
-	g. comment & ature		efects in the surv	ey. Survey has			
-		☐ Major de	efects in the surv	vey. Survey has			
Sign	ature Proposal/ Work	□ Major de	GENERA GENERA GENERA Valuation Report	AL DETAILS	s to be done ag	gain.	t vetting certificate
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1. 2.	Proposal/ Work Ref. No. Type of Service Type of custom Bank/ FI/ Organ	Order or B	GENERA GENERA GENERA Valuation Report Other CE Certific Bank Company Company Company	AL DETAILS AL DETAILS Construction Cates, VEV F PSU Private clier	on cost estima Report, □ LIE □ NBFC nt □ Direct	te, Cost	t vetting certificate ate ough Bank
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		CASE DETAILS	ANY CANDON STREET
1.	Type of Property	Commercial & I	nstitutional. Land & Bu
2.	Purpose of Valuation/ Assignment	□ Value assessment of the asset for creati □ Periodic Re-Valuation for Bank, □ Distre □ For DRT Recovery purpose, □ Capital C □ Partition purpose, □ General Value Asse □ Any other:	ess sale for NPA A/c., Gains Wealth Tax purpose
3.	Owner/ Applicant Details	Name Contact No	umber Email Id
4.	Account Name	Shree Champati Char	sitable & Welfare Tough
5.	Property Address	Buland Shun 2008 - S Chausaha Mustatabad,	If and Road Avery and Utter Prendesh (No social
6.	Who will coordinate on site for the site survey	Name Nor. Kapi Chaudhay	Contact Number
7.	Preferred time of survey	Date 11:00 ATTY Tir	ne 11:00 AM
8.	Documents Received (Any one ownership document and approved site plan/ map is must)	 Ownership Documents: ☐ Sale Deed, ☐ Registered Will, ☐ Relinquishment D☐ Conveyance Deed, ☐ Allotment Lette Map: ☐ Cizra Map, ☐ Approved Map, ☐ Utility Bills: ☐ Electricity Bill & paymer receipt, ☐ House Tax demand & paymer Any Other document: ☐ CLU, ☐ TIR ☐ Old Valuation Report No documents provided: ☐ 	eed, ☐ Transfer Deed, er, ☐ Possession Letter ☐ Site Plan ent receipt, ☐ Water Bill & payment ent receipt
9.	Documents received from		
10.	Special Instructions if any:		
11.	on Valuer firm to distort any	entioned above for the preparation of Valuation in facts and would not try to influence any member than any individual or organization by any means illeg	er or official of the firm in the ill spirit or

File No. RKA/DNCR/	, PL-	596.	-506-	788
FILE NO. RNA/DINCK/				

S.NO.	COMPLIANCE CHECKLIST	STATUS	APPROVER SIGNATURE/ REMARKS IN CASE OF ANY (X)
1.	Is Case collection Form properly filled by Receiver?	N	
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'?	RX.	

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.	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.

65-60-1	SURVEY GRADING MATRIX
GRADE	PARAMETERS/ CRITERIA
A	In case all the points below are done properly, timely with full care and diligence:
	 Survey started with proper work order and knowing the source of payment. Survey done with proper documents. Done complete homework and studied the documents properly with highlighting the main points before moving for the survey. Chosen correct survey form as per the property type. All fields of Survey form are properly filled. All site special observations and negative and positive factors are clearly mentioned. Self & client signatures taken on survey form. Property rates information properly taken, mentioned and verified. Site rough sketch plan made. Proper photographs taken. Selfie with property taken.
В	12. Selfie and owner photograph with property taken. In case of 3 minor mistakes in any of the above points except Point 1, 2, 3, 4, 6, 8, 10, 11, 12 but all the points are covered.
С	In case of more than 3 minor mistakes and any 1 major mistake in any of the above points and if any points are completely missing except Point 1, 2, 3, 4, 6, 8, 10, 11, 12.
D	In case of 1 major mistake or missing of any 1 point out of 1, 2, 3, 4, 6, 8, 10, 11, 12.
Е	In case of more than 1 major mistakes or missing of more than 1 point out of 1, 2, 3, 4, 6, 8, 10, 11, 12.

Note (Survey Grading Matrix):

- For special assignments like LIE, Stock Valuation, etc. where till date survey format is not specified or released, in such cases point wise site observation report has to be submitted by the Surveyor duly signing it properly. Without signed Site Observation report, Point 4 will be considered as not done and will fall under Category E.
- 2. Similar Grading Matrix is issued for Case Collection & Report Preparation as well.

Note (Overall Grading Matrix):

1. In case client reports any careless mistake in the report for which revision has to be done in the report then in that case Grading Matrix may be revised and Grade E will be awarded.

	(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?	X
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?	X
5.	Did you check if property is merged with any other property or it is an independent property?	
6.	Did you do sample physical or google measurements of the property in case of property more than 2500 sq.mtr?	
7.	Did you check for any building violations in the property?	
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?	5
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)?	8
21.	Did you draw rough site sketch plan?	2
22.	Have you taken self-attested documents from owner/ representative and stamped "documents provided by stamp"?	*
23.	Did you check any defects or negativity in the property in terms of location, legality, disputes, marketability, salability, etc. and commented on survey form in detail?	
24.	Have you confirmed any recent past transactions during market enquiries and enquired property rates locally very rigorously?	/
25.	Did you take signatures of the owner/ representative on undertaking and survey summary sheet?	XIR
26.	Did you signed the undertaking?	

For File No.	PL-596-306-788
Surveyor Name	Deepak, Ashil & Nischey
Signature	- > Klingt-
Date	3-1-24

GENERAL SURVEY FORM (FOR PROPERTIES OTHER THAN FLATS) (Version 5.0) Date of implementation: 9.02,2011 | Last Revision: 04.01.2018 | Latest Revision: 31.10.2020

File No. RKA/DNCR//	Date: 5-1-24	Time: 11:00 A M
THE NO. THE VEHICLE THE		

locked, survey could not be done from inside Name Contact No. Na			GENERAL DETAILS
Owner, Representative, No one was available, Property locked, survey could not be done from inside Name	1.	Name of the Surveyor	DEEPAK, AShil & NISCHAY
Name	2.	Property shown by	☐ Owner, ☐ Representative, ☐ No one was available, ☐ Property is
3. Survey Type Full survey (Measurements & photographs)			
Survey Type			A Principal Control of the Control o
Survey Type			MR. Kapy Chawkary 9837316607
Only photographs taken (No measurements)	3.	Survey Type	Full survey (inside-out with measurements & photographs)
Reason for Half survey or only photographs taken			☐ Half Survey (Measurements from outside & photographs)
photographs taken			
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 Flat in Multistoried Apartment, Residential House, Low Ris Apartment, Residential Builder Floor, Commercial Land Building, Commercial Office, Commercial Shop, Commercial Floor, Shopping Mall, Hotel, Industrial,	4.	Reason for Half survey or only	☐ Property was locked, ☐ Possessee didn't allow to inspect the
name plate displayed on the property.		photographs taken	
owner representative, ☐ Enquired from nearby people, ☐ Identification of the property could not be done, ☐ Survey was not done 6. Type of Property ☐ Flat in Multistoried Apartment, ☐ Residential House, ☐ Low Ris Apartment, ☐ Residential Builder Floor, ☐ Commercial Land & Building, ☐ Commercial Office, ☐ Commercial Shop, ☐ Commercial Floor, ☐ Shopping Mall, ☐ Hotel, ☐ Industrial, ☐ Industrial, ☐ Vacant Industrial, ☐ School Building, ☐ Vacant Residential Plot, ☐ Vacant Industrial, ☐ School Building, ☐ Vacant Residential Plot, ☐ Vacant Industrial, ☐ Plot, ☐ Agricultural Land 7. Property Measurement ☐ Property Measurement ☐ It's a flat in multi storey building so measurement not required ☐ Property was locked, ☐ Owner/ possessee didn't allow it, ☐ NPA property so didn't enter the property, ☐ Very Large Property practically not possible to measure the entire area ☐ Any other Reason: 9. Purpose of Valuation ☐ Value assessment of the asset for creating new collateral mortgage ☐ Periodic Re-Valuation for Bank, ☐ Distress sale for NPA A/c., ☐ For DRT Recovery purpose, ☐ Capital Gains Wealth Tax purpose ☐ Partition purpose, ☐ General Value Assessment ☐ Tex Grant ☐ Tex Grant ☐ Tex Grant ☐ Tex Grant ☐ ☐ Tex Grant ☐ Tex Grant ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	5.	How Property is Identified	
Identification of the property could not be done,			name plate displayed on the property, Identified by the owner/
done Flat in Multistoried Apartment,			owner representative, □ Enquired from nearby people,
Flat in Multistoried Apartment,			☐ Identification of the property could not be done, ☐ Survey was not
Apartment,			R00300000
Building,	6.	Type of Property	☐ Flat in Multistoried Apartment, ☐ Residential House, ☐ Low Rise
Floor, □ Shopping Mall, □ Hotel, □ Industrial, □ Industrial, □ School Building, □ Vacant Residential Plot, □ Vacant Industrial, □ Plot, □ Agricultural Land 7. Property Measurement □ Self-measured, □ Sample measurement only, □ No measurement 8. Reason for no measurement □ It's a flat in multi storey building so measurement not required □ Property was locked, □ Owner/ possessee didn't allow it, □ NPA property so didn't enter the property, □ Very Large Property practically not possible to measure the entire area □ Any other Reason: 9. Purpose of Valuation □ Value assessment of the asset for creating new collateral mortgag □ 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 □ □ TEV Selection Town, □ Loan against Property, □ Construction Loan, □ Educations Loan, □ Car Loan, □ Project Loan, □ Term Loan, □ CC Lime			
School Building, □ Vacant Residential Plot, □ Vacant Industrial Plot, □ Agricultural Land 7. Property Measurement 8. Reason for no measurement □ It's a flat in multi storey building so measurement not required □ Property was locked, □ Owner/ possessee didn't allow it, □ NPA property so didn't enter the property, □ Very Large Property practically not possible to measure the entire area □ Any other Reason: 9. Purpose of Valuation □ Value assessment of the asset for creating new collateral mortgag □ 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 □ TEV Solution □ Housing Loan, □ Housing Take Over Loan, □ Home Improvement Loan, □ Loan against Property, □ Construction Loan, □ Educations Loan, □ Car Loan, □ Project Loan, □ Term Loan, □ CC Lim			
Plot, □ Agricultural Land 7. Property Measurement 8. Reason for no measurement □ It's a flat in multi storey building so measurement not required □ Property was locked, □ Owner/ possessee didn't allow it, □ NPA property so didn't enter the property, □ Very Large Property practically not possible to measure the entire area □ Any other Reason: 9. Purpose of Valuation □ Value assessment of the asset for creating new collateral mortgag □ 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 □ TEV Set 10. 10. 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 Lime			
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Reason for no measurement			
□ Property was locked, □ Owner/ possessee didn't allow it, □ NPA property so didn't enter the property, □ Very Large Property practically not possible to measure the entire area □ Any other Reason: 9. Purpose of Valuation □ Value assessment of the asset for creating new collateral mortgag □ 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 □ TEV Solution 10. 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 Lime	7.	Property Measurement	
□ NPA property so didn't enter the property, □ Very Large Property practically not possible to measure the entire area □ Any other Reason: 9. Purpose of Valuation □ Value assessment of the asset for creating new collateral mortgag □ 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 □ TEV Street S	8.	Reason for no measurement	
practically not possible to measure the entire area Any other Reason: 9. Purpose of Valuation			
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9. Purpose of Valuation Value assessment of the asset for creating new collateral mortgag 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 Tev 50 Housing Loan, Housing Take Over Loan, Home Improvement Loan, Loan against Property, Construction Loan, Educational Loan, Car Loan, Project Loan, Term Loan, CC Lime			practically not possible to measure the entire area Any other
9. Purpose of Valuation Value assessment of the asset for creating new collateral mortgag		LIA	Reason:
□ 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 □ TEV 50 10. Type of Loan □ Housing Loan, □ Housing Take Over Loan, □ Home Improvement Loan, □ Loan against Property, □ Construction Loan, □ Educations Loan, □ Car Loan, □ Project Loan, □ Term Loan, □ CC Lime		NIN	The contract of the contract o
□ For DRT Recovery purpose, □ Capital Gains Wealth Tax purpose □ Partition purpose, □ General Value Assessment □ Tev So 10. Type of Loan □ Housing Loan, □ Housing Take Over Loan, □ Home Improvement Loan, □ Loan against Property, □ Construction Loan, □ Educationat Loan, □ Car Loan, □ Project Loan, □ Term Loan, □ CC Lime	9.	Purpose of Valuation	☐ Value assessment of the asset for creating new collateral mortgage
□ Partition purpose, □ General Value Assessment □ □ □ Set			☐ Periodic Re-Valuation for Bank, ☐ Distress sale for NPA A/c.,
10. 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			☐ For DRT Recovery purpose, ☐ Capital Gains Wealth Tax purpose
Loan, □ Loan against Property, □ Construction Loan, □ Educational Loan, □ Car Loan, □ Project Loan, □ Term Loan, □ CC Limit			☐ Partition purpose, ☐ General Value Assessment ☐ TEV SUR
Loan, □ Car Loan, □ Project Loan, □ Term Loan, □ CC Lim	10.	Type of Loan	☐ Housing Loan, ☐ Housing Take Over Loan, ☐ Home Improvement
			Loan, ☐ Loan against Property, ☐ Construction Loan, ☐ Educational
enhancement, □ Cash Credit Limit, □ Industrial Loan, ☑ NA			Loan, □ Car Loan, □ Project Loan, □ Term Loan, □ CC Limit
			enhancement, ☐ Cash Credit Limit, ☐ Industrial Loan, ☑ NA
11. Loan Amount	11.	Loan Amount	
		100	

		OWNERSHIP DETA	ILS .			
1.	Legal Owner Name/s	Please Refer	P9-2			
2.	Property Purchaser Name	11.				
3.	Property Address under					
	Valuation	2,1				
4.	Present Residence Address of					
	the Owner/ Purchaser	1 \				
5.	Property constitution	☐ Free Hold, ☐ Lease	e Hold	Nodoa	iment P	sovided
		LOCATION DETA	I S			
1.	Adjoining Properties	East	West	Nort	th So	uth
	(Match it with papers with the help of compass or Sun direction and also confirm it with nearby people)	Entrance/Ray Vo		Vacau		Court
2.	Property Facing		h Facing, \square	West Facin	ng, South Faci	ing,
		☐ North-East Facing, □	☐ South-Wes	st Facing, 🗆	South-East Fac	cing,
		☐ North-West Facing				
3.	Landmark	Growt Inte	n Colle	ge A	unang abo	d
4.	Ward Name/ No.			9	J	
5.	Zone Name					
6.	-Main Road Name & Width	Name	Wid	th	Distance from p	oroperty
		Buland Shahr rd	N20	D 14	N200	mte
7.	Approach Road Name & Width	Internal Rua		987	The Market Control	
8.	Location consideration of the	☐ Within Main city, ☐		d Urban de	eveloped Area,	☐ Within
	Society	developing area, High	hly posh loc	ality, 🗆 Ve	ry Good, 🗆 Goo	d,
		□ Ordinary, □ In inte	riors, 🗆 Rem	note area, [∃-Backward, □	Average,
9.	Special Location consideration	☐ Park Facing, ☐ Po	ool Facing,	Road Fa	icing, Entrand	ce North-
	of the property	East Facing, ☐ Sunligh	nt facing			
10.	Characteristics of the locality	☐ Urban developed, ☐	Urban deve	eloping, 🗆	Semi Urban, 🖂	Rural,
		Backward, □ Industr	rial, 🗆 Institu	tional		
11.	Category of Society/ locality	☐ High End, ☐ Norma☐ MIG, ☐ LIG				-11/
12.	Utilities/ Facilities in the locality	☐ Lifts, ☐ Garden, ☐ ☐ Club House, ☐ W Backup	Landscaping alk Trails, □	Kids play	zone, 🖂 100	% Power
13.	Proximity to civic amenities	School Hospital	Market	Metro	Railway Station	Airport
		~2,00 m	~ (Kun	-	NITKM	_
14.	Any new development in			10		
	surrounding area	Noc				

15	Jurisdiction limits	□ Nagar Nigam, ☑ Nagar Panchayat, □ Gram Panchayat, □ Nagar Palika Parishad, □ Area not within any municipal limits Aux angular					
16.	Jurisdiction Development	□ DDA, □ GDA, □ NO	IDA, 🗆 GNIDA, 🗆 YEID	A, □ HUDA, □KMDA,			
	Authority Name	☐ MDDA, ☐ Any other Development Authority:					
		☐ Area not within any development authority limits					
17.	Municipal Corporation Name	□ NDMC, □ SDMC, □ EDMC, □ Ghaziabad Municipal Corporation,					
	1	☐ Gurgaon Municipal Co	orporation, Faridabad	Municipal Corporation,			
		☐ Kolkata Municipal Co	rporation, Dehradun	Municipal Corporation,			
		☐ Area not within ar	ny municipal limits, 🗆	Any other Municipal			
		Corporation/ Municipality					
VISION OF		PHYSICAL DETAIL	S				
1.	Land Area	As per Title deed	As per Map	As per site survey			
		Not Pro vided	NOE Provide	11,3875am1			
2.	Any conversion to the land use						
3.	Land Type	Solid, □ Rocky, □	☐ Marsh Land, ☐ Rec	laimed Land, Water			
		logged, Land locked	i .				
4.	Shape of the Land	☐ Square, ☐ Rectang	jular, 🗆 Trapezium, 🗀 T	riangular, Trapezoid,			
		□-trregular, □ NA					
5.	Level of Land	☐ On road level, ☐ Be	elow road level, Above	e road level, □ NA			
6.	Frontage to depth ratio	☐ Normal frontage, ☐	Less frontage, Large	frontage, NA			
7.	Are Boundaries matched		No relevant papers a aries not mentioned in a				
8.	Is Independent access available	☐ Clear independen	t access is available,	☐ Access available in			
	to the property		ning property, No cle	ear access is available,			
		☐ Access is closed du					
9.	Is property clearly demarcated		with Temporary bounds	aries			
10	with permanent boundaries? Is the property merged or		18				
10.	colluded with any other property	_					
11.			☐ Lessee, ☐ Under C				
	time of survey		operty was locked,	Bank sealed, Court			
10	Current activity carried out in the	sealed Residential purp	ose, Commercial	purpose, Godown,			
12.	property		I, □ Vacant, □ Locked,				
		IG/ CONSTRUCTION/ I		ention E No construction			
1.	Construction Status	□ Built-up property	in use, \square Under constru	uction, No construction			

2.	Covered Built-up Area	☐ Covered Area, ☐ F					
		As per Title deed	As per Map	As per site survey			
	(Tick one on the basis of which valuation is to be calculated)			Information ment in blank			
3.	Total Number of Floors in the Building	9 Building (h+2, h+1,	cut)			
4.	Floor on which property is situated						
5.	Type of Unit/ Number of Rooms/ Cabins/ Cubicles						
6.	Building Type	RCC Framed Stru	cture, Load bea	ring Pillar Beam column,			
		☐ Ordinary brick wall abandoned structure	structure, Iron tr	usses & Pillars, Scrap			
-y	The ef		DOC O GI Sher	I, ☐ Tin Shed, ☐ Stone			
7.	Roof	Patla		I, I TIII Shed, I Stone			
		b. Height: ~ 10					
	'	Ceiling, Coved	roof, No plaster	Punning, POP False			
8.	Flooring			imple marble, Marble			
		chips, Mosaic, 🗆 G	Granite, 🗆 Italian Mai	ble, Kota stone,			
		☐ Wooden, ☐ PCC,	☐ Imported Marble,	☐ Pavers, ☐ Chequered			
			\square No Flooring, \square U	nder construction, Any			
		other type:	- L I V - 0 - 1	Cond Cont			
	Appearance/ Condition of the			☐ Good, ☐ Ordinary,			
	Building	☐ Average, ☐ Poor ☐					
		External - Excel	lent, Very Good	, Good, Gordinary,			
		☐ Average, ☐ Poor □					
0.	Maintenance of the Building	☐ Very Good, ☐ Ave	rage, Poor, Un	der construction			
1.	Interior decoration	☐ Excellent, ☐ Ver	y Good, Good,	Simple, Ordinary,			
	Car Value and Ca			construction, No Survey			
2.	Interior Finishing	Simple plastered w					
		☐ Designer textured	walls, POP punnir	ng, Coved roof,			
		☐ Under construction,	☐ No Survey				
3.	Exterior Finishing	Simple plastere	d walls. Brick	walls without plaster,			
01				, Brick tile Cladding,			
		☐ Structural glazing,					
		☐ Glass façade, ☐ D	omb, \square Porch, \square U	nder construction			
4.	Kitchen	Simple with no cu	pboard, Ordinary	with cupboard, Norma			
				ar with chimney, Under			
		construction, No S					
5.	Class of Electrical fittings	☐ External, ☑ Interna					
				cy lights, Chandeliers			
		☐ Concealed lightnin		tion, No Survey			
6.	Class of Sanitary/ Plumbing &	☐ External, ☐ Internal					
	water supply fittings		Good, ☐ Good, ☐ 8				
			Under construction,				
17.	Water arrangements	☐ Jet pump, ☐ Subn					
18.	Fixed Wooden Work			Simple, ☐ Ordinary			
		☐ Average, ☐ Below	Average, No woo	oden work, No survey			
19.	Age of Building/ Recent Improvements done	2016-18					
20.	Maintenance of the Building	☐ Very Good, ☐ Ave	erage, Poor				

21.	Any defects in the building	☐ Maintenance issues, ☐ Finish	ing issues, Seepage issues,				
		☐ Water supply issues, ☐ Electricity issues, ☐ Structural issues,					
		\square Visible cracks in the building					
22.	Any violation done in the property	☐ Construction done without	Map, Construction not as pe				
		approved Map, ☐ Extra covered without sanctioned Map, ☐ Join					
	AW	adjacent property, Encroached	d adjacent area illegally				
23.	Boundary Wall (Only for individual	☐ Yes, ☐ No, ☐ Common bound	dary wall of a complex				
	property)	Running Mtr. Height	Width Finish				
		~495mt . ~7ft					
24.	Lift/ elevators	☐ Passenger/ ☐ Commercial					
	Not.	Make:	Capacity:				
25.	Power backup	□ Inverter, □ DG Set					
		Make:	Capacity: 30 KVA (1N				
26.	Garden/ Landscaping	☐ Yes, ☐ No, ☐ Beautiful, ☐ O					
27.	-Parking facilities	Available within the property	☐ On Ground, ☐ In Basement☐ On stilt				
		☐ Not available within the property	☐ On road, ☐ Acute parking problem				
	if any	LITY/CEL ABILITY/LITURY DE	TAIL S				
		LITY/ SELABILITY/ UTLITY DE	TAIL-S				
	Any issues in marketability of the property?		ocation, Surrounding, Lega				
	Topony.	aspects, □ Demand, □ Shape,	The second secon				
2.	How is Demand & Supply condition	Demand ☐ Very Good, ☐ Goo					
		Demand Well Good, Good	od, Average, Low, Poor				
			od, → Average, □ Low, □ Poor				
3	in the Market of such properties?	Supply ☐ Very Good, ☐ Goo	od, □ Average, □ Low, □ Poor od, □ Average, □ Low, □ Poor				
3.	in the Market of such properties? Is property easily sellable &	Supply ☐ Very Good, ☐ Good					
3.	in the Market of such properties?	Supply ☐ Very Good, ☐ Goo					
3.	in the Market of such properties? Is property easily sellable &	Supply					
	in the Market of such properties? Is property easily sellable & marketable? How is the current utility of the	Supply	od, ⊠ Average, □ Low, □ Poor				
4.	in the Market of such properties? Is property easily sellable & marketable? How is the current utility of the property?	Supply	od, ⊠ Average, □ Low, □ Poor				

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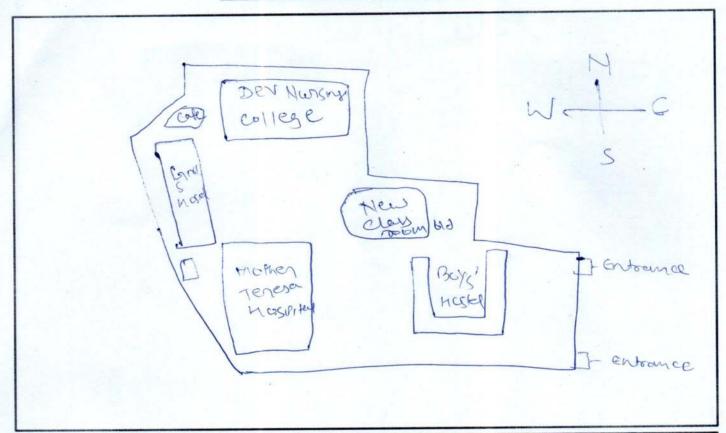
BLANK PAGE FOR PROVIDING ANY ADDITIONAL DETAILS/ INFORMATION

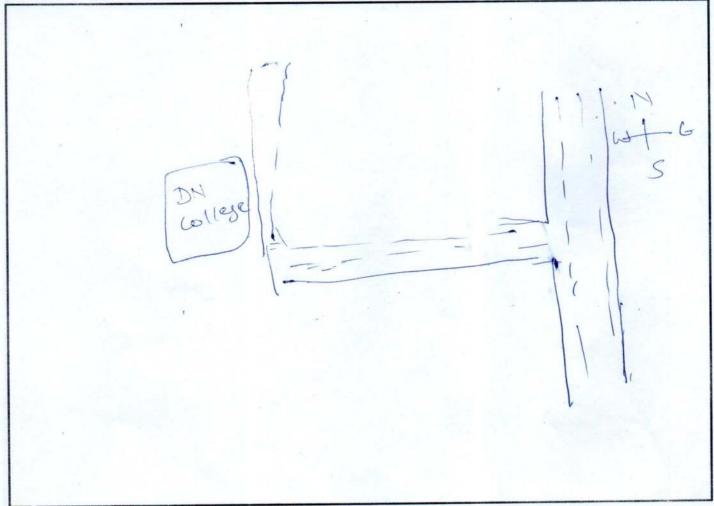
1987 Ct 2 1987 Ct 2 Covered Area DN Nonsing college

Mother tenesa Mospital Bld - 184 Squits. Crt2 New classoon buildry - 465q. uto Cof only Chiris hostel (Cht) . gis santo

= 4805. 75 sq. mts

DRAW SITE KEY PLAN & SKETCH PLAN





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	(Availa	ble for Sale or T	Transaction already	NFORMATION DETA happened in past)	
S.No	Particulars	Subject Property	Comparable 1	Comparable 2	Comparable 3
1.	Name (source of information)	NA			
2.	Contact No.	NA			
3.	Type of source of information (Seller/ Property dealer/ nearb) people)	NA			
4.	Rates/ Price informed (in Rs. with unit)	NA			
5.	Rates Type (Sale/ Buy)	NA			
6.	Shape of the Property (Square, Rectangular, Irregular)				
7.	Area/ Size of the Property				
8.	Legal Status (clear, negative, weak)/ No. of owners				
9.	Location/ surrounding/ neighborhood comparison with the subject property (Similar, Lower, Better, Highly Better than the subject Property)	Base Case			
10.	Distance from the subject Property	0			4.
11.	Other factors (Corner, 2 side open, North-East facing, Park facing, ' Legal/ Financial encumbrance, etc.)				
12.	Approach road width				
13.	Level of Land (Below/ On/ Above road level)				
14.	Frontage to depth ratio (Normal, Less, Large)				
15.	Present Use				
16.	Any other details/ Discussion held	NA			
17.	Present expected Sale Value of the overall property?				Page 13 of 15

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. Kapil Chardrany
Relationship with owner	Employee
Signature	Refuse to San
Mobile No.	9837316607
Date	6-1-24

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.	P1-596-506-788
Surveyor Name	Deepak, Ashil & Nisaray
Signature	Dislergi.
Date	5-1-25

UNDERTAKING BY THE PREPARER

I confirm that this Valuation Report is prepared as per the fair professional best practices and Valuation & Survey Policy Guidelines issued by the organization. I also confirm that without any personal interest, partiality or prejudice, I have worked on this Valuation assignment. Rates adopted for the asset is based on various facts, information collected from the site came to my knowledge during the course of the assignment and I have taken all sincere efforts to review, cross check & confirm this data/ information from all different angles using my prudent approach without any biasedness or pressure. I have prepared the report based on true facts & information as per best of my knowledge & case facts. I understand that any false information provided by me will lead to the incorrect valuation report and I'd be solely responsible for it and will bear the losses which will be put on the Company in form of monetary or reputation loss by its client or statutory bodies.

I also undertake that I did not come into any influence by the customer, Bank representative (officer or agent), colleagues, coworkers or any other person to arbitrary change the Valuation figures or facts unethically or illegitimately which may put the public money at risk which is in the form of Bank deposits.

In case at any point of time in future, if I am found guilty of illegitimately distorting the facts in the Valuation or any other professional services which company offers in the market on being influenced by the customer or Bank representative (officer or agent) or for whatsoever reason then I'd solely responsible of any such act and I understand that the Company can take appropriate legal action against me which may include suspension from the current roles & responsibilities or termination from the employment with immediate effect.

I also undertake that I have not taken any cash, favor or in kind from the customer for favoring any individual or organization by unfair means.

I also undertake that I'll not prepare any report on incomplete Survey form which is not properly filled as per the Company guidelines and in case I am preparing it which is creating an incorrect report then I'd be responsible for its consequences.

For File No.	
Preparer Name	
Signature	
Date	





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.	PL-596- 566- 71	88			
2.	Name of the Surveyor	Deerak, Ashil & Mischay				
3.	Borrower Name					
4.	Name of the Owner					
5.	Property Address which has to be valued	Please Reter Pg-2				
6.	Property shown & identified by at	☐ Owner, ♠Representative, ☐ No one	e was available,	☐ Property is locked, survey		
	spot	could not be done from inside				
		Name		Contact No.		
		Mr. Kapil chauthary	8 98	32316607		
7.	How Property is Identified by the	☐ From schedule of the properties m		e deed, From name plate		
	Surveyor	displayed on the property, Seldentific	d by the owne	er/ owner representative,		
		Enquired from nearby people, \Box Ident	ification of the	property could not be done,		
		☐ Survey was not done				
8.	Are Boundaries matched	☐ Yes, ☐ No, ☐ No relevant par	pers available	to match the boundaries,		
	Control of the College Control of	☐ Boundaries not mentioned in availab		the comment of the second of t		
9.	Survey Type	☐ Full survey (inside-out with measurer		graphs)		
٥.		☐ Half Survey (Measurements from out		and the same of th		
		☐ Only photographs taken (No measure				
10.	Reason for Half survey or only	☐ Property was locked, ☐ Possessee of		nspect the property NPA		
10.	photographs taken	property so couldn't be surveyed comple		inspect the property =		
11.	Type of Property	☐ Flat in Multistoried Apartment, ☐ Re	DATE OF THE PARTY	D Low Rise Apartment. □		
11.	Type of Froperty	Residential Builder Floor, Commercia				
		Commercial Shop, ☐ Commercial Floor, ☐ Shopping Mall, ☐ Hotel, ☐ Industrial, ☐ Institutional, ☐ School Building, ☐ Vacant Residential Plot, ☐ Vacant Industrial				
		Plot, ☐ Agricultural Land				
17	Deanactu Massusament	Self-measured, Sample measuren	ant 🗆 No mas	suramant		
12.	Property Measurement	THE STATE OF THE S				
13.	Reason for no measurement	☐ It's a flat in multi storey building so n☐ Property was locked, ☐ Owner/ po				
		didn't enter the property, \(\subseteq \text{ Very L}				
	NA	measure the area within limited time				
		meddare the drea mann manes and				
14.	Land Area of the Property	As per Title deed As I	per Map	As per site survey		
				W.11,38759.		
15.	Covered Built-up Area	As per Title deed As I	per Map	As per site survey		
				4805 89mi		
16.	Property possessed by at the time of	Owner, U Vacant, Lessee, Ur				
17	Survey	☐ Property was locked, ☐ Bank sealed,	Court sealed			
17.	Any negative observation of the					

	property during survey	
18.	Is Independent access available to the property	☐ Clear independent access is available, ☐ Access available in sharing of other adjoining property, ☐ No clear access is available, ☐ Access is closed due to dispute
19.	Is property clearly demarcated with permanent boundaries?	→ Yes, □ No, □ Only with Temporary boundaries
20.	Is the property merged or colluded with any other property	Cannot Command
21.	Local Information References on	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: Mg. Kapil Chardnery
b.	Relation: EMPIGHER
C.	Signature: Refuse to Sign
	Date: S-1-24

In case not signed then mention the reason for it:

No one was available,

Property is locked,

wher/ 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: DEEPAK KR SINGY

b. Signature: 2K Single c. Date: S 1-29

File No. Date of Receiving Kisti Lakra File Receiver Name

CASE COLLECTION FORM

(Version 5.0)

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

	Items	Assigne	ed To	Assigned to Date	To be completed by date	Submitted On date	Grade	HOD Engg. Signature
File	Received By	Kirtil	872		NA			
Sur	vey	Deeps Ashil)	ek, Nisch	my 4-1-21	1 5-1-24			
Pre	paration							
	A - Very Good, E	3 - Satisfacto	ory, C - A	Average, D	- Poor, E - Extre	emely Poor		
	g, unprepared due eason	rates is properly represe	s not prop ly done, entative p	perly done, Photo photo not to	☐ Identification ographs not cle	is not clearly early taken, owner repres	done, □ □ Selfie sentative	☐ Market survey for Measurement is not / Owner or owner signature not taken,
	ase File is returned he preparer - HOD	- 17.11.1						on with warning to
Eng	g. comment & nature				to collect the mi			own.
Eng	g. comment & nature	□ Majo		s in the surv				own.
Eng	g. comment &	□ Majo	or defects	s in the surv	vey. Survey has			own.
Eng	g. comment & nature Proposal/ Work C	□ Majo	B Valua	GENERAL GEN	AL DETAILS	to be done ag	ain.	t vetting certificate
Eng Sigr	g. comment & nature Proposal/ Work C	□ Majo	□ Valua □ Other □ Bank	GENERAL GENERAL tion Report CE Certific	AL DETAILS , Construction cates, PSU Private client	n cost estimate	ain. e, □ Cost □ Corpora	t vetting certificate ate
Sign 1.	Proposal/ Work C Ref. No. Type of Service	□ Majo	□ Valua □ Other □ Bank	GENERA GENERA (E- mail tion Report CE Certific	AL DETAILS , Construction cates, PSU Private client	n cost estimate	ain. e, □ Cost □ Corpora	t vetting certificate ate
Eng Sigr 1.	Proposal/ Work C Ref. No. Type of Service Type of customer Bank/ Fl/ Organiz	☐ Majo	□ Valua □ Other □ Bank	GENERA GENERA (E- mail tion Report CE Certific	Construction cates, PSU Private client	n cost estimate	ain. e, □ Cost □ Corpora	t vetting certificate
1. 2. 3. 4.	Proposal/ Work C Ref. No. Type of Service Type of customer Bank/ Fl/ Organiz Name & Address	□ Majo	□ Valua □ Other □ Bank □ Comp	GENERAL GENERAL Lion Report CE Certific Dany Count Name	Contact	n cost estimate port, LIE Direct in the Cost in the Co	ain. e, □ Cost □ Corpora client thro	e vetting certificate ate ugh Bank lane towst college men
1. 2. 3. 4.	Proposal/ Work C Ref. No. Type of Service Type of customer Bank/ Fl/ Organiz Name & Address Case Allotment O	□ Majo	By Valua Other Comp	GENERAL GENERAL Lion Report CE Certific Dany Count Name	Construction cates, PSU Private client Contact	n cost estimate eport, □ LIE □ NBFC □ Direct □ Direct □ NBFC □ NB	Corporacion through	e vetting certificate ate ugh Bank lane towst college men
1. 2. 3. 4. 5.	Proposal/ Work C Ref. No. Type of Service Type of customer Bank/ Fl/ Organiz Name & Address Case Allotment O Fees paying party	□ Majo	Boundary Season	GENERAL E-mail tion Report CE Certific Dany	Construction cates, PSU Private client Contact	n cost estimate eport, □ LIE □ NBFC □ Direct □ Vear New	ain. Cost Corporation thro Collection Colle	t vetting certificate ate ugh Bank lane towsti L college men Email Id nes hims @gr
2. 3. 4. 5.	Proposal/ Work C Ref. No. Type of Service Type of customer Bank/ Fl/ Organiz Name & Address Case Allotment O Fees paying party Case Type	□ Majo	Bank Other Bank Comp Comp Comp Amoun	GENERAL E-mail tion Report CE Certific Dany Shila Name	Construction cates, STEV Report Contact Contac	n cost estimate eport, □ LIE □ NBFC □ Direct New Note Number □ Case for count if any	ain. Cost Corporation thro Collection Colle	t vetting certificate ate ugh Bank Lane towst Loulege men Email Id nes hims @gr ccount/ customer will be paid by

		CASE DETA	<u>ILS</u>		
1.	Type of Property	Commen and)	s Instit	tutional	Land & Buildin
2.	Purpose of Valuation/ Assignment	 □ Value assessment of th □ Periodic Re-Valuation f □ For DRT Recovery pur □ Partition purpose, □ Ge □ Any other: 	or Bank, □ I pose, □ Cap	Distress sale fo oital Gains Wea	or NPA A/c.,
3.	Owner/ Applicant Details	Name Contact Number		Email Id	
			-		
4.	Account Name	Shree Gant	ati a	anitable	& Welfere Tru
5.	Property Address				
6.	Who will coordinate on	Name		Contact Number	
	site for the site survey	Dri Dinesh K.	nwork	9027551695	
7.	Preferred time of survey	Date S-1-24		Time 0	4:00 P.M.
8.	Documents Received (Any one ownership document and approved site plan/ map is must)	 Ownership Document Registered Will,	Relinquishme Allotment Approved Macity Bill & pademand & pademand & pademand to the control of	ent Deed, □ Tra Letter, □ Poss ap, □ Site Plar yment receipt, yment receipt	ansfer Deed, lession Letter Water Bill & payment
9.	Documents received	_			
10.	Special Instructions if any:				
11.	on Valuer firm to distort any	entioned above for the prepara facts and would not try to influ any individual or organization	ience any me	mber or official	

VIS(2023-24)

File No. RKA/DNCR/.../ PL-596-566-788

	FILE RECEIVER CASE COLLECTION PROC (To be filled by Sui		PLIANCE CHECKLIST
S.NO.	COMPLIANCE CHECKLIST	STATUS	APPROVER SIGNATURE/ REMARKS IN CASE OF ANY (X)
1.	Is Case collection Form properly filled by Receiver?	B	
2.	Is purpose of the assignment understood clearly by the receiver?	2/	
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?	8	
5.	Has receiver taken proper Work Order/ Email/ CESA form formality?	0	
6.	In case of private case or for fresh case 50% advance is received?	8	
7.	Is document checklist email sent to the customer?	0	
8.	Has the received documents is having 'documents provided by stamp'?	1	

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.	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.

A STATE OF	SURVEY GRADING MATRIX
GRADE	PARAMETERS/ CRITERIA
А	In case all the points below are done properly, timely with full care and diligence:
	 Survey started with proper work order and knowing the source of payment. Survey done with proper documents. Done complete homework and studied the documents properly with highlighting the main points before moving for the survey. Chosen correct survey form as per the property type. All fields of Survey form are properly filled. All site special observations and negative and positive factors are clearly mentioned. Self & client signatures taken on survey form. Property rates information properly taken, mentioned and verified. Site rough sketch plan made. Proper photographs taken. Selfie with property taken. Selfie and owner photograph with property taken.
В	In case of 3 minor mistakes in any of the above points except Point 1, 2, 3, 4, 6, 8, 10, 11, 12 but all the points are covered.
С	In case of more than 3 minor mistakes and any 1 major mistake in any of the above points and if any points are completely missing except Point 1, 2, 3, 4, 6, 8, 10, 11, 12.
D	In case of 1 major mistake or missing of any 1 point out of 1, 2, 3, 4, 6, 8, 10, 11, 12.
E	In case of more than 1 major mistakes or missing of more than 1 point out of 1, 2, 3, 4, 6, 8, 10, 11, 12.

Note (Survey Grading Matrix):

- For special assignments like LIE, Stock Valuation, etc. where till date survey format is not specified or released, in such cases point wise site observation report has to be submitted by the Surveyor duly signing it properly. Without signed Site Observation report, Point 4 will be considered as not done and will fall under Category E.
- 2. Similar Grading Matrix is issued for Case Collection & Report Preparation as well.

Note (Overall Grading Matrix):

1. In case client reports any careless mistake in the report for which revision has to be done in the report then in that case Grading Matrix may be revised and Grade E will be awarded.

DE CASON	SURVEY PROCESS COMPLIANCE CHECKLIST	PORT OF THE PROPERTY OF THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TO THE
	(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? Not Provided	SA/
2.	Have you properly studied & highlighted Owner/ Area/ Boundaries in the property documents with bold florescent before moving for the survey?	72
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?	4
6.	Did you do sample physical or google measurements of the property in case of property more than 2500 sq.mtr?	-
7	Did you check for any building violations in the property?	
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?	5
12.	Have you taken property full scale photograph with gate?	B
13.	Have you taken owner/ representative photograph with the property?	9
14.	Have you taken your selfie with the property along with owner/ representative?	4
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?	8
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?	5
19.	Have you filled all the columns of survey form including survey summary sheet properly?	
20.	Did you draw site key plan (location map)?	D
21.	Did you draw rough site sketch plan?	
22.	Have you taken self-attested documents from owner/ representative and stamped "documents provided by stamp"?	2
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?	0
24.	Have you confirmed any recent past transactions during market enquiries and enquired property rates locally very rigorously?	DX.
25.	Did you take signatures of the owner/ representative on undertaking and survey summary sheet?	-
26.	Did you signed the undertaking?	

For File No.	PL 596-50.6-788
Surveyor Name	DEEPAK, ASHIL SNISCHAX
Signature	- Jenis 24
Date	5-1-24

GENERAL SURVEY FORM (FOR PROPERTIES OTHER THAN FLATS) (Version 5.0) Date of implementation: 9.02.2011 | Last Revision: 04.01.2018 | Latest Revision: 31.10.2020

	01-118		
File No. RKA/DNCR//	Date: 9-1-24	Time: 04:00P	.09

		GENERAL DETAILS	
1.	Name of the Surveyor	DEEPAK, ASNIT &	Nicchar
2.	Property shown by		lo one was available, ☐ Property is
		locked, survey could not be done fr	
		Name	Contact No.
		Dr. Dinesh	9027351695
3.	Survey Type	□ Full survey (inside-out with mea	surements & photographs)
		☐ Half Survey (Measurements from	m outside & photographs)
		☐ Only photographs taken (No me	easurements)
4.	Reason for Half survey or only	☐ Property was locked, ☐ Poss	sessee didn't allow to inspect the
	photographs taken NA	property, NPA property so could	n't be surveyed completely
5.	How Property is Identified	☐ From schedule of the propertie	es mentioned in the deed, From
		name plate displayed on the pro	pperty, dentified by the owner/
		owner representative, Enquired	from nearby people,
		☐ Identification of the property co	uld not be done, Survey was not
		done	
6.	Type of Property		☐ Residential House, ☐ Low Rise
			er Floor, Gommercial Land &
			Commercial Shop, Commercial
		Floor, ☐ Shopping Mall, ☐ Hotel, [
			sidential Plot, Vacant Industrial
-7		Plot, Agricultural Land	
7.	Property Measurement		surement only, No measurement
8.	Reason for no measurement	☐ It's a flat in multi storey building	
	-0 33 - 1	☐ Property was locked, ☐ Owner/	A THE COLUMN THE PROPERTY OF THE PARTY OF TH
			e property, Very Large Property,
	NA	practically not possible to measure	ure the entire area Any other
		Reason:	
9.	Purpose of Valuation		
9.	Furpose of Valuation		or creating new collateral mortgage
		☐ Periodic Re-Valuation for Bank,	The second secon
		☐ For DRT Recovery purpose, ☐ Constraint of the Portition purpose, ☐ Constraint of the Portitio	The state of the s
10.	Type of Loan		alue Assessment & TEV Repor
10.	Type of Louis	☐ Housing Loan, ☐ Housing Take	
	***	Loan, Car Loan Project Loan	
	, MA	Loan, ☐ Car Loan, ☐ Project Lo enhancement, ☐ Cash Credit Limit,	
11.	Loan Amount	emancement, — Cash Credit Limit,	, 🗆 industrial Loan, 🗆 IVA

		OWNERSHIP DETAILS
1.	Legal Owner Name/s	Shoi Cranpert, charitable trust welfore trus
2.	Property Purchaser Name	,)
3.	Property Address under Valuation	Khusen a crierk, Tenshi'l & Pengementrasem
4.	Present Residence Address of the Owner/ Purchaser	13-11812 Takshila Colony, meened
5.	Property constitution	Free Hold, ☐ Lease Hold

		LOCATI	ON DETA	<u>ILS</u>				
1.	Adjoining Properties	East		West	1	North	S	outh
	(Match it with papers with the help of compass or Sun direction and also confirm it with nearby people)	rocan		rand	Roo	M	Val	tous
2.	Property Facing		st Facing,			acing, South-E		0.
3.	Landmark	HP Pe	1601 P	Jmp				
4.	Ward Name/ No.	Chair				- Charles		
5.	Zone Name '	-					100	
6.	Main Road Name & Width	Nan	ne	W	idth	Distance	from	property
		Delhi-M	vadaby	N 6	08 ft	Ona	500	4
7.	Approach Road Name & Width	Delhi-Mo Borne	as Mi	un ra	ced			3
8.	Location consideration of the	and the second second second second	70 700			developed /	Area,	Within
		☑ Ordinary,				a, □ Backwa	rd, 🗆	Average,
9.	Special Location consideration of the property	East Facing,			Road	Facing, 🗌 E	Intranc	e North-
10.	Characteristics of the locality	☐ Urban dev			15	□ Semi Urba	n, 🕞	₹ural,
11.	Category of Society/ locality	☐ High End,☐ MIG,☐ L		I, Afford	able Group	Housing, 🗠	EWS	, □ HIG,
12.	Utilities/ Facilities in the locality	☐ Lifts, ☐ G ☐ Club Hou Backup			175.1411			24
13.	Proximity to civic amenities	School	Hospital	Market	Metro	Railway Sta	ation	Airport
		No Kon	20	~3Ku	^ -	~6 K	m	-
14.	Any new development in surrounding area							

15.	Jurisdiction limits	□ Nagar Nigam, □ NagPalika Parishad, □ Area	•	
16.	Jurisdiction Development	□ DDA, □ GDA, □ NOI	The second decision of the second	Management of the second of th
, ,	Authority Name	☐ MDDA, ☐ Any other D		A, LI HODA, LIMBA
		☐ Area not within any de	A 1997	te
17.	Municipal Corporation Name	32		
17.		□ NDMC, □ SDMC, □		
		☐ Gurgaon Municipal Co		
		☐ Kolkata Municipal Cor		
	NA	Corporation/ Municipality:	municipal limits,	Any other Municipa
		PHYSICAL DETAIL	<u>s</u>	
1.	Land Area	As per Title deed	As per Map	As per site survey
		6.35 hectore	652395q.mg	67,181 Sq. or
2.	Any conversion to the land use			0
3.	Land Type	Solid, □ Rocky, □	Marsh Land, Recla	aimed Land, Water
		logged, Land locked		
4.	Shape of the Land	☐ Square, ☐ Rectangu	lar, 🗆 Trapezium, 🗆 Tr	iangular, 🗆 Trapezoid
		□ Irregular, □ NA		
5.	Level of Land	☐ On road level, ☐ Bet	ow road level, Above	road level, □ NA
6.	Frontage to depth ratio	☐ Normal frontage, ☐ L	ess frontage, Large	frontage, NA
7.	Are Boundaries matched	☐ Yes, ⊡ No, ☐ N	lo relevant papers av	ailable to match the
		boundaries, Boundar	es not mentioned in ava	ailable documents
8.	Is Independent access available	G Clear independent	access is available,	Access available in
	to the property	sharing of other adjoini	ng property, \square No clea	ar access is available
		☐ Access is closed due	to dispute	
9.	.ls property clearly demarcated with permanent boundaries?	☐ Yes, ☐ No, ☐ Only v	vith Temporary boundar	ies
10.	Is the property merged or colluded with any other property	Yes		
11.	Property possessed by at the	Owner, Vacant,	Lessee, Under Co	nstruction, Couldn't
	time of survey	be Surveyed, ☐ Proper sealed		
		DOMESTICAL STREET, STR	e, B Commercial p	urpose
12.	Current activity carried out in the	☐ Office, ☐ Industrial,		

Construction Status

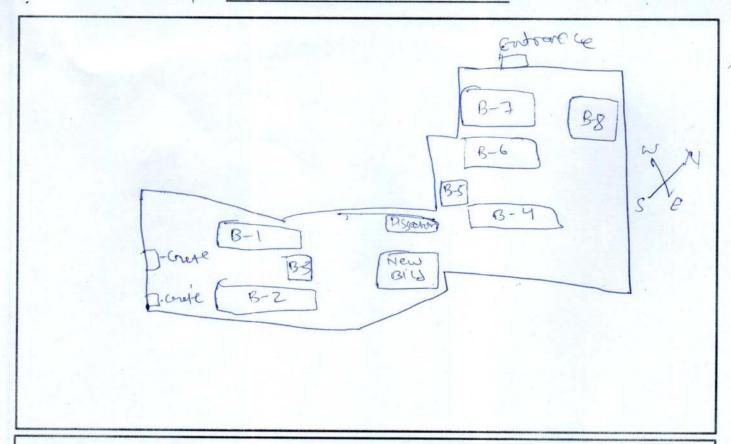
Page 8 of 15

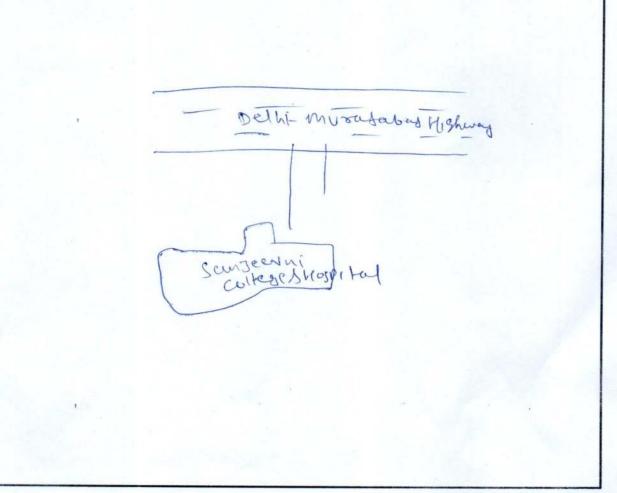
2.	Covered Built-up Area	☐ Covered Area, ☐	Floor Area, Super Ar	ea, Carpet Area
		As per Title deed	As per Map	As per site survey
	(Tick one on the basis of which valuation is to be calculated)		43818 Sq.mb.	Sample me
3.	Total Number of Floors in the Building	Buildings	(Cn+2 even)	\$1 Structure u
4.	Floor on which property is situated	Cn+2.		
5.	Type of Unit/ Number of Rooms/ Cabins/ Cubicles			
6.	Building Type	RCC Framed Str	ucture, Load bearing	ng Pillar Beam column,
		☐ Ordinary brick wa	Il structure, Iron trus	sses & Pillars, Scrap
		abandoned structure	She structu	76
7.	Roof			☐ Tin Shed, ☐ Stone
			of baras	aho
			The Management of the	unning, POP False
		The state of the s	roof, ☐ No plaster	aigi = 1 or 1 dise
8.	Flooring	9		ple marble, Marble
			Granite, 🗆 Italian Marbl	
		The state of the s		Pavers, Chequered
		Tiles, Brick Tiles,	No Flooring, □ Unc	der construction, Any
		other type:		
9.	Appearance/ Condition of the	Internal - Excel	lent, 🗆 Very Good, f	Good, Ordinary,
	Building	Average, Poor	☐ Under construction, [☐ No Survey
		External - Exce	llent, Very Good,	Good, Ordinary,
		B Average, B Poor	☐ Under construction	
10.	Maintenance of the Building	☐ Very Good, ☐ Ave	erage, Poor, Unde	r construction
11.	Interior decoration	☐ Excellent, ☐ Ve	ry Good, 🛭 Good, 🖸	Simple, Ordinary,
				struction, No Survey
12.	Interior Finishing		valls, Brick walls with	
			walls, \square POP punning,	☐ Coved roof,
		B.Under construction	, ☐ No Survey	
13.	Exterior Finishing			walls without plaster,
		A STATE OF THE PARTY OF THE PAR	Street and the street of the s	☐ Brick tile Cladding,
			☐ Aluminum composite	
1.4	Vitchon		omb, Porch, Stnd	
14.	Kitchen			th cupboard, Normal
	5 5.	construction, No S	7/1/2 3TS	with chimney, Under
15.	Class of Electrical fittings	☐ External, ☐ Internal		,
10.	Charles in Licotroca mangs			lights, Chandeliers,
			g, Under construction	
16.	Class of Sanitary/ Plumbing &	☐ External, ☐ Internal		in a 110 out voy
	water supply fittings		Good, Good, Sim	ple. Average.
			Under construction, □	
17.	Water arrangements		nersible, Jal board su	
18.	Fixed Wooden Work		The second secon	Simple, Ordinary,
		THE REAL PROPERTY OF THE PROPERTY OF THE PERSON	Average, ☐ No woode	A DOMESTICAL BUILDING STREET
19.	Age of Building/ Recent Improvements done	20 6 -2		
20.	Maintenance of the Building	☐ Very Good, ☐ Ave		
LU.	Wildlife of the building	L Very Good, LAVE	age, _ rooi	

04			
21.	Any defects in the building	☐ Maintenance issues, ☐ Finish☐ Water supply issues, ☐ Electr	ing issues, ☐ Seepage issues, icity issues, ☐ Structural issues,
		☐ Visible cracks in the building	THE COMMENT OF THE PARTY OF THE
22.	Any violation done in the property	THE SECOND SECOND SECOND PROPERTY SECOND SEC	Map, ☐ Construction not as per
		approved Map, □ Extra covered adjacent property, □ Encroached	without sanctioned Map, ☐ Joined dadjacent area illegally
23.	Boundary Wall (Only for individual	☐ Yes, ➡No, ☐ Common boun	dary wall of a complex
	property)	Running Mtr. Height	Width Finish
		BOOME .~ 87	
24.	Lift/ elevators	☐ Passenger/ ☐ Commercial	NA
		Make:	Capacity:
25.	Power backup	☐ Inverter, ☐ DG Set	
		Make:	Capacity: GOKVA
26.	Garden/ Landscaping	BYes, □ No, □ Beautiful, □ Oi	dinary
27.	Parking facilities	Available within the property	☐ On Ground, ☐ In Basement☐ On stilt
		☐ Not available within the	☐ On road, ☐ Acute parking
28.	Special Comments/ Observations, if any	property	problem
28.	if any		
28.	if any MARKETABI	LITY/ SELABILITY/ UTLITY DE	
	MARKETABI Any issues in marketability of the	LITY/ SELABILITY/ UTLITY DE	TAILS
	if any MARKETABI	LITY/ SELABILITY/ UTLITY DE	cation, Surrounding, Lega
	MARKETABI Any issues in marketability of the property? How is Demand & Supply condition	LITY/ SELABILITY/ UTLITY DE ☐ Yes, ☐ No Reason in case of No: ☐ Leaspects, ☐ Demand, ☐ Shape,	cation, Surrounding, Lega
1.	MARKETABI Any issues in marketability of the property?	LITY/ SELABILITY/ UTLITY DE Yes, No Reason in case of No: Leaspects, Demand, Shape, Demand Very Good, Good	cation, Surrounding, Lega Any Other:
1.	MARKETABI Any issues in marketability of the property? How is Demand & Supply condition	LITY/ SELABILITY/ UTLITY DE Yes, No Reason in case of No: Leaspects, Demand, Shape, Demand Very Good, Good	TAILS ocation, □ Surrounding, □ Lega □ Any Other:
1.	MARKETABI Any issues in marketability of the property? How is Demand & Supply condition in the Market of such properties?	LITY/ SELABILITY/ UTLITY DE Yes, No Reason in case of No: Le aspects, Demand, Shape, Demand Very Good, Good Supply Very Good, Good	cation, Surrounding, Lega Any Other:
1.	MARKETABI Any issues in marketability of the property? How is Demand & Supply condition in the Market of such properties? Is property easily sellable & marketable? How is the current utility of the	LITY/ SELABILITY/ UTLITY DE Yes, No Reason in case of No: Leaspects, Demand, Shape, Demand Very Good, Good Supply Very Good, Good Yes, No Comments:	cation, Surrounding, Lega Any Other:
2.	MARKETABI Any issues in marketability of the property? How is Demand & Supply condition in the Market of such properties? Is property easily sellable & marketable? How is the current utility of the property?	LITY/ SELABILITY/ UTLITY DE ☐ Yes, ☐ No Reason in case of No: ☐ Le aspects, ☐ Demand, ☐ Shape, ☐ Demand ☐ Very Good, ☐ Good Supply ☐ Very Good, ☐ Good ☐ Yes, ☐ No Comments: ☐ Excellent, ☐ Very Good, ☐ G	ocation,
2. 3.	MARKETABI Any issues in marketability of the property? How is Demand & Supply condition in the Market of such properties? Is property easily sellable & marketable? How is the current utility of the	LITY/ SELABILITY/ UTLITY DE Yes, No Reason in case of No: Leaspects, Demand, Shape, Demand Very Good, Good Supply Very Good, Good Yes, No Comments:	ocation,

BLANK PAGE FOR PROVIDING ANY ADDITIONAL DETAILS/ INFORMATION

DRAW SITE KEY PLAN & SKETCH PLAN





2	(Availal	ole for Sale or	ransaction already	NFORMATION DETAI happened in past)	
.No	Particulars	Subject Property	Comparable 1	Comparable 2	Comparable 3
1.	Name (source of \information)	NA			
2.	Contact No.	NA			
3.	Type of source of information (Seller/ Property dealer/ nearby people)	NA			
4.	Rates/ Price informed (in Rs. with unit)	NA			
5.	Rates Type (Sale/ Buy)	NA			
6.	Shape of the Property (Square, Rectangular, Irregular)				
7.	Area/ Size of the Property				
8.	Legal Status (clear, negative, weak)/ No. of owners				
9.	Location/ surrounding/ neighborhood comparison with the subject property (Similar, Lower, Better, Highly Better than the subject Property)	Base Case \		xn xne stop	
10.	Distance from the subject Property	0			
11.	Other factors (Corner, 2 side open, North-East facing, Park facing, Legal/ Financial encumbrance, etc.)				
12.	Approach road width				
13.	Level of Land (Below/ On/ Above road level),			,	
14.	Frontage to depth ratio (Normal, Less, Large)				
15.					
16.	Any other details/ Discussion held	NA			
17.	Present expected Sale Value of the overall property?				Page 13 of 15

UNDERTAKING BY THE CUSTOMER

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	Dr. Dinesh Kuman
Relationship with owner	Chairman
Signature	
Mobile No.	9857698822
Date	4-1-24

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.	PL-596-506-788		
Surveyor Name	Deepale, Ashil & Nischay		
Signature	Dkling.		
Date	5-124		

UNDERTAKING BY THE PREPARER

I confirm that this Valuation Report is prepared as per the fair professional best practices and Valuation & Survey Policy Guidelines issued by the organization. I also confirm that without any personal interest, partiality or prejudice, I have worked on this Valuation assignment. Rates adopted for the asset is based on various facts, information collected from the site came to my knowledge during the course of the assignment and I have taken all sincere efforts to review, cross check & confirm this data/ information from all different angles using my prudent approach without any biasedness or pressure. I have prepared the report based on true facts & information as per best of my knowledge & case facts. I understand that any false information provided by me will lead to the incorrect valuation report and I'd be solely responsible for it and will bear the losses which will be put on the Company in form of monetary or reputation loss by its client or statutory bodies.

I also undertake that I did not come into any influence by the customer, Bank representative (officer or agent), colleagues, coworkers or any other person to arbitrary change the Valuation figures or facts unethically or illegitimately which may put the public money at risk which is in the form of Bank deposits.

In case at any point of time in future, if I am found guilty of illegitimately distorting the facts in the Valuation or any other professional services which company offers in the market on being influenced by the customer or Bank representative (officer or agent) or for whatsoever reason then I'd solely responsible of any such act and I understand that the Company can take appropriate legal action against me which may include suspension from the current roles & responsibilities or termination from the employment with immediate effect.

I also undertake that I have not taken any cash, favor or in kind from the customer for favoring any individual or organization by unfair means.

I also undertake that I'll not prepare any report on incomplete Survey form which is not properly filled as per the Company guidelines and in case I am preparing it which is creating an incorrect report then I'd be responsible for its consequences.

For File No.	
Preparer Name	
Signature	
Date	





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.

4	File No.	P1-596-506-	788			
1.	Name of the Surveyor	DEEPAK, ASMIL & NIGCHAY				
2.	Borrower Name	JEGFRY RISKIZE OF THE SECRET				
3.	Name of the Owner	- Refer 129-7				
4. 5.	Property Address which has to be valued	Refer Po	Refer P3-7			
6.	Property shown & identified by at	□ Owner, □ Representative,	☐ No one was available, ☐	Property is locked, survey		
	spot	could not be done from inside				
		Name		Contact No.		
		Dr. Dinesh Kur	ney Soz=	2551695		
7.	How Property is Identified by the		perties mentioned in the de			
Surveyor displayed on the property, dentified by the owner/ owner representations.				owner representative,		
		Enquired from nearby people, Identification of the property could not be done,				
		□ Survey was not done				
8.	Are Boundaries matched	☐ Yes, ☐ No, ☐ No re	levant papers available to	match the boundaries,		
Q.		Boundaries not mentioned in available documents				
9.	Survey Type		h measurements & photograp	hs)		
Э,	t t		ts from outside & photograph			
		☐ Only photographs taken (1				
10.	Reason for Half survey or only	Property was locked. Possessee didn't allow to inspect the property, NPA				
4.4	photographs taken Type of Property	☐ Flat in Multistoried Apartr	Flat in Multistoried Apartment, Residential House, Low Rise Apartment,			
11.	туре от Рторетту	Residential Builder Floor, Scommercial Land & Building, Commercial Office,				
		Commercial Shop, ☐ Commercial Floor, ☐ Shopping Mall, ☐ Hotel, ☐ Industrial,				
		☐ Unstitutional, ☐ School Building, ☐ Vacant Residential Plot, ☐ Vacant Industrial				
		THE RESERVE THE SECOND STATE OF THE SECOND STA				
-			Plot, ☐ Agricultural Land ☐ Self-measured, ☐ Sample measurement, ☐ No measurement			
12.	Property Measurement		uilding so measurement not r			
13.	Reason for no measurement	Property was locked	Owner/ possessee didn't allo	ow it. NPA property so		
		☐ Property was locked, ☐ Owner/ possessee didn't allow it, ☐ NPA property so didn't enter the property, ☐ Very Large Property, practically not possible to				
	AM	measure the area within limited time \(\subseteq \) Any other Reason:				
	Mari					
14.	Land Area of the Property	As per Title deed	As per Map	As per site survey		
		6-35 heaterly	65 239 Soc mtr	67 191 Sermy		
15.	Covered Built-up Area	As per Title deed	As per Map	As per site survey		
	A Committee of the Comm		4381859min	Sumple measo		
16.	Property possessed by at the time of	□ Owner, □ Vacant, □ Le	ssee, Under Construction,	☐ Couldn't be Surveyed,		
	survey	☐ Property was locked, ☐ B	ank sealed, Court sealed			
17.	Any negative observation of the					

•	property during survey				
18.	Is Independent access available to the property	☐ Clear independent access is available, ☐ Access available in sharing of other adjoining property, ☐ No clear access is available, ☐ Access is closed due to dispute			
19.	Is property clearly demarcated with permanent boundaries?	Yes, □ No, □ Only with Temporary boundaries			
20.	Is the property merged or colluded with any other property	Connot Commen			
21.	Local Information References on	Please refer attached sheet named 'Property rate Information Details.'			

Endorsement:

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. Nam	e of the Person:	D	8. D1	nes	M
--------	------------------	---	-------	-----	---

Relation: Chew men Signature 1-24

In case not signed then mention the reason for it: \Box No one was available, \Box Property is locked, \Box -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.

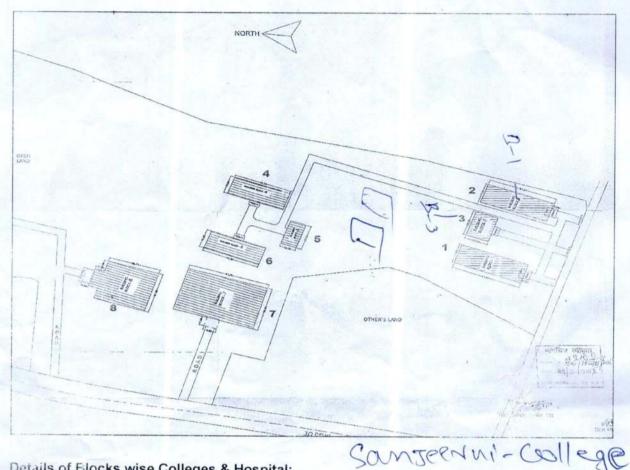
a. Name of the Surveyor: DEEPAK KUMAR STN CM
b. Signature: DK Signature:



TECHNO-ECONOMIC VIABILITY REPO SHREE GANPATI CHARITABLE AND WELFARE TRUST



4. LAYOUT PLAN: As per the information shared by the client/company, the sanctioned layout plan of the gems and jewellery has been shown below:



Details of Blocks wise Colleges & Hospital:

Block 01: Bhartiya Ayurvedic Medical College-

Block 02: Bhartiya Nursing College & Bhartiya Hospital

Block 03: Administration Office

Block 04: Residence of Teachers

Block 05: Girl Hostel

Block 06: Boys Hostel ~

Block 07: Sanjeevani Ayurvedic Medical College ~

Block 08: Sanjeevani Nursing College & Sanjeevani Hospital Block9 - Rinter const

SITE PICTURES: Some of the site pictures has been taken during the site survey, are attached below: PISS echon half

780-190 => 67239. [few james into ment into ment into ment into ment into ment into squite

IMS- College RKA/DNCR/ 1PLS9 6-96 File No. 21-12-2023 Date of Receiving Kirti Lakra

File Receiver Name

CASE COLLECTION FORM
(Version 5.0)

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

	Items	Assigned	d To	Assigned to Date	To be completed by date	Submitted On date	Grade	HOD ⁻ Engg. Signature
File I	Received By	Kisti Lo	akra	NA	NA			
Surv	rey	Deepak	MISCHO	y 4-1-24	5-1-24			
Prep	aration							
	A - Very Good,	B - Satisfacto	ory, C - A	Average, D -	Poor, E - Extre	emely Poor		
	g, unprepared due ason	rates is properly represe	not prop y done, entative p	perly done, Photographoto not ta	☐ Identification graphs not cl	n is not clearly early taken, r/ owner repre	done, Selfie/ esentative s	☐ Market survey for Measurement is not Owner or owner signature not taken,
			1.0	ete in the s	survey hence	approved for	preparatio	on with warning to
by th	ise File is returne ne preparer - HOD g. comment & ature	Surveyo	or. Repo	rt preparer t	o collect the mi	issing information	tion on his	
by th Engo Sign	ne preparer - HOD g. comment & ature	Surveyo	or. Repo	rt preparer t	o collect the mi	issing information	tion on his	
by th	ne preparer - HOD g. comment &	Surveyo Majo Order or	or. Repo	rt preparer t	ey. Survey has	issing information	tion on his	
by th Engo Sign	ne preparer - HOD g. comment & ature Proposal/ Work	Surveyo Majo Order or	BY	GENERA C-Mai	o collect the miney. Survey has	to be done agon cost estima	gain.	
by the Engg Sign	preparer - HOD g. comment & lature Proposal/ Work Ref. No.	Order or	B\ Ualua Uther Bank	GENERA GENERA ation Report, CE Certific	o collect the miney. Survey has L DETAILS Construction ates, □ PEV R □ PSU	to be done acon cost estima eport, NBFC NBFC	te, Cost Corpora	vetting certificate ate
by the Engg Sign	Proposal/ Work Ref. No. Type of Service	Order or	B Valua Other Bank Comp	GENERA GENERA C-Mai ation Report, CE Certific cany Count	Construction ates, PSU	on cost estima leport, NBFC It Direct	te, Cost Corpora	vetting certificate
by the Engg Sign 1. 2. 3.	Proposal/ Work Ref. No. Type of Service Bank/ Fl/ Organ	Order or Order or ization s , Officer/	By Valua Other Bank	GENERA GENERA Lincoln Report, CE Certific Dany Control Name	contact the miner. Survey has L DETAILS L DETAILS Construction ates, SHEVR PSU Private client Contact Cont	on cost estimateport, NBFC NBFC Table A Can med	te, Cost Corpora client thro	vetting certificate ate ugh Bank e town 118- olege Meen Email Id
by the Engg Sign 1. 2. 3.	Proposal/ Work Ref. No. Type of Service Bank/ FI/ Organ Name & Addres	Order or Order or ization s , Officer/	By Valua Other Bank	GENERA GENERA Lincoln Report, CE Certific Dany Control Name	contact the miner. Survey has L DETAILS L DETAILS Construction ates, SHEVR PSU Private client Contact Cont	on cost estimateport, NBFC NBFC Table A Can med	te, Cost Corpora client thro	vetting certificate ate ugh Bank P Low 118- ollege Mepo
by the Engg Sign 1. 2. 3.	Proposal/ Work Ref. No. Type of Service Type of custome Bank/ FI/ Organ Name & Addres Case Allotment	Order or Order or ization s , Officer/	By Valua Other Bank	GENERA GENERA Lincoln Report, CE Certific Dany Control Name	cocollect the miney. Survey has L DETAILS L DETAILS Construction ates, LIEVR PSU Private clien Contain Conta	on cost estimateport, NBFC NBFC NBFC NBFC NBFC TABLE CON Medical Number	te, Cost Corpora client thro rice	vetting certificate ate ugh Bank e town 118- olege Meen Email Id
by th Engg Sign 1. 2. 3. 4.	Proposal/ Work Ref. No. Type of Service Type of custome Bank/ FI/ Organ Name & Addres Case Allotment Fees paying par	Order or Order or ization s , Officer/	By Valua Other Bank	GENERA C-Mai ation Report, CE Certific cany Control Name	cocollect the miney. Survey has L DETAILS L DETAILS Construction ates, LIEVR PSU Private clien Contain Conta	on cost estimateport, NBFC NBFC NBFC Table A Con medical Control of Case for Ca	te, Cost Corpora client thro ricel C	vetting certificate ate ugh Bank e town 118- ollege Meer Email Id es Nims Egno
by th Engg Sign 1. 2. 3. 4.	Proposal/ Work Ref. No. Type of Service Type of custome Bank/ Fl/ Organ Name & Addres Case Allotment Fees paying par	Order or ization s , Officer/ ty Details	By Valua Other Bank	GENERA C-Mai ation Report, CE Certific Cany Con Name Nesh Kon ase for Fres	Construction ates, FEV R PSU Private clien Contact Con	on cost estimateport, NBFC NBFC NBFC NBFC NBFC TABLE Can med Ct Number PTSSI695 Case for	te, Cost Corpora client thro ricel C	vetting certificate ate ugh Bank e town 118- ollege Mepro Email Id es Nims Egno ccount/ customer will be paid by

1. Type of Property Commercial Tubhfed and Land Build				CASE DETAIL	<u>s</u>	Second Valley	
Purpose of Valuation/ Assignment	1.	Type of Property	Comm	Commercial & Institutional Land & Buildin			
For DRT Recovery purpose,	2.	Purpose of Valuation/ Value assessment of the asset for creating new collateral mortgage					
Partition purpose,		Assignment					
Sample Share Contact Number Email Id							
Account Name Share Chamber Contact Number Email Id Account Name Share Chamber Chamber Shelfene Trans Name Contact Number Shere Chamber Chamber Shelfene Trans Name Contact Number Shelfene Trans Name Contact Number Time Chinesh Chamber Preferred time of survey Date College Time Chinesh Chamber Registered Will, Relinquishment Deed, Power of Attorney, Registered Will, Relinquishment Deed, Transfer Deed, Conveyance Deed, Allotment Letter, Possession Letter Map: Cizra Map, Approved Map, Site Plan Juility Bills: Electricity Bill & payment receipt, Water Bill & payment receipt, House Tax demand & payment receipt, Any Other document: CLU, TIR Report, Agreement to Sale, Old Valuation Report No documents provided: 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 pressed on Valuer firm to distort any facts and would not try to influence any member or official of the firm in the ill spirit					eral Value	Assessme	nt
4. Account Name 5. Property Address 6. Who will coordinate on site for the site survey 7. Preferred time of survey 8. Documents Received (Any one ownership document and approved site plan/ map is must) 9. Conveyance Deed, □ Allotment Letter, □ Possession Letter 2. Map: □ Cizra Map, □ Approved Map, □ Site Plan 3. Utility Bills: □ Electricity Bill & payment receipt, □ Water Bill & payment receipt, □ Old Valuation Report. □ No documents provided: □ 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 presses on Valuer firm to distort any facts and would not try to influence any member or official of the firm in the ill spirit.			Any othe	er:			
Solution Special Instructions if any: Solution Special Instructions if spirits Spiri	3.	Owner/ Applicant Details		Name	Contac	t Number	Email Id
Solution Special Instructions if any: Solution Special Instructions if spirits Spiri							_
Solution Special Instructions if any: Solution Special Instructions if spirits Spiri							
6. Who will coordinate on site for the site survey 7. Preferred time of survey 8. Documents Received (Any one ownership document and approved site plan/ map is must) 1. Ownership Documents: Sale Deed, Power of Attorney, Registered Will, Relinquishment Deed, Transfer Deed, Conveyance Deed, Allotment Letter, Possession Letter 2. Map: Cizra Map, Approved Map, Site Plan 3. Utility Bills: Electricity Bill & payment receipt, Water Bill & payment receipt, House Tax demand & payment receipt 4. Any Other document: CLU, TIR Report, Agreement to Sale, Old Valuation Report 5. No documents provided: 9. Documents received from 10. Special Instructions if any:	4.	Account Name	Shree	Crampa	ri Uvan	nitabile	Shelfene Trust
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site for the site survey 7. Preferred time of survey 8. Documents Received (Any one ownership document and approved site plan/ map is must) 1. Ownership Documents: □ Sale Deed, □ Power of Attorney, □ Registered Will, □ Relinquishment Deed, □ Transfer Deed, □ Conveyance Deed, □ Allotment Letter, □ Possession Letter 2. Map: □ Cizra Map, □ Approved Map, □ Site Plan 3. Utility Bills: □ Electricity Bill & payment receipt, □ Water Bill & payment receipt, □ House Tax demand & payment receipt, □ Any Other document: □ CLU, □ TIR Report, □ Agreement to Sale, □ Old Valuation Report 5. No documents provided: □ 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 pressuon Valuer firm to distort any facts and would not try to influence any member or official of the firm in the ill spirit							2 1 111 1
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Registered Will,	7.	Preferred time of survey	Date	5-1-24		Time	04:00P.M.
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	8.	(Any one ownership document and approved site plan/ map is	☐ Regi ☐ Con 2. Map: ☐ 3. Utility receipt, 4. Any Ot ☐ Old	stered Will, Reveyance Deed, Cizra Map, ABills: Electricit House Tax de Cher document: Valuation Report	Iinquishme Allotment pproved Ma y Bill & pa mand & pa	nt Deed, □ Letter, □ F ap, □ Site yment rece yment rece	☐ Transfer Deed, Possession Letter Plan eipt, ☐ Water Bill & payment eipt
11. I agree to pay the amount mentioned above for the preparation of Valuation Report. I agree that I'll not put pressuon Valuer firm to distort any facts and would not try to influence any member or official of the firm in the ill spirit	9.						
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on Valuer firm to distort any facts and would not try to influence any member or official of the firm in the ill spirit		any.		-			
on Valuer firm to distort any facts and would not try to influence any member or official of the firm in the ill spirit							
Customer Signature:	11.	on Valuer firm to distort any vested interest and to benefit	facts and wo	ould not try to influe	nce any me	ember or off	ficial of the firm in the ill spirit or

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File No. RKA/DNCR//.	PC 336 306 108

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?	-Q		
5.	Has receiver taken proper Work Order/ Email/ CESA form formality?	-Q		
6.	In case of private case or for fresh case 50% advance is received?	2/		
7.	Is document checklist email sent to the customer?	Q		
8.	Has the received documents is having 'documents provided by stamp'?			

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.	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.

ALCOHOLD DA	SURVEY GRADING MATRIX
GRADE	PARAMETERS/ CRITERIA
A	In case all the points below are done properly, timely with full care and diligence:
	 Survey started with proper work order and knowing the source of payment. Survey done with proper documents. Done complete homework and studied the documents properly with highlighting the main points
	before moving for the survey. 4. Chosen correct survey form as per the property type. 5. All fields of Survey form are properly filled.
	 6. All site special observations and negative and positive factors are clearly mentioned. 7. Self & client signatures taken on survey form. 8. Property rates information properly taken, mentioned and verified.
	 Site rough sketch plan made. Proper photographs taken. Selfie with property taken. Selfie and owner photograph with property taken.
В	In case of 3 minor mistakes in any of the above points except Point 1, 2, 3, 4, 6, 8, 10, 11, 12 but all the points are covered.
С	In case of more than 3 minor mistakes and any 1 major mistake in any of the above points and if any points are completely missing except Point 1, 2, 3, 4, 6, 8, 10, 11, 12.
D	In case of 1 major mistake or missing of any 1 point out of 1, 2, 3, 4, 6, 8, 10, 11, 12.
E	In case of more than 1 major mistakes or missing of more than 1 point out of 1, 2, 3, 4, 6, 8, 10, 11, 12.

Note (Survey Grading Matrix):

- For special assignments like LIE, Stock Valuation, etc. where till date survey format is not specified or released, in such cases point wise site observation report has to be submitted by the Surveyor duly signing it properly. Without signed Site Observation report, Point 4 will be considered as not done and will fall under Category E.
- 2. Similar Grading Matrix is issued for Case Collection & Report Preparation as well.

Note (Overall Grading Matrix):

1. In case client reports any careless mistake in the report for which revision has to be done in the report then in that case Grading Matrix may be revised and Grade E will be awarded.

6	SURVEY PROCESS COMPLIANCE CHECKLIST	
	(To be submitted by Surveyor with each Survey)	OTATUO
.NO.	COMPLIANCE CHECKLIST POINTS	STATUS
1.	Did you take proper property documents to carry out the survey? NOT Provided	N. C.
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 do sample physical or google measurements of the property in case of property more than 2500 sq.mtr?	
7.	Did you check for any building violations in the property?	
8.	Did you check municipal limits/ jurisdiction/ ward?	Q/
9.	Did you take Google Map location and shared it to Maps whatsapp group?	5
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?	8
13.	Have you taken owner/ representative photograph with the property?	0
14.	Have you taken your selfie with the property along with owner/ representative?	B
15.	Have you taken photograph of the property along with abutting road and towards left and right of the property?	2
16.	Have you taken multiple photographs of the property from inside-out?	D/
17.	Did you check nearby development and whereabouts and commented on survey form?	2
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)?	5
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?	3
24.	Have you confirmed any recent past transactions during market enquiries and enquired property rates locally very rigorously?	
25.	Did you take signatures of the owner/ representative on undertaking and survey summary sheet?	-
26.	Did you signed the undertaking?	3

For File No.	P1 S96-506-788
Surveyor Name	Deepak, Ashil & Mischey
Signature	Dia Sings.
Date	5-1-24

GENERAL SURVEY FORM (FOR PROPERTIES OTHER THAN FLATS) (Version 5.0) Date of implementation: 9.02.2011 | Last Revision: 04.01.2018 | Latest Revision: 31.10.2020

File No. RKA/DNCR//	Date: 6-1-24	Time:
I HO HOLLES SELECTION		

	GENERAL DETAILS				
1.	Name of the Surveyor	DEGPAK, AShil	5 Mischay		
2.	Property shown by	☐ Owner, ☐ Representative, ☐ N locked, survey could not be done from	o one was available, ☐ Property is		
		Name	Contact No.		
		Dr.Dinesn			
3.	Survey Type	☐ Full survey (inside-out with mea☐ Half Survey (Measurements from☐ Only photographs taken (No me	m outside & photographs)		
4.	Reason for Half survey or only photographs taken		sessee didn't allow to inspect the		
5.	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			
6.	Type of Property	Apartment, ☐ Residential Builder Building, ☐ Commercial Office, ☐ Floor, ☐ Shopping Mall, ☐ Hotel,	☐ Residential House, ☐ Low Rise er Floor, ☐ Commercial Land & Commercial Shop, ☐ Commercial ☐ Industrial, ☐ Industrial ☐ Vacant Industrial		
7.	Property Measurement		surement only, No measurement		
8.	Reason for no measurement	 ☐ It's a flat in multi storey building ☐ Property was locked, ☐ Owner ☐ NPA property so didn't enter th 	so measurement not required		
9.	Purpose of Valuation	□ Periodic Re-Valuation for Bank,□ For DRT Recovery purpose,	for creating new collateral mortgage ☐ Distress sale for NPA A/c., Capital Gains Wealth Tax purpose alue Assessment Tex Report		
10.	Type of Loan	Loan, ☐ Loan against Property, ☐	e Over Loan, ☐ Home Improvement ☐ Construction Loan, ☐ Educational oan, ☐ Term Loan, ☐ CC Limit t, ☐ Industrial Loan, ☐ NA		
11.	Loan Amount				

		OWNERSHIP	DETAILS				
1.	Legal Owner Name/s	r					
2.	Property Purchaser Name						
3.	Property Address under Valuation	No documends providos					
4.	Present Residence Address of the Owner/ Purchaser						
5.	Property constitution	☐ Free Hold, ☐	Lease Ho	old			
	•	1			-		
		LOCATION	Name and Address of the Owner, where the Owner,				uth
1.	Adjoining Properties	East	W	est	No	rth So	uth
	(Match it with papers with the help of compass or Sun direction and also confirm it with nearby people)	roland	Lar	br	Roce	ian	
2.	Property Facing	 □ East Facing, □ North Facing, □ West Facing, □ South Facing, □ South-East Facing, □ North-West Facing, □ North-West Facing 					
3.	Landmark	H.P. 1	Der Go	mjec	uni 1	nesical cell	lege
4.	Ward Name/ No.	Grazran			,		
5.	Zone Name	-					
6.	Main Road Name & Width	Name		Wic	lth .	Distance from	property
		Delhi-Mus	adaboy	Mahwa	2 ~ Boff	on Re	ad
7.	Approach Road Name & Width	Same as M			0		
8.	Location consideration of the	☐ Within Main	city, W	ithin Goo	d Urban	developed Area,	☐ Within
	Society	developing area	, □ Highly	posh loc	ality, 🗆 V	ery Good, □ Goo	od,
9.	Special Location consideration	☐ Park Facing,	□ Pool I	Facing, S	Road F	acing, Entran	ce North-
	of the property	East Facing,	Sunlight fa	acing			
10.	Characteristics of the locality	☐ Urban develo				Semi Urban, 🗔	Rural,
11.	Category of Society/ locality	☐ High End, ☐ Normal, ☐ Affordable Group Housing, ☐ EWS, ☐ HIG ☐ MIG, ☐ LIG				S, □ HIG,	
12.	Utilities/ Facilities in the locality				% Power		
13.	Proximity to civic amenities	School Ho	ospital N	Market	Metro	Railway Station	Airport
		~2 km a	600	~ Skm	-	nb km	
14.	Any new development in						

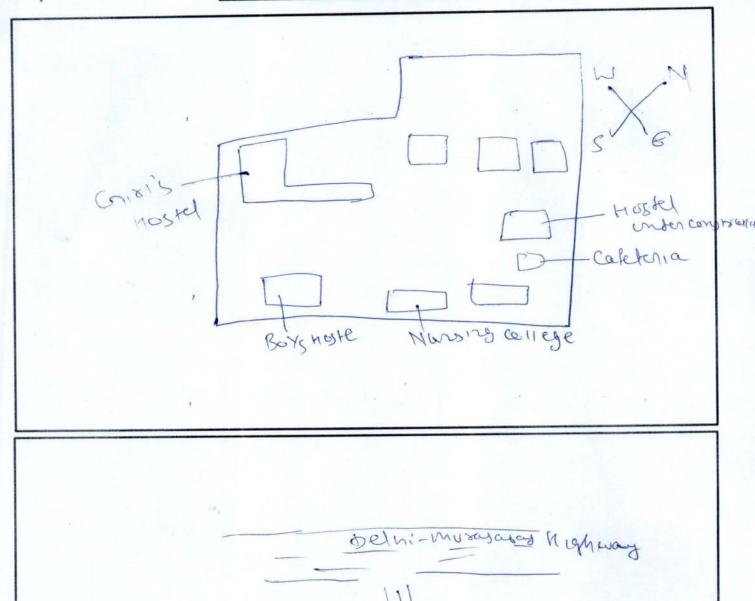
surrounding area

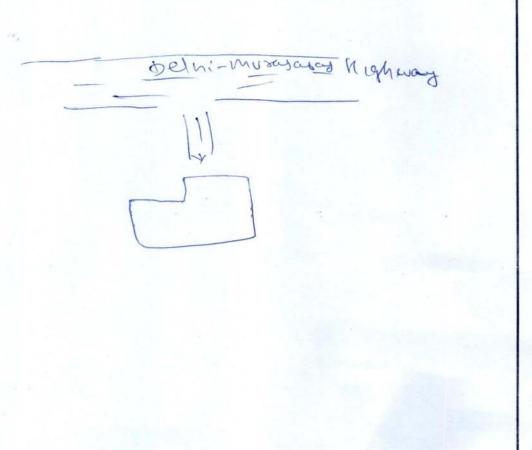
15.	Jurisdiction limits	□ Nagar Nigam, □ Nagar Panchayat, □ Gram Panchayat, □ Nagar
		Palika Parishad, ☐ Area not within any municipal limits
16.	Jurisdiction Development	\square DDA, \square GDA, \square NOIDA, \square GNIDA, \square YEIDA, \square HUDA, \square KMDA,
	Authority Name	☐ MDDA, ☐ Any other Development Authority:
		☐ Area not within any development authority limits ☐ ☐
17.	Municipal Corporation Name	□ NDMC, □ SDMC, □ EDMC, □ Ghaziabad Municipal Corporation,
	- Mainoipai Garparana	☐ Gurgaon Municipal Corporation, ☐ Faridabad Municipal Corporation,
		☐ Kolkata Municipal Corporation, ☐ Dehradun Municipal Corporation,
		☐ Area not within any municipal limits, ☐ Any other Municipal
		Corporation/ Municipality: NA
		PHYSICAL DETAILS
1.	Land Area	
		48,000 Same 35980 sames 61, 460590
2.	Any conversion to the land use	As per Title deed As per Map As per site survey 48,000 Saymer SS 980 Saymer 61, 460 Sq r (& see client) & shown by clent buring surve
3.	Land Type	□ Solid, □ Rocky, □ Marsh Land, □ Reclaimed Land, □ Water
		logged, Land locked
4.	Shape of the Land	☐ Square, ☐ Rectangular, ☐ Trapezium, ☐ Triangular, ☐ Trapezoid,
		□ Irregular, □ NA
5.	Level of Land	☐ On road level, ☐ Below road level, ☐ Above road level, ☐ NA
6.	Frontage to depth ratio	☐ Normal frontage, ☐ Less frontage, ☐ Large frontage, ☐ NA
7.	Are Boundaries matched	☐ Yes, ☐ No, ☐ No relevant papers available to match the
		boundaries, Boundaries not mentioned in available documents
8.	Is Independent access available	☐ Clear independent access is available, ☐ Access available in
	to the property	sharing of other adjoining property, No clear access is available,
		☐ Access is closed due to dispute
9.	Is property clearly demarcated	☐ Yes, ☐ No, ☐ Only with Temporary boundaries
200	with permanent boundaries?	
10.	Is the property merged or colluded with any other property	Cannot Commend
11.	Property possessed by at the	☐ Owner, ☐ Vacant, ☐ Lessee, ☐ Under Construction, ☐ Couldn't
	time of survey	be Surveyed, ☐ Property was locked, ☐ Bank sealed, ☐ Court sealed
12.	Current activity carried out in the	
	property	☐ Office, ☐ Industrial, ☐ Vacant, ☐ Locked, ☐ Any other use: ☐ Coll
Service Servic		
1.	Construction Status	G/ CONSTRUCTION/ UTLITY DETAILS □ Built-up property in use, □ Under construction, □ No construction
100		Dedilical property in use, Construction, Divo construction

2.	Covered Built-up Area	☐ Covered Area, ☐	Floor Area, Super A	rea, Carpet Area
		As per Title deed	As per Map	As per site survey
	(Tick one on the basis of which valuation is to be calculated)		72993,99	- Sampreme
3.	Total Number of Floors in the Building	Cn+2, Cn F	3-tionly by ne	ostel) 8 Building
4.	Floor on which property is situated	-		
5.	Type of Unit/ Number of Rooms/ Cabins/ Cubicles			
6.	Building Type			ing Pillar Beam column,
		☐ Ordinary brick wa	all structure, Iron tri	usses & Pillars, Scrap
		abandoned structure		
7.	Roof	a. Make: ☐ RBC,	RCC, GI Shed	, □ Tin Shed, □ Stone
		b. Height: ~ \ C	11	
				Punning, POP False
		Ceiling, Cover	d roof, No plaster	
8.	Flooring	□ Vitrified tiles, □	Ceramic Tiles, Services Tile	imple marble, Marble
		chips, \(\square\) Mosaic, \(\square\)	Granite, Italian Mar	Die, Divors Dichequered
		Wooden, PCC	J, ☐ Imported Marble,	☐ Pavers, ☐ Chequered
			, \square No Flooring, \square U	nder construction, Any
	A Condition of the	other type:	Mont D Vory Good	☐ Good, ☐ Ordinary
9.	Appearance/ Condition of the			
	Building	The state of the s	☐ Under construction	
				, Good, Ordinary
			Under construction	
10.	Maintenance of the Building		verage, Poor, Uno	
11.	Interior decoration	☐ Excellent, ☐ V	ery Good, Cood,	Simple, Ordinary
				onstruction, No Survey
12.	Interior Finishing	Simple plastered	walls, Brick walls w	ithout plaster,
		1997	d walls, POP punnin	ig, ☐ Coved roof,
		☐ Under constructio		
13.	Exterior Finishing			walls without plaster
				, Brick tile Cladding
			g, Aluminum compos	
			Domb, Porch, U	
14.	Kitchen			with cupboard, Norma
		The property of the property o	•	ar with chimney, Unde
		construction, No		
15.	Class of Electrical fittings	☐ External, ☐ Inter		
			-	y lights, Chandeliers
			ing, Under construct	tion, No Survey
16.	Class of Sanitary/ Plumbing &	☐ External, ☐ Inter		A TOTAL MANAGEMENT AND A STATE OF THE STATE
	water supply fittings		y Good, 🗆 Good, 🗀 S	
4-7	10/-1		Under construction,	
17.	Water arrangements		omersible, Jal board	
18.	Fixed Wooden Work	The second secon		Simple, Ordinary
		☐ Average, ☐ Belo	w Average, No woo	den work, No survey
19.	Age of Building/ Recent Improvements done	2616-18		
20.	Maintenance of the Building	☐ Very Good, ☐ AT	verage, □ Poor	

21	Any defects in the building	☐ Maintenance issues, ☐ Finishi	ng issues, See	page issues,	
21.	Any defects in the ballang	☐ Water supply issues, ☐ Electricity issues, ☐ Structural issues,			
		☐ Visible cracks in the building			
22.	Any violation done in the property	☐ Construction done without Map, ☐ Construction not as per approved Map, ☐ Extra covered without sanctioned Map, ☐ Joined			
	1 -	adjacent property, Encroached adjacent area illegally			
22	Boundary Wall (Only for individual	No, □ Common bound	lary wall of a complex		
23.	property)	Running Mtr. Height	Width	Finish	
		1100 mgc ~817			
24.	Lift/ elevators	☐ Passenger/ ☐ Commercial			
	NOT	Make: Natle	Capacity:		
25.	Power backup	☐ Inverter, ☐ DG Set	· · · · · · · · · · · · · · · · · · ·		
		Make:	Capacity:	RVA	
26.	Garden/ Landscaping	Yes, □ No, □ Beautiful, □ O	rdinary		
27.	Parking facilities	Available within the property	On Ground, In Basemen		
		☐ Not available within the property	☐ On road, ☐ problem	☐ Acute parking	
STATE OF THE PARTY OF	if any	LITYL SEL ABILITY LITE ITY DE	TAII S		
		LITY/ SELABILITY/ UTLITY DE	- I AILS		
1.	Any issues in marketability of the property?	□ Yes, □ No Reason in case of No: □ Location, □ Surrounding, □ Legal aspects, □ Demand, □ Shape, □ Any Other:			
2.	How is Demand & Supply condition	Demand ☐ Very Good, ☐ Go	od, ☐ Average, ☐	Low, Poor	
	in the Market of such properties?	Supply ☐ Very Good, ☐ Go			
3.	Is property easily sellable &	☐ Yes, ☐ No		N-196	
0,	marketable?	Comments:			
4.	How is the current utility of the property?	☐ Excellent, ☐ Very Good, ☐ Good, ☐ Average, ☐ Low, ☐ Poor			
5.	At what True rate Owner bought	Year of purchase			
	this Property?	Purchase Price			
6.	Present expected Sale Value of the overall property?	Mativ	sco pe		

DRAW SITE KEY PLAN & SKETCH PLAN





1	PROPERTY I	MARKET COMPARABLE RATE INFORMATION DETAILS lable 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				
2.	Contact No.	NA				
3.	Type of source of information (Seller/ Property dealer/ nearby people)	NA				
4.	Rates/ Price informed (in Rs. with unit)	NA				
5.	Rates Type (Sale/ Buy)	NA				
6.	Shape of the Property (Square, Rectangular, Irregular)					
7.	Area/ Size of the Property					
8.	Legal Status (clear, negative, weak)/ No. of owners					
9.	Location/ surrounding/ neighborhood comparison with the subject property (Similar, Lower, Better, Highly Better than the subject Property)	Base Case				
10.	Distance from the subject Property	0				
11.	Other factors (Corner, 2 side open, North-East facing, Park facing, Legal/ Financial encumbrance, etc.)	1)0	in Se	ope \		
12.	Approach road width	to				
13.	Level of Land (Below/ On/ Above road level)	,1				
14.	Frontage to depth ratio (Normal, Less, Large)					
15.	Present Use					
16.	Any other details/ Discussion held	NA				
17.	Present expected Sale Value of the overall property?					

UNDERTAKING BY THE CUSTOMER

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	Dr. Dinesh
Relationship with owner	Chair men
Signature	
Mobile No.	
Date	3-1-24

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.	PL-596-606.78X
Surveyor Name	Deepark, Ashil & Nischery
Signature	Die Sirg!
Date	3-1-24

UNDERTAKING BY THE PREPARER

Survey Policy Guidelines issued by the organization. I also confirm that without any personal interest, partiality or prejudice, I have worked on this Valuation assignment. Rates adopted for the asset is based on various facts, information collected from the site came to my knowledge during the course of the assignment and I have taken all sincere efforts to review, cross check & confirm this data/ information from all different angles using my prudent approach without any biasedness or pressure. I have prepared the report based on true facts & information as per best of my knowledge & case facts. I understand that any false information provided by me will lead to the incorrect valuation report and I'd be solely responsible for it and will bear the losses which will be put on the Company in form of monetary or reputation loss by its client or statutory bodies.

I also undertake that I did not come into any influence by the customer, Bank representative (officer or agent), colleagues, coworkers or any other person to arbitrary change the Valuation figures or facts unethically or illegitimately which may put the public money at risk which is in the form of Bank deposits.

In case at any point of time in future, if I am found guilty of illegitimately distorting the facts in the Valuation or any other professional services which company offers in the market on being influenced by the customer or Bank representative (officer or agent) or for whatsoever reason then I'd solely responsible of any such act and I understand that the Company can take appropriate legal action against me which may include suspension from the current roles & responsibilities or termination from the employment with immediate effect.

I also undertake that I have not taken any cash, favor or in kind from the customer for favoring any individual or organization by unfair means.

I also undertake that I'll not prepare any report on incomplete Survey form which is not properly filled as per the Company guidelines and in case I am preparing it which is creating an incorrect report then I'd be responsible for its consequences.

For File No.	
Preparer Name	
Signature	
•	
Date	





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.	PL-596-506-488				
2.	Name of the Surveyor t	DEGPAK, ASMI DAISERRY				
3.	Borrower Name	9 Mado cuments provided				
4.	Name of the Owner	9				
5.	Property Address which has to be valued					
6.	Property shown & identified by at	□ Owner, □ Representative, □ No one	e was available, 🗆	Property is locked, survey		
	spot	could not be done from inside				
		Name		Contact No.		
		Do. Dinesh kuma		551695		
7.	How Property is Identified by the	☐ From schedule of the properties m	entioned in the	deed, \square From name plate		
	Surveyor	displayed on the property, Adentifie	ed by the owner/	owner representative, \		
		Enquired from nearby people, Ident	ification of the p	roperty could not be done,		
		☐ Survey was not done				
8.	Are Boundaries matched	☐ Yes, ☐ No, ☐ No relevant pa	pers available to	o match the boundaries,		
		☐ Boundaries not mentioned in availab	le documents			
9.	Survey Type	☐ Full survey (inside-out with measurements & photographs)				
	,	Half Survey (Measurements from outside & photographs)				
		☐ Only photographs taken (No measurements)				
10.	Reason for Half survey or only	The state of the s				
(ADDAY)	photographs taken Lack of him	property so couldn't be surveyed completely				
11.	Type of Property	☐ Flat in Multistoried Apartment, ☐ Residential House, ☐ Low Rise Apartment,				
		Residential Builder Floor, Commercia	al Land & Building	g, \square Commercial Office, \square		
		Commercial Shop, Commercial Floo	r, Shopping M	lall, \square Hotel, \square Industrial,		
		☐ Institutional, ☐ School Building, ☐	Vacant Residentia	al Plot, 🗆 Vacant Industrial		
		Plot, Agricultural Land				
12.	Property Measurement	☐ Self-measured, ☐ Sample measuren	nent, 🗆 No meas	urement		
13.	Reason for no measurement	☐ It's a flat in multi storey building so measurement not required				
		☐ Property was locked, ☐ Owner/ possessee didn't allow it, ☐ NPA property so				
		didn't enter the property, Very				
	NA	measure the area within limited time	Any other Reaso	on:		
14.	Land Area of the Property		per Map	As per site survey		
	The second secon	see P9-8				
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	☐ Owner, ☐ Vacant, ☐ Lessee, ☐ U		n, □ Couldn't be Surveyed,		
17.	Any negative observation of the	1				

•	property during survey	
18.	Is Independent access available to the property	☐ Clear independent access is available, ☐ Access available in sharing of other adjoining property, ☐ No clear access is available, ☐ Access is closed due to dispute
19.	Is property clearly demarcated with permanent boundaries?	☐ Yes, ☐ No, ☐ Only with Temporary boundaries
20.	Is the property merged or colluded with any other property	Cannot Comment
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.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.

				Dun	0010
а.	Name of	the Person:	Dul.	DIA	C) Y

In case not signed then mention the reason for it: \square No one was available, \square Property is locked, \square Owner/ representative refused to sign it,

Any other reason:

2. Surveyor Signature who did site inspection:

Undertaking: I have inspected the property and cross verified the property details at site to the extent of a. Matching boundaries of the property, b. Sample measurement of its area, c. Physical condition, d. Property rates as per local information with what is mentioned in the property documents provided to me by the Bank/ interested organization. I have not come under influence of anyone during site inspection and have only recorded the true and factual details in the survey form which I come across during the site survey. I understand that giving any manipulative information in the survey form will lead to incorrect Valuation report which is an unlawful act and i'll be solely responsible for doing it.

Name of the Surveyor: OF EVAC Signature: Date: Date:

Gecend Compan-IMS (48000 Squatro)
HOSpital-186 Running = 8-10-404 Occupancy
AdminColleger-10-phanma) - 2024 to be Started
HOSpital lattached washroom Renovation - Cn+3 - 38
Conference
Polytechnic college
Nun sing College-

Boys hostel - 199 [2Boys each) Critis hostel - Stroom Power consumption - 58 KVA

Solar Panel -60 KV DC Set-125 - 2

Wever-submersible

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