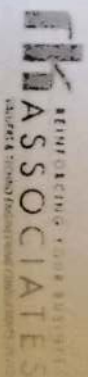


File No.	KKADNCR/ 1
Date of Receiving	128/12/23
File Receiver Name	Amit Bhargava



CASE COLLECTION FORM

(Version 5.0)

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

Items	Assigned To	Assigned to Date	To be completed by date	Submitted On date	Grade	HOD Engrg. Signature
File Received By	Amit Bhargava	NA	NA			
Survey	Amit Bhargava					
Preparation						

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

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

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

GENERAL DETAILS

1. Proposal/ Work Order or Ref No.	VHS (2023-24) PL 544 - 504 - H45				
2. Type of Service	<input checked="" type="checkbox"/> Valuation Report, <input type="checkbox"/> Construction cost estimate, <input type="checkbox"/> Cost vetting certificate <input type="checkbox"/> Other CE Certificates, <input type="checkbox"/> TEV Report, <input type="checkbox"/> LIE				
3. Type of customer	<input checked="" type="checkbox"/> Bank <input type="checkbox"/> Company	<input type="checkbox"/> PSU <input type="checkbox"/> NBFC <input type="checkbox"/> Corporate	<input type="checkbox"/> Private client <input type="checkbox"/> Direct client through Bank		
4. Bank/ FI/ Organization Name & Address	SBI SME BAWBAY RECLAMATION, MITRAL COURT "B" WING 4 FLOOR, NARIMAN POINT MUMBAI 40001				
5. Case Allotment Officer/ Fees paying party Details	Name	Contact Number	Email Id		
	Mr. Anirudh Raihan	7506935038	Sbi-11688@sbil.co.in		
6. Case Type	<input checked="" type="checkbox"/> Case for Fresh Account <input type="checkbox"/> Case for exiting account/ customer				
7. Fees Details	Amount of Fees	Advance Amount if any	Fees will be paid by		
	116,800,	10800	<input type="checkbox"/> Bank <input checked="" type="checkbox"/> Customer		
8. Billing Details	Billed To Party Name	GSTIN			

Type of Property		Residential flat							
Purpose of Valuation/Assignment		<input checked="" type="checkbox"/> Value assessment of the asset for creating new collateral mortgage <input type="checkbox"/> Periodic Re-Valuation for Bank, <input type="checkbox"/> Distress sale for NPA Ac., <input type="checkbox"/> For DRT Recovery purpose, <input type="checkbox"/> Capital Gains Wealth Tax purpose <input type="checkbox"/> Partition purpose, <input type="checkbox"/> General Value Assessment <input type="checkbox"/> Any other:							
Owner/ Applicant Details		<table border="1"> <tr> <th>Name</th> <th>Contact Number</th> <th>Email Id</th> </tr> <tr> <td>Sayantlal Purushit</td> <td>9823179381</td> <td></td> </tr> </table>		Name	Contact Number	Email Id	Sayantlal Purushit	9823179381	
Name	Contact Number	Email Id							
Sayantlal Purushit	9823179381								
Account Name		M K Istare Pvt Ltd							
Property Address		Bldg - 1002, Kingston Court opp. old Viva College Near Dominos Pizza Vihar (W) 401303							
Who will coordinate on site for the site survey		<table border="1"> <tr> <th>Name</th> <th>Contact Number</th> </tr> <tr> <td>Hitesh Purushit</td> <td>779883369</td> </tr> </table>		Name	Contact Number	Hitesh Purushit	779883369		
Name	Contact Number								
Hitesh Purushit	779883369								
Preferred time of survey		<table border="1"> <tr> <th>Date</th> <th>Time</th> </tr> <tr> <td>28/12/23</td> <td>4 PM.</td> </tr> </table>		Date	Time	28/12/23	4 PM.		
Date	Time								
28/12/23	4 PM.								
Documents Received (Any one ownership document and approved site plan/ map is must)		1. Ownership Documents: <input checked="" type="checkbox"/> Sale Deed, <input type="checkbox"/> Power of Attorney, <input type="checkbox"/> Registered Will, <input type="checkbox"/> Relinquishment Deed, <input type="checkbox"/> Transfer Deed, <input type="checkbox"/> Conveyance Deed, <input type="checkbox"/> Allotment Letter, <input type="checkbox"/> Possession Letter 2. Map: <input type="checkbox"/> Cizra Map, <input type="checkbox"/> Approved Map, <input type="checkbox"/> Site Plan 3. Utility Bills: <input checked="" type="checkbox"/> Electricity Bill & payment receipt, <input type="checkbox"/> Water Bill & payment receipt, <input type="checkbox"/> House Tax demand & payment receipt 4. Any Other document: <input type="checkbox"/> CLU, <input type="checkbox"/> TIR Report, <input type="checkbox"/> Agreement to Sale, <input type="checkbox"/> Old Valuation Report 5. No documents provided: <input type="checkbox"/>							
Documents received from		Customer							
Special Instructions if any									
I agree to pay the amount mentioned above for the preparation of Valuation Report. I agree that I'll not put pressure on Valuer firm to distort any facts and would not try to influence any member or official of the firm in the ill spirit or vested interest and to benefit any individual or organization by any means illegitimately.									
Customer Signature:									

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

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


IMPORTANT INSTRUCTIONS TO SURVEYOR

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

SURVEY PROCESS COMPLIANCE CHECKLIST

(To be submitted by Surveyor with each Survey)

S.O.	COMPLIANCE CHECKLIST POINTS	STAT
1.	Did you take proper property documents to carry out the survey?	✓
2.	Have you properly studied & highlighted Owner/ Area/ Boundaries in the property documents with bold florescent before moving for the survey?	✓
3.	Did you check prominent landmark nearby the subject property and mentioned in the survey form?	✓
4.	Did you identified the Property clearly by matching the boundaries and area mentioned in the property papers?	✓
5.	Did you check if property is merged with any other property or it is an independent property?	✓
6.	Did you checked the flat size with eye estimation or based on number of bed rooms?	✓
7.	Did you check for any construction violations in the flat?	✓
8.	Did you check municipal limits/ jurisdiction/ ward?	✓
9.	Did you take Google Map location and shared it to Maps whatsapp group?	✓
10.	Did you check society reputation?	✓
11.	Have you taken property full scale photograph with gate?	✓
12.	Have you taken owner/ representative photograph with the property?	✓
13.	Have you taken your selfie with the property along with owner/ representative?	✓
14.	Have you taken photograph of the society gate along with abutting road and towards left and right of the property?	✓
15.	Have you taken multiple photographs of the property from inside-out?	✓
16.	Did you check nearby development and whereabouts and commented on survey form?	✓
17.	Did you check any defects or negativity in the society & flat in terms of location, legality, disputes, marketability, salability, etc. and commented on survey form in detail?	✓
18.	Have you filled all the columns of survey form including survey summary sheet properly?	✓
19.	Have you taken self-attested documents from owner/ representative and stamped "documents provided by stamp"?	✓
20.	Did you check any defects or negativity in the property in terms of location, legality, disputes, marketability, salability, etc. and commented on survey form in detail?	✓
21.	Have you confirmed any recent past transactions during market enquiries and enquired property rates locally very rigorously?	✓
22.	Did you take signatures of the owner/ representative on undertaking and survey summary sheet?	✓
23.	Did you signed the undertaking?	✓

For File No.	118(23-24) PL597-507-795
Surveyor Name	Amit Bhargava
Signature	
Date	28/12/23

MULTI STORIED FLATS SURVEY FORM

(Version 5.0)

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

File No. RK/NDNCR/...../.....

Date: 28/12/23

Time: 4 PM

GENERAL DETAILS

Name of the Surveyor

Anil Bhawji

Property shown by

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

Name

Contact No.

Mr. Hitesh

7298833369

Survey Type

☒ Full survey (inside-out with measurements & photographs)
☐ Half Survey (Measurements from outside & photographs)
☐ Only photographs taken (No measurements)

Reason for Half survey or only photographs taken

☐ Property was locked, ☐ Possessee didn't allow to inspect the property, ☐ NPA property so couldn't be surveyed completely

How Property is Identified

☐ From schedule of the properties mentioned in the deed, ☒ From name plate displayed on the property, ☒ Identified by the owner, owner representative, ☐ Enquired from nearby people, ☐ Identification of the property could not be done, ☐ Survey was not done

Property Measurement

☒ Self-measured, ☐ Sample measurement only, ☐ No measurement

Purpose of Valuation

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

Type of Loan

☐ Housing Loan, ☐ Housing Take Over Loan, ☐ Home Improvement Loan, ☐ Loan against Property, ☐ Construction Loan, ☐ Educational Loan, ☐ Car Loan, ☐ Project Loan, ☐ Term Loan, ☐ CC Limit enhancement, ☐ Cash Credit Limit, ☐ Industrial Loan, ☐ NA

Loan Amount

OWNERSHIP DETAILS

Legal Owner Name/s

MK Istora PVT LTD.

Property Purchaser Name

Jayanth Purohit

Property Address under Valuation

Bldg 602 Kingdon Court opp old Vira College

Present Residence Address of the

Ward 4 of 503

Owner/ Purchaser

Same as Above

LOCATION DETAILS

Adjoining Properties (Match it with papers with the help of compass or Sun direction and also confirm it with nearby people)	North	South	East	West		
	Ganpati Mandir	Dominos Pizza	Old Viva College	Nigaj Gales		
2. Property Facing	<input type="checkbox"/> East Facing, <input type="checkbox"/> North Facing, <input checked="" type="checkbox"/> West Facing, <input type="checkbox"/> South Facing <input type="checkbox"/> North-East Facing, <input type="checkbox"/> South-West Facing, <input type="checkbox"/> South-East Facing <input type="checkbox"/> North-West Facing					
3. Landmark	Old Viva College					
4. Ward Name/ No.	Viral-Vasan Maharaja Palika					
5. Zone Name						
6. Main Road Name & Width	Name	Width	Distance from property			
	Narayani Bypass Rd	100 ft	Immediate			
7. Approach Road Name & Width	Narangi Internal Road 20 ft					
8. Location consideration of the Society	<input checked="" type="checkbox"/> Within Main city, <input type="checkbox"/> Within Good Urban developed Area, <input checked="" type="checkbox"/> Within developing area, <input type="checkbox"/> Highly posh locality, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good <input type="checkbox"/> Ordinary, <input type="checkbox"/> In interiors, <input type="checkbox"/> Remote area, <input type="checkbox"/> Backward, <input type="checkbox"/> Average <input type="checkbox"/> Poor					
9. Location of the Flat	<input type="checkbox"/> Park Facing, <input type="checkbox"/> Pool Facing, <input checked="" type="checkbox"/> Road Facing, <input type="checkbox"/> Entrance North Facing, <input type="checkbox"/> Sunlight facing					
10. Characteristics of the Locality	<input type="checkbox"/> Urban developed, <input checked="" type="checkbox"/> Urban developing, <input type="checkbox"/> Semi Urban, <input type="checkbox"/> Rural <input type="checkbox"/> Backward, <input type="checkbox"/> Industrial, <input type="checkbox"/> Institutional					
11. Proximity to civic amenities	School	Hospital	Market	Metro	Railway Station	Airport
	0 km	0 km	0.5 km	-	1 km	40 km
12. Any new Development in surrounding area	Real estate					
13. Jurisdiction limits	<input checked="" type="checkbox"/> Nagar Nigam, <input type="checkbox"/> Nagar Panchayat, <input type="checkbox"/> Gram Panchayat <input type="checkbox"/> Nagar Palika Parishad, <input type="checkbox"/> Area not within any municipal limits					
14. Jurisdiction Development Authority Name	<input type="checkbox"/> DDA, <input type="checkbox"/> GDA, <input type="checkbox"/> NOIDA, <input type="checkbox"/> GNIDA, <input type="checkbox"/> YEIDA, <input type="checkbox"/> HUDA, <input type="checkbox"/> KMDA <input type="checkbox"/> MDDA, <input checked="" type="checkbox"/> Any other Development Authority: <input type="checkbox"/> Area not within any development authority limits					
15. Municipal Corporation Name	<input type="checkbox"/> NDMC, <input type="checkbox"/> SDMC, <input type="checkbox"/> EDMC, <input type="checkbox"/> Ghaziabad Municipal Corporation <input type="checkbox"/> Gurgaon Municipal Corporation, <input type="checkbox"/> Faridabad Municipal Corporation <input type="checkbox"/> Kolkata Municipal Corporation, <input type="checkbox"/> Dehradun Municipal Corporation <input type="checkbox"/> Area not within any municipal limits, <input checked="" type="checkbox"/> Any other Municipal Corporation: Municipality:					

PHYSICAL DETAILS

Covered Built up Area	As per Title deed	As per Map	As per site survey
Is the one on the basis of which area is to be calculated? House lines matched	96.27 Sq Meters	-	120.34 Sq Meters
Is independent access available to the property?	<input checked="" type="checkbox"/> Clear independent access is available, <input type="checkbox"/> Access available in sharing of other adjoining property, <input type="checkbox"/> No clear access is available, <input type="checkbox"/> Access is closed due to dispute		
Is the property merged or colluded with any other property	No		
Construction Status	<input checked="" type="checkbox"/> Built up property in use, <input type="checkbox"/> Under construction, <input type="checkbox"/> Construction not started		
Total Number of Floors in the Building	G + 12 floor		
Floor on which Flat is situated	10th floor		
Type of Flat	Residential		
Age of Building/ Recent Improvements done	8 yrs.		
Type of Group Housing Society	<input checked="" type="checkbox"/> High End, <input type="checkbox"/> Normal, <input type="checkbox"/> Affordable Group Housing		
Appearance/ Condition of the building	Internal - <input checked="" type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Poor <input type="checkbox"/> Under construction, <input type="checkbox"/> No construction, <input type="checkbox"/> No Survey		
Maintenance of the Building	External - <input checked="" type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Poor <input type="checkbox"/> Under construction, <input type="checkbox"/> No construction		
Wooden Work	<input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Average, <input type="checkbox"/> Poor		
Interior decoration	<input type="checkbox"/> Excellent, <input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Simple, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Below Average, <input type="checkbox"/> No wooden work, <input type="checkbox"/> No survey		
Any defects in the Group Housing Society	<input type="checkbox"/> Excellent, <input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Simple, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Below Average, <input type="checkbox"/> No wooden work, <input type="checkbox"/> No Survey		
Any violation done in the flat	No		
Facilities in the Group Housing Society	<input type="checkbox"/> Lulls, <input type="checkbox"/> Garden, <input type="checkbox"/> Landscaping, <input type="checkbox"/> Swimming Pool, <input type="checkbox"/> Gym, <input type="checkbox"/> Club House, <input type="checkbox"/> Walk Trails, <input type="checkbox"/> Kids play zone, <input type="checkbox"/> 100% Power Backup		
Property currently possessed by	<input type="checkbox"/> Owner, <input type="checkbox"/> Vacant, <input type="checkbox"/> Lessee, <input type="checkbox"/> Under Construction, <input type="checkbox"/> Couldn't be Surveyed, <input type="checkbox"/> Property was locked, <input type="checkbox"/> Bank sealed, <input type="checkbox"/> Court sealed		

Current activity carried out in the property

Special Comments if any

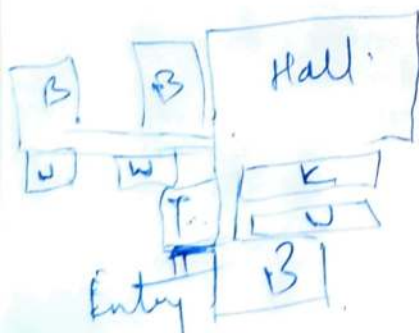
☒ Residential purpose, ☐ Commercial purpose, ☐ Godown
☐ Office, ☐ Vacant, ☐ Locked, ☐ Any other use

MARKETABILITY/SELLABILITY/UTILITY DETAILS

1.	Reputation/ class of developer	<input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor	
2.	Reputation of society	<input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor	
3.	Any issues in marketability of the property?	<input type="checkbox"/> Yes, <input checked="" type="checkbox"/> No Reason in case of No: <input type="checkbox"/> Location, <input type="checkbox"/> Surrounding, <input type="checkbox"/> Legal aspects, <input type="checkbox"/> Demand, <input type="checkbox"/> Shape, <input type="checkbox"/> Any Other	
4.	How is Demand & Supply condition in the Market of such properties?	Demand	<input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor
		Supply	<input checked="" type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor
5.	Is property easily sellable & marketable?	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No Comments:	
6.	How is the current utility of the property?	<input type="checkbox"/> Excellent, <input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor	
7.	At what True rate Owner bought this Property?	Year of purchase	2019
		Purchase Price	80 Lakhs

USE THIS SPACE FOR PROVIDING ANY ADDITIONAL DETAILS/ INFORMATION

9000 to 9500 /sq ft $\frac{12 \times 8}{15 \times 8}$



Hall = 16.5' ft x 20' ft
 M Bed 1 = 12 x 9.7 ft
 Wash R 1 = 4.5 x 7.10 ft
 lobby = 8 x 15.8 ft
 Bed 2 = 10.8 x 14.0 ft
 Balcony 1 = 11.4 ft x 4.9 ft
 Wash R 2 = 7.2 ft x 4 ft
 Washbasin Passage = 2.4 x 4.5 ft
 Temple + entry Passage = 17.8 x 13.3 ft
 Kitchen = 10.6 x 7.6 ft
 M Bed Room 2 = 11.6 x 9.5 x 14.6
 Wash Room = 4 x 10.9 ft

PROPERTY MARKET COMPARABLE RATE INFORMATION DETAILS

Available for Sale or Transaction already happened in past


No	Particulars	Subject Property	Comparable 1	Comparable 2	Comparable 3
1	Name (source of information)	NA	Sagar Estate	On lock Realtor	Haresha Estate
2	Contact No	NA	9890083899	9765912120	9323293925
3	Type of source of information (Self/Property dealer/ nearby owner)	NA	Property dealer.	Property dealer.	Property dealers.
4	Rates/ Price informed	NA	11,000 - 12000 sqft	11000 - 13000 sqft	12000 - 13000 sqft
5	Rates Type (Sale/ Buy)	NA	Sale	Sale	Sale
6	Area/ Size of the Flat		1100 sqft	1050 sqft	1200 sqft
7	Legal Status (clear, negative, weak)/ No. of owners		Clear.	Clear.	Clear.
8	Location/ surrounding neighborhood comparison with the subject property (Similar, Lower, Better, Highly Better than the subject Property)	Base Case	Similar	Similar	Similar
9	Distance from the subject Property	0	Same building	1 km,	2 km
10	Society comparison (Similar, Lower, Better, Highly Better than the subject society)		Similar	Similar	Similar
11	Other factors (Corner, 7 side open, North- East facing, Park facing, Legal/ Financial encumbrance, etc.)		Similar	Similar	Similar
12	Any other details/ Discussion held	NA	-	-	-
13	Present expected Sale Value of the overall property?				

Customer is saying he has purchased a parking space for around 15 lakhs. But ~~yet~~ he is yet to give the document, without that we can confirm

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 +91-9959632707, 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 Hitesh Jain,
Relationship with owner	Son.
Signature	
Mobile No.	98988 33369
Date	28/12/23

UNDERTAKING BY THE SURVEYOR

I confirm that I have carried out the Survey of the property properly as per the fair professional best practices and Valuation & Survey policy guidelines issued by R K Associates. I have not taken any cash or kind from the customer nor have I come into any kind of influence of the customer / bank for arbitrary providing the Property Valuation as per one's need. I further state that I have not given any assurances to the customer nor given any wrong or false information or statement. In case at any point of time it is found that I have done any kind of fraudulent activity in this case and misled the company then I understand its legal consequences and appropriate penal action which company can take against me. Also in regard to it any monetary or reputation loss will be recovered from me by the company.

For File No.	Vrs(2324)PLSQT-507-795
Surveyor Name	Anil Bhargava
Signature	
Date	28/12/23

SURVEY SUMMARY SHEET
(TO BE ENCLOSED WITH VALUATION REPORT)
(Version 1.0) | Date of Implementation: 10/04/2017

Every Valuation report at R.K. Associates is prepared based on the thorough survey of the property carried out by our Engineering Surveyor. This Survey Summary Sheet is for the information of Banker/ concerned interested organization. Detailed Survey Form can also be made available to the interested organization in case it is required to cross check what information our surveyor has given in site inspection report based on which Valuation report is prepared.

175 (03/24) PLSA - 501 - 195

And Ishay Purabit
Sajanth Purabit
Sajanth Purabit
B Wing 1002, Kingston Court opp old VNA 18,
Near Dominos Plaza, Vimal 401303

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

Contact No. 77 988 3369

Name Mr. Hitesh Purabit

☐ 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 available to match the boundaries

☒ Yes, ☐ No, ☐ No relevant papers available to match the boundaries

☐ Boundaries not mentioned in available documents

☒ Full survey (inside out with measurements & photographs)

☐ Half Survey (Measurements from outside & photographs)

☐ Only photographs taken (No measurements)

☐ Property was locked, ☐ Possessee didn't allow to inspect the property, ☐ NPA

Property so couldn't be surveyed completely

☒ Flat in Multistoried Apartment, ☐ Residential House, ☐ Low Rise Apartment,

☐ Residential Builder Floor, ☐ Commercial Land & Building, ☐ Commercial Office,

☐ Commercial Shop, ☐ Commercial Floor, ☐ Shopping Mall, ☐ Hotel, ☐ Industrial,

☐ Institutional, ☐ School Building, ☐ Vacant Residential Plot, ☐ Vacant Industrial Plot, ☐ Agricultural Land

☒ Self-measured, ☐ Sample measurement, ☐ 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 area within limited time ☐ Any other Reason:

As per Title deed 96.28sq.mts As per Map - As per Map 120 sq.mts

☒ Owner, ☐ Vacant, ☐ Lessee, ☐ Under Construction, ☐ Couldn't be Surveyed

☐ Property was locked, ☐ Bank sealed, ☐ Court sealed

☐ Any negative observation of the

<p>property during survey</p> <p>a. Is the proposed access available to the property?</p> <p>b. Is the property clearly demarcated with permanent boundaries?</p> <p>c. Is the property occupied or controlled by any other property?</p> <p>d. Is any other property involved in the information references on property rates?</p>	<p><input checked="" type="checkbox"/> Clear independent access is available, <input type="checkbox"/> Access available in sharing of other adjoining property, <input type="checkbox"/> No clear access is available, <input type="checkbox"/> Access is closed due to dispute</p> <p><input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Only with Temporary boundaries</p> <p>No</p> <p>Please refer attached sheet named 'Property rate Information Details.'</p>
---	---

Endorsement:

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

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

a. Name of the Person: Mr. Hitesh Purohit
 b. Relation: Son
 c. Signature: [Signature]
 d. Date: 28/12/23

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

2. Surveyor Signature who did site inspection:

Undertaking: I have inspected the property and cross verified the property details at site to the extent of a

Matching boundaries of the property, b. Sample measurement of its area, c. Physical condition, d. Property rates as per local information with what is mentioned in the property documents provided to me by the Bank/interested organization. I have not come under influence of anyone during site inspection and have only prepared the true and factual details in the survey form which I come across during the site survey. I understand that going 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: Shreyast Bhargi
 b. Signature: [Signature]
 c. Date: 28/12/23