

C - 28.4 1.2.3

File No.	RKA/DNCR/...../.....
Date of Receiving	29/12/23
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 To	Assigned to Date	To be completed by date	Submitted On date	Grade	HOD Engg. Signature
File Received By		NA	NA			
Survey	Dhorwaj					
Preparation						

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

File Returned to HOD Engg. unprepared due to reason

☐ Survey not done properly, ☐ Survey Form not properly filled, ☐ Market survey for rates is not properly done, ☐ Identification is not clearly done, ☐ Measurement is not properly done, ☐ Photographs not clearly taken, ☐ Selfie/ Owner or owner representative photo not taken, ☐ Owner/ owner representative signature not taken, ☐ Google Map not taken, ☐ Survey summary sheet not filled

In case File is returned by the preparer - HOD Engg. comment & Signature

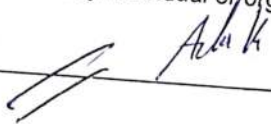
☐ Minor defects in the survey hence approved for preparation with warning to Surveyor. Report preparer to collect the missing information on his own.

☐ Major defects in the survey. Survey has to be done again.

GENERAL DETAILS

1.	Proposal/ Work Order or Ref. No.	VIS(2023-24)-PLS98-508-792		
2.	Type of Service	<input checked="" type="checkbox"/> Valuation Report, <input type="checkbox"/> Construction cost estimate, <input type="checkbox"/> Cost vetting certificate <input type="checkbox"/> Other CE Certificates, <input type="checkbox"/> TEV Report, <input type="checkbox"/> LIE		
3.	Type of customer	<input checked="" type="checkbox"/> Bank <input type="checkbox"/> PSU <input type="checkbox"/> NBFC <input type="checkbox"/> Corporate <input type="checkbox"/> Company <input type="checkbox"/> Private client <input type="checkbox"/> Direct client through Bank		
4.	Bank/ FI/ Organization Name & Address	SME Backbay Reclamation Branch Mittal court, B' wing. Ground floor, Nariman Point - 4000 Mumbai		
5.	Case Allotment Officer/ Fees paying party Details	Name	Contact Number	Email Id
		Saurabh Ranjan - Ashok Keshava	9321045516	saurabh.ranjan@sb.co.in atmanop@sb.co.in
6.	Case Type	<input 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
		10,000 + OFC + GST	5000/-	<input type="checkbox"/> Bank <input checked="" type="checkbox"/> Customer
8.	Billing Details	Billed To Party Name		GSTIN

CASE DETAILS

1.	Type of Property	Commercial Office		
2.	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 A/c., <input type="checkbox"/> For DRT Recovery purpose, <input type="checkbox"/> Capital Gains Wealth Tax purpose <input type="checkbox"/> Partition purpose, <input type="checkbox"/> General Value Assessment <input type="checkbox"/> Any other:		
3.	Owner/ Applicant Details	Name	Contact Number	Email Id
		Ashok Keshava	9321045516	atmanopragma.com
4.	Account Name	Mr. Atman Overseas Pvt. Ltd		
5.	Property Address	Shop No-123, Swapnashilp co-op, HSG. Soc. Ctd. Plot No-52, Sector-14, Koparkhairne, Navi Mumbai.		
6.	Who will coordinate on site for the site survey	Name	Contact Number	
		Ashok Keshava	9321045516	
7.	Preferred time of survey	Date	Time	
		29/12/23	10:30	
8.	Documents Received (Any one ownership document and approved site plan/ map is must)	1. Ownership Documents: <input checked="" type="checkbox"/> Sale Deed, <input type="checkbox"/> Power of Attorney, <input type="checkbox"/> Registered Will, <input type="checkbox"/> Relinquishment Deed, <input type="checkbox"/> Transfer Deed, <input type="checkbox"/> Conveyance Deed, <input type="checkbox"/> Allotment Letter, <input type="checkbox"/> Possession Letter 2. Map: <input type="checkbox"/> Cizra Map, <input type="checkbox"/> Approved Map, <input type="checkbox"/> Site Plan 3. Utility Bills: <input type="checkbox"/> Electricity Bill & payment receipt, <input type="checkbox"/> Water Bill & receipt, <input type="checkbox"/> House Tax demand & payment receipt 4. Any Other document: <input type="checkbox"/> CLU, <input type="checkbox"/> TIR Report, <input type="checkbox"/> Agreement to Sale, <input type="checkbox"/> Old Valuation Report 5. No documents provided: <input type="checkbox"/>		
9.	Documents received from	Sale deed		
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 on Valuer firm to distort any facts and would not try to influence any member or official of the firm in the vested interest and to benefit any individual or organization by any means illegitimately.			
	Customer Signature:			

MULTI STORIED FLATS SURVEY FORM

(Version 5.0)

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

File No. RKA/DNCR/...../.....

Date: 29/12/23

Time: 10:30

GENERAL DETAILS

1.	Name of the Surveyor	Dhawal	
2.	Property shown by	<input checked="" type="checkbox"/> Owner, <input type="checkbox"/> Representative, <input type="checkbox"/> No one was available, <input type="checkbox"/> Property is locked, survey could not be done from inside	
		Name	Contact No.
		Ashok Keshora	9321045516
3.	Survey Type	<input checked="" type="checkbox"/> Full survey (inside-out with measurements & photographs) <input type="checkbox"/> Half Survey (Measurements from outside & photographs) <input type="checkbox"/> Only photographs taken (No measurements)	
4.	Reason for Half survey or only photographs taken	NA	
5.	How Property is Identified	<input checked="" type="checkbox"/> From schedule of the properties mentioned in the deed, <input type="checkbox"/> From name plate displayed on the property, <input type="checkbox"/> Identified by the owner, owner representative, <input type="checkbox"/> Enquired from nearby people, <input type="checkbox"/> Identification of the property could not be done, <input type="checkbox"/> Survey was not done	
6.	Property Measurement	<input checked="" type="checkbox"/> Self-measured, <input type="checkbox"/> Sample measurement only, <input type="checkbox"/> No measurement	
7.	Purpose of Valuation	<input checked="" type="checkbox"/> Value assessment of the asset for creating collateral mortgage, <input type="checkbox"/> Periodic Re-Valuation for Bank, <input type="checkbox"/> Distress sale for NPA A/c., <input type="checkbox"/> For DRT Recovery purpose, <input type="checkbox"/> Capital Gains Wealth Tax purpose <input type="checkbox"/> Partition purpose, <input type="checkbox"/> General Value Assessment	
8.	Type of Loan	<input type="checkbox"/> Housing Loan, <input type="checkbox"/> Housing Take Over Loan, <input type="checkbox"/> Home Improvement Loan, <input type="checkbox"/> Loan against Property, <input type="checkbox"/> Construction Loan, <input type="checkbox"/> Educational Loan, <input type="checkbox"/> Car Loan, <input type="checkbox"/> Project Loan, <input type="checkbox"/> Term Loan, <input type="checkbox"/> CC Limit enhancement, <input type="checkbox"/> Cash Credit Limit, <input type="checkbox"/> Industrial Loan, <input type="checkbox"/> NA	
9.	Loan Amount		

OWNERSHIP DETAILS

1.	Legal Owner Name/s	M/S. Atma Overseas Pvt. Ltd.
2.	Property Purchaser Name	(Ashok Keshora)
3.	Property Address under Valuation	F1 Shop No: 1, 2, 3, Swapnashilp Apt.
4.	Present Residence Address of the Owner/ Purchaser	Vora House, Vile Parle (W), First Floor, 23, 50 Bajaj Road, Mumbai - 400050.

LOCATION DETAILS

<p>Adjoining Properties (Match it with papers with the help of compass or Sun direction and also confirm it with nearby people)</p>	<p>North Road then Other residential Apt</p>	<p>South Entry of property then other residential</p>	<p>East Other residential paper</p>	<p>West Other residential property</p>	
<p>2. Property Facing</p>	<p><input type="checkbox"/> East Facing, <input type="checkbox"/> North Facing, <input type="checkbox"/> West Facing, <input checked="" 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</p>				
<p>3. Landmark</p>	<p>Near Sai Snehdeep Hospital</p>				
<p>4. Ward Name/ No.</p>	<p>Section-20</p>				
<p>5. Zone Name</p>	<p>Section-20, Koparkhane Navi Mumbai</p>				
<p>6. Main Road Name & Width</p>	<p>Name Gagangin Mahara, Mang</p>	<p>Width 20m</p>	<p>Distance from property 100m</p>		
<p>7. Approach Road Name & Width</p>	<p>Gyan Vikas Road - 10m</p>				
<p>8. Location consideration of the Society</p>	<p><input checked="" type="checkbox"/> Within Main city, <input type="checkbox"/> Within Good Urban developed Area, <input 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</p>				
<p>9. Location of the Flat</p>	<p><input type="checkbox"/> Park Facing, <input type="checkbox"/> Pool Facing, <input checked="" type="checkbox"/> Road Facing, <input type="checkbox"/> Entrance North-East Facing, <input checked="" type="checkbox"/> Sunlight facing</p>				
<p>10. Characteristics of the Locality</p>	<p><input checked="" type="checkbox"/> Urban developed, <input 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</p>				
<p>11. Proximity to civic amenities</p>	<p>School 450m</p>	<p>Hospital 450m</p>	<p>Market 100m</p>	<p>Metro 12km</p>	<p>Railway Station 1km</p> <p>Airport 22km</p>
<p>12. Any new Development in surrounding area</p>	<p>NP</p>				
<p>13. Jurisdiction limits MMMC</p>	<p><input 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</p>				
<p>14. Jurisdiction Development Authority Name MMMC</p>	<p><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 type="checkbox"/> Any other Development Authority: <input type="checkbox"/> Area not within any development authority limits</p>				
<p>15. Municipal Corporation Name MMMC</p>	<p><input type="checkbox"/> NDMC, <input type="checkbox"/> SDMC, <input type="checkbox"/> EDMC, <input type="checkbox"/> Ghaziabad Municipal Corporation, <input type="checkbox"/> Gurgaon Municipal Corporation, <input type="checkbox"/> Faridabad Municipal Corporation, <input type="checkbox"/> Kolkata Municipal Corporation, <input type="checkbox"/> Dehradun Municipal Corporation, <input type="checkbox"/> Area not within any municipal limits, <input type="checkbox"/> Any other Municipal Corporation/ Municipality:</p>				

1.	Covered Built-up Area 210.58, 210.58, 176.66 (Tick one on the basis of which valuation is to be calculated)	<input type="checkbox"/> Covered Area, <input type="checkbox"/> Floor Area, <input type="checkbox"/> Super Area, <input type="checkbox"/> Carpet Area		
		As per Title deed	As per Map	As per site survey
		617.82 sq. ft.	-	563.59.12
2.	Are Boundaries matched	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No		
3.	Is Independent access available to the property?	<input checked="" type="checkbox"/> Clear independent access is available, <input type="checkbox"/> Access available in sharing of other adjoining property, <input type="checkbox"/> No clear access is available, <input type="checkbox"/> Access is closed due to dispute		
4.	Is the property merged or colluded with any other property	Merged		
5.	Construction Status ✓	<input type="checkbox"/> Built-up property in use, <input type="checkbox"/> Under construction, <input type="checkbox"/> Construction not started		
6.	Total Number of Floors in the Building	G + 7		
7.	Floor on which Flat is situated	Ground Floor		
8.	Type of Flat	Commercial Office		
9.	Age of Building/ Recent Improvements done ✓	2013 (10 years)		
10.	Type of Group Housing Society	<input type="checkbox"/> High End, <input checked="" type="checkbox"/> Normal, <input type="checkbox"/> Affordable Group Housing		
11.	Appearance/ Condition of the Building	Internal - <input type="checkbox"/> Excellent, <input checked="" 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 External - <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input checked="" 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		
12.	Maintenance of the Building	<input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Average, <input type="checkbox"/> Poor		
13.	Fixed Wooden Work	<input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Simple, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Below Average, <input type="checkbox"/> No wooden work, <input type="checkbox"/> No survey		
14.	Interior decoration	<input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input checked="" 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		
15.	Any defects in the Group Housing Society	NA		
16.	Any violation done in the flat	Merged		
17.	Utilities/ Facilities in the Group Housing Society ✓	<input type="checkbox"/> Lifts, <input type="checkbox"/> Garden, <input type="checkbox"/> Landscaping, <input type="checkbox"/> Swimming Pool, <input type="checkbox"/> Gym, <input type="checkbox"/> Club House, <input type="checkbox"/> Walk Trails, <input type="checkbox"/> Kids play zone, <input type="checkbox"/> 100% Power Backup <input checked="" type="checkbox"/> Lift		
18.	Property currently possessed by	<input checked="" type="checkbox"/> Owner, <input type="checkbox"/> Vacant, <input type="checkbox"/> Lessee, <input type="checkbox"/> Under Construction, <input type="checkbox"/> Couldn't be Surveyed, <input type="checkbox"/> Property was locked, <input type="checkbox"/> Bank sealed, <input type="checkbox"/> Court sealed		

Current activity carried out in the property

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

Special Comments if any

MARKETABILITY/ SELABILITY/ UTILITY DETAILS

1.	Reputation/ class of developer	<input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor	
2.	Reputation of society	<input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor	
3.	Any issues in marketability of the property?	<input 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 checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor
		Supply	<input checked="" type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor
5.	Is property easily sellable & marketable?	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No Comments:	
6.	How is the current utility of the property?	<input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input checked="" 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	2022
		Purchase Price	1.65 cr.

USE THIS SPACE FOR PROVIDING ANY ADDITIONAL DETAILS/ INFORMATION

PROPERTY MARKET COMPARABLE RATE INFORMATION DETAILS

(Available for Sale or Transaction already happened in past)

S.No	Particulars	Subject Property	Comparable 1	Comparable 2	Comparable 3
1.	Name (source of information)	NA	Ravi photo/c	omkar RQ91	estate
2.	Contact No.	NA	9322066600	9702238566	
3.	Type of source of information (Seller/ Property dealer/ nearby people)	NA	property dealer	property dealer	
4.	Rates/ Price informed	NA	30K-35K/ sq.ft	28K-30K/ sq.ft	
5.	Rates Type (Sale/ Buy)	NA	sale	sale	
6.	Area/ Size of the Flat		600 sq.ft	1000 sq.ft	
7.	Legal Status (clear, negative, weak)/ No. of owners		clear	clear	
8.	Location/ surrounding/ neighborhood comparison with the subject property (Similar, Lower, Better, Highly Better than the subject Property)	Base Case	surrounding	surrounding	
9.	Distance from the subject Property	0	150m	0.5km	
10.	Society comparison (Similar, Lower, Better, Highly Better than the subject society)		similar	similar	
11.	Other factors (Corner, 2 side open, North-East facing, Park facing, Legal/ Financial encumbrance, etc.)		corner	corner	
12.	Any other details/ Discussion held	NA	-	-	
13.	Present expected Sale Value of the overall property?	1.8 cr - 2 cr			

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	Ashok Kestola
Relationship with owner	Owner
Signature	Ashok
Mobile No.	9921045516
Date	29/12/23

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.	
Surveyor Name	Dhawal
Signature	[Signature]
Date	29/12/23

SURVEY SUMMARY SHEET

(TO BE ENCLOSED WITH VALUATION REPORT)

(Version 1.0) | Date of implementation: 10.04.2017

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


1.	File No.	V/S (2023-24) - PL598-Sub 792						
2.	Name of the Surveyor	Dhona						
3.	Borrower Name	MIS. Atman Overseas Pvt. Ltd.						
4.	Name of the Owner	Ashok Keshava						
5.	Property Address which has to be valued	Shop No-1, 2, 3, Swapnaship co-op HSG. Soc. Ltd Plot No-52, Sect-20, Koparkhane, Navi Mumbai						
6.	Property shown & identified by at spot	<input checked="" type="checkbox"/> Owner, <input type="checkbox"/> Representative, <input type="checkbox"/> No one was available, <input type="checkbox"/> Property is locked, survey could not be done from inside <table border="1"> <tr> <th>Name</th> <th>Contact No.</th> </tr> <tr> <td>Ashok Keshava</td> <td>9321045516</td> </tr> </table>			Name	Contact No.	Ashok Keshava	9321045516
Name	Contact No.							
Ashok Keshava	9321045516							
7.	How Property is Identified by the Surveyor	<input checked="" type="checkbox"/> From schedule of the properties mentioned in the deed, <input checked="" type="checkbox"/> From name plate displayed on the property, <input type="checkbox"/> Identified by the owner/ owner representative, <input type="checkbox"/> Enquired from nearby people, <input type="checkbox"/> Identification of the property could not be done, <input type="checkbox"/> Survey was not done						
8.	Are Boundaries matched	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> No relevant papers available to match the boundaries, <input type="checkbox"/> Boundaries not mentioned in available documents						
9.	Survey Type	<input checked="" type="checkbox"/> Full survey (inside-out with measurements & photographs) <input type="checkbox"/> Half Survey (Measurements from outside & photographs) <input type="checkbox"/> Only photographs taken (No measurements)						
10.	Reason for Half survey or only photographs taken <i>MR</i>	<input type="checkbox"/> Property was locked, <input type="checkbox"/> Possessee didn't allow to inspect the property, <input type="checkbox"/> NPA property so couldn't be surveyed completely						
11.	Type of Property	<input type="checkbox"/> Flat in Multistoried Apartment, <input type="checkbox"/> Residential House, <input type="checkbox"/> Low Rise Apartment, <input type="checkbox"/> Residential Builder Floor, <input type="checkbox"/> Commercial Land & Building, <input checked="" type="checkbox"/> Commercial Office, <input type="checkbox"/> Commercial Shop, <input type="checkbox"/> Commercial Floor, <input type="checkbox"/> Shopping Mall, <input type="checkbox"/> Hotel, <input type="checkbox"/> Industrial, <input type="checkbox"/> Institutional, <input type="checkbox"/> School Building, <input type="checkbox"/> Vacant Residential Plot, <input type="checkbox"/> Vacant Industrial Plot, <input type="checkbox"/> Agricultural Land						
12.	Property Measurement	<input checked="" type="checkbox"/> Self-measured, <input type="checkbox"/> Sample measurement, <input type="checkbox"/> No measurement						
13.	Reason for no measurement <i>MR</i>	<input type="checkbox"/> It's a flat in multi storey building so measurement not required <input type="checkbox"/> Property was locked, <input type="checkbox"/> Owner/ possessee didn't allow it, <input type="checkbox"/> NPA property so didn't enter the property, <input type="checkbox"/> Very Large Property, practically not possible to measure the area within limited time <input type="checkbox"/> Any other Reason:						
14.	Land Area of the Property	As per Title deed	As per Map	As per site survey				
15.	Covered Built-up Area	As per Title deed	As per Map	As per site survey				
16.	Property possessed by at the time of survey	<input type="checkbox"/> Owner, <input checked="" type="checkbox"/> Vacant, <input type="checkbox"/> Lessee, <input type="checkbox"/> Under Construction, <input type="checkbox"/> Couldn't be Surveyed, <input type="checkbox"/> Property was locked, <input type="checkbox"/> Bank sealed, <input type="checkbox"/> Court sealed						
17.	Any negative observation of the	<i>MR</i>						

	property during survey	
18.	Is Independent access available to the property	<input type="checkbox"/> Clear independent access is available, <input type="checkbox"/> Access available in sharing of other adjoining property, <input type="checkbox"/> No clear access is available, <input type="checkbox"/> Access is closed due to dispute
19.	Is property clearly demarcated with permanent boundaries?	<input type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Only with Temporary boundaries
20.	Is the property merged or colluded with any other property	—
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.

- a. Name of the Person: Ashok Keshava
- b. Relation: Owner
- c. Signature: 
- d. Date: 29/12/23

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

2. Surveyor Signature who did site inspection:

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

- a. Name of the Surveyor: Dhawal
- b. Signature: 
- c. Date: 29/12/23

C.F
 10bby: $8.87' \times 16.43' = 145.73$
 Storage: $10.47' \times 4.83' = 50.57$
 conference room: $10.41' \times 11.15' = 116.07$
 Staff Station: $15.78' \times 10.00' = 157.8$
 Pantry: $3.93' \times 8.44' = 33.16$

503.3359

10ft then 15' floor
 Staff Station: $15.95' \times 9.60'$
 Wash room: $8.65' \times 6.10'$
 10bby: $11.52' \times 6.68'$
 Storage/locker: $8.84' \times 6.68'$
 Dining room: $10.38' \times 6.68'$