HIS Sai	Construction 2 Builders
	RKA/DNCR//
	VALUERS & TECHNO ENGINEERING CONSULTATION OF THE PROPERTY OF T
	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 be Submitted HOD Engg. Grade to Date completed On date Signature by date File Received By Deeper NA NA Survey Depar Preparation

A - Very Good, B - Satisfactory, C - Average, D - Poor, E - Extremely Poor File Returned to HOD \square Survey not done properly, \square Survey Form not properly filled, \square Market survey for Engg. unprepared due rates is not properly done, \square Identification is not clearly done, \square Measurement is not to reason 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 ☐ Minor defects in the survey hence approved for preparation with warning to by the preparer - HOD Surveyor. Report preparer to collect the missing information on his own. Engg. comment & Signature ☐ Major defects in the survey. Survey has to be done again.

	The water the second	GENER/	L DETAILS			
1.	Proposal/ Work Order or Ref. No.					
2.	Type of Service	Valuation Report ☐ Other CE Certific	, □ Construction ates, □ TEV Re	cost estima	ate, Cost vet	ting certificate
3.	Type of customer		☐ PSU ☐ Private client	□ NBFC □ Direct	☐ Corporate	Bank
4.	Bank/ FI/ Organization Name & Address	PNB, Circle	Sasko , D			
5.	Case Allotment Officer/	Name	Contac	t Number	En	nail ld
	Fees paying party Details	Rimpi Rawat	7300 70	4982	CS 82 18 @ Pr	nb.co·in
6.	Case Type	☐ Case for Fres	sh Account	Case	for exiting acco	ount/ customer
7.	Fees Details	Amount of Fees	Advance Amo	ount if any	Fees wil	I be paid by
		8000+480			□ Bank	□ Customer
8.	Billing Details	Billed To P	arty Name		GSTII	N

	AND DESCRIPTION OF THE PERSON	CASE DETAIL	0		
1.	Type of Property	CASE DETAIL	<u>.S</u>		
1131	SEEN SPRAIN	Residential flat			
2.	Purpose of Valuation/ Assignment	 □ Value assessment of the □ Periodic Re-Valuation for □ For DRT Recovery purpo □ Partition purpose, □ Gen □ Any other: 	Bank, □ f se, □ Cap	Distress sale fo ital Gains Wea	r NPA A/c.,
3.	Owner/ Applicant Details	Name	Contac	ct Number	Email Id
		Rajeev Tyagi	-		-
4.	Account Name	ms sai constru	tion &	2 Puilder	ed
5.	Property Address	MIS Sai Construc flat No- 306, BOCK-F	at h	hispering	Willows, Rajpur
6.	Who will coordinate on site for the site survey	Name	1-	Со	ntact Number
7.	Preferred time of survey	Nono was Availate Date 24/01/24	DU .	Time	
8.	Documents Received (Any one ownership document and approved site plan/ map is must)	1. Ownership Documents: Registered Will, Re Conveyance Deed, Conveyance Deed, Little Bills: Electricity receipt, House Tax der Any Other document: Old Valuation Report No documents provided	linquishme Allotment I oproved Ma y Bill & pay mand & pay I CLU, T	nt Deed, ☐ Tra Letter, ☐ Poss ap, ☐ Site Plan ment receipt, yment receipt	ansfer Deed, ession Letter Water Bill & payment
9.	Documents received from	Bark			
10.	Special Instructions if any:			4	
11.	on valuer firm to distort any	entioned above for the preparation facts and would not try to influer any individual or organization by	nce any mei	mber or official of	ree that I'll not put pressure of the firm in the ill spirit or

File No. RKA/DNCR/ / VI((20)3-24)-PL659-563-882

FILE RECEIVER CASE COLLECTION PROCESS COMPLIANCE CHECKLIST

S.NO.	(To be filled by Sur	vevor)	
	CHECKLIST	STATUS	APPROVER SIGNATURE/ REMARKS IN CASE OF ANY (X)
1.	Is Case collection Form properly filled by Receiver?	DESCRIPTION PROPERTY.	REMARKS IN CASE OF THE (24)
2.	Is purpose of the assignment understood clearly by	4	
	The receiver?	4	
3.	Has receiver checked if this is a new case or		
	existing case of the Bank?	9	
4.	Has receiver fixed the fees with the manager/ client		METERS OF THE PROPERTY OF THE PERSON OF THE
	and sent quotation properly or have taken approval of the work over email?		
5.			
	Has receiver taken proper Work Order/ Email/ CESA form formality?	D	Will find the same of the same
6.	In case of private case or for fresh case 50%		
	advance is received.	\$	THE RESERVE OF THE PARTY OF THE
7.	Is document checklist email sent to the customer?		
	sent to the customer?	8	
8.	Has the received documents in the		
K. E.	Has the received documents is having 'documents provided by stamp'?	<u>D</u>	

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 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 flor above fields from the ownership documents then please contact the owner immediated know the reason for the difference. Confirm ongoing property rates in the subject location through public domain, property site 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. Do sample physical or google measurements of the property. PHOTOGRAPH INSTRUCTIONS: Take your selfie along with the property and the owner/ representative. Take your selfie along with the property and the owner/ representative. Take photo of the property along with abutting road, towards left, right and center. Take nearby photographs of the Property. Take nearby photographs of the Property. Take Google Map location. Check Main road name & width and approach road width and distance of property from main representative in the property and the detail and tick the appropriate option clear. Check Jurisdiction Municipal Limits & Ward Name. Check any defects or negativity in the property and along the the property and along the tentile and tick the appropriate option clear. 																				=	=			-	-	=		-	400	_	-	-	78	A	18.3	\mathbf{v}	177																																																																															
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papers. 8. Do sample physical or google measurements of the property. 9. PHOTOGRAPH INSTRUCTIONS: a. Take owner/ representative photograph along with the property. b. Take your selfie along with the property and the owner/ representative. c. Take full scale photo of the property with gate. d. Take photo of the property along with abutting road, towards left, right and center. e. Take multiple photos of inside-out of the property. f. Take nearby photographs of the Property. g. Take a short video to cover property and neighborhood. 10. Take Google Map location. 11. Check main road name & width and approach road width and distance of property from main road. 12. Check Jurisdiction Municipal Limits & Ward Name. 13. Fill each column of survey form diligently in detail and tick the reserved.	Proper	Pror	ro	on	pe	ert	tv	, ,	le	21	rly	1	h	, ,	m	la	DIE	3 1)I	0	P	er	TIE	S	11	n	th	at	8	are	ea	a (du	rin	9)	101	ır	su	rve	эу.	16	ey	u	rvi	ey	y	y	1	٧	16	16	16	٧	Γ	VE	VE	e	y	1.	91	91	43	9	y	y	91	y	1.	1.		y	y	y	3	y	1.		1		14	е	4	y	1.		41	y						y	١.			ŧ	9	1	y									ĺ	ì						
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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.																																																																																																																				
To: I'm dase editioned appeals to be providing misleading information to your and	conner a	COLLIC		1101	31 0	a	שט		ais	5 1	w	3 01)е	Ю	ж	OV	ш	no	1 1	m	บร	316	221	di	n	α	1177	to	rr	22	n t	10	n	-	45		al	15	ac	tic	C	tic	5	ac	:TI	110	110	5	10	CI	C	C	1(d	C	C	J	.1	0	Ţ	I	CI	Ţ	1	10	Ţ	1	C	C	2	10	1		ξ	1	C	2	1	1	2	1	CI	10	C	0		(0	0))	1	1	C)	I		τ	1		0)	I	ľ	1	ľ	n	l	40	S	3		-			
money or cash then immediately report to the Management & Bank.	ish ther	ash th	sh t	1 th	he	en	in in	mr	me	be	lia	te	ly	1	e	po	ort	to	t	h	e	M	lar	na	30	10	m	er	nt	8	1	R	anl	(yU	u	01	uy	/Ini	y t	10	3)	in	g	}	}	У	ın	IĆ	10	10	I	11	n(1	g	}	L	J	J	3	g	}		J	-	t	I	((ı	J		I	((0	0	1	S	3		I	[[3	1	((L	(.0	0		Į	C	0	Į	g	}	ı	E	())	0))		I	H	ľ	17	tl	L	16	9

3	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 as per property filled.
	 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):

 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.

	SURVEY PROCESS COMPLIANCE CHECKLIST	
A STATE	(To be submitted by Surveyor with each Survey)	=110
S.NO.	COMPLIANCE CHECKLIST POINTS	STATUS
1.	Did you take proper property documents to carry out the survey?	4
2.	Have you properly studied & highlighted Owner/ Area/ Boundaries in the property	4
	documents with bold florescent before moving for the survey?	Try to the little
3.	Did you check prominent landmark nearby the subject property and mentioned in the survey	B
	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?	I wish
6.	Did you do sample physical or google measurements of the property in case of property	A
7	more than 2500 sq.mtr?	
7.	Did you check for any building violations in the property?	
8.	Did you check municipal limits/ jurisdiction/ ward?	4
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?	
13.	Have you taken property full scale photograph with gate?	9
14.	Have you taken owner/ representative photograph with the property?	N D
15.	Have you taken your selfie with the property along with owner/ representative?	
13.	Have you taken photograph of the property along with abutting road and towards left and right of the property?	4
16.		
17.	Have you taken multiple photographs of the property from inside-out?	9
.,,	Did you check nearby development and whereabouts and commented on survey form?	5
18.	Did you check any defects or negativity in the property in terms of location, legality,	9
	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)?	97
21.	Did you draw rough site sketch plan?	P
22.	Have you taken self-attested documents from owner/ representative and stamped	9
	"documents provided by stamp"?	
23.	Did you check any defects or negativity in the property in terms of location, legality,	
0.4	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?	9
25.	Did you take signatures of the owner/ representative	
20.	Did you take signatures of the owner/ representative on undertaking and survey summary sheet?	A
26.	Did you signed the undertaking?	
	TOTAL PROPERTY AND ADDRESS OF THE PROPERTY ADDRESS OF THE PROP	

For File No.	VI((2023-24)-PL659-563-882
Surveyor Name	Dogur tochi
Signature	Dolla
Date	24 01 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: 24 01 24	Time:
	Date. XT VI ZT	Timo:

TERR		GENERAL DETAILS	
1.	Name of the Surveyor		
2.	Property shown by	Deepak	
-	1 Toperty shown by		o one was available, Property is
		locked, survey could not be done fr	
		Name	Contact No.
2	0 - 7	Noonewas available	
3.	Survey Type	☐ Full survey (inside-out with mea	
		☐ Half Survey (Measurements from	
		Only photographs taken (No me	asurements)
4.	Reason for Half survey or only	☐ Property was locked, ☐ Poss	sessee didn't allow to inspect the
-	photographs taken	property, NPA property so could	n't be surveyed completely
5.	How Property is Identified	☐ From schedule of the propertie	s mentioned in the deed, From
		name plate displayed on the pro	perty, Identified by the owner/
	La Contraction of the Contractio	owner representative, Enquired	
			uld not be done, □ Survey was not
0		done	
6.	Type of Property	Flat in Multistoried Apartment, [☐ Residential House, ☐ Low Rise
		Apartment, Residential Builde	r Floor, Commercial Land &
		Building, Commercial Office,	Commercial Shop, Commercial
		Floor, Shopping Mall, Hotel,	☐ Industrial, ☐ Institutional,
		☐ School Building, ☐ Vacant Re	sidential Plot, Vacant Industrial
		Plot, ☐ Agricultural Land	
7.	Property Measurement	☐ Self-measured, ☐ Sample meas	surement 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,
	Market Street Street Street	☐ NPA property so didn't enter the	e property, Very Large Property,
			ure the entire area Any other
		Reason:	area area a 7my other
1			
9.	Purpose of Valuation	☐ Value assessment of the asset for	or creating new collateral mortgage
		☐ Periodic Re-Valuation for Bank,1	□ Distress sale for NPA A/c
		☐ For DRT Recovery purpose, ☐ (
		☐ Partition purpose, ☐ General Va	alue Assessment
10.	Type of Loan	☐ Housing Loan, ☐ Housing Take	
-		Loan, ☐ Loan against Property, ☐	Construction Loan Educational
		Loan, □ Car Loan, □Project Lo	an Term Loan C.C. Limit
		enhancement, Cash Credit Limit,	□ Industrial Loan, □ NA
11.	Loan Amount	The state of the s	- maddinar Loan, L. 147
1014			

		OWNERSHIP DETAILS	SHE ST
1.	Legal Owner Name/s	Royeev Tragi	
2.	Property Purchaser Name	79	
3.	Property Address under Valuation	Ref to Page-2	
4.	Present Residence Address of the Owner/ Purchaser		
5.	Property constitution	Free Hold, Lease Hold	200

		LOCATIO	N DETAI	LS				
1.	Adjoining Properties	East		West	N	orth	Sc	outh
	(Match it with papers with the help	4ft & Plat	L BART	lony g	Balto	218	Comm	on Pass
	of compass or Sun direction and	10-306	ope	into	open	70	8 OP	,
2.	also confirm it with nearby people)		1/2	ly	1 8	4	- 1	SV01
۷.	Property Facing	☐ East Facing						
		□ North-East	Facing, □	South-We	est Facing	□ South	-East Fa	cing,
		□ North-West						
3.	Landmark	Hysicone.	Divors	10				
4.	Ward Name/ No.	WA	DIVOIN	11)				
5.	Zone Name	NA						15 12 12 12
6.	Main Road Name & Width	Name	9	Wi	dth	Distanc	e from i	property
		Raspus Road	VI TO	100fs	1			
7.	Approach Road Name & Width	1 03	1 Road	leofe			hRoad	
8.	Location consideration of the	□ Within Mai	n city,		od Urban	developed	d Aron I	\A/i4b:-
	Society	developing are	ea, 🗆 Higi	hly posh lo	cality [7]	long Good	To-	- vvitnin
	Canti Surpenting Plan							
		□ Ordinary,	u in inten	ors, \square Rei	mote area	, □ Backv	vard, 🗆	Average,
0	0-111-11	□ Poor						
9.	Special Location consideration	☐ Park Facir	ig, 🗆 Poo	ol Facing,	□ Road F	acing,	Entrand	ce North-
	of the property	East Facing, [Sunlight	t facing				1,0141
10.	Characteristics of the locality	☐ Urban deve	eloped,	Urban dev	eloping 4	Sami Lie	hos 🗆 r	
		□ Backward,				J COITH OF	ban, 🗆 F	Rural,
11.	Catagory of Casiaty I and it							
	Category of Society/ locality	☐ High End, ¶	□Normal	, \square Afforda	able Group	Housing,	□ EWS	G, □ HIG.
12.	Utilities/ Facilities in the locality	I INIO, LIC	3					The second second
		☐ Lifts, ☐ Ga	se. \square Wa	andscapin	g, ∐ Swin □ Kida al	nming Poo	ol, 🗆 Gyı	m,
10		Backup	, , , ,	iik Italis, L	→ Nas pi	ay zone,	□ 100	% Power
13.	Proximity to civic amenities	School	Hospital	Market	Metro	Railway	Station	Airport
		IKH	TKM	164	_		-1511011	Airport
14.	Any new development in	No						-
	surrounding area	100						A PART

15.	Jurisdiction limits		Barahawat 🗆 Cros	m Panchayat, Na
10.	Sursuction limits	Palika Parishad, ☐ Area not within any municipal limits		
10				
16.	Jurisdiction Development	□ DDA, □ GDA, □ NO	IDA, □ GNIDA, □ YEI	DA, HUDA, KMDA
	Authority Name	☑ MDDA, □ Any other I	Development Authority:	
		☐ Area not within any de	evelopment authority lim	its
17.	Municipal Corporation Name	□ NDMC, □ SDMC, □	EDMC, Ghaziabad	Municipal Corporation
		☐ Gurgaon Municipal C	orporation, Faridabad	Municipal Corporation
		☐ Kolkata Municipal Co	orporation, Dehradun	Municipal Corporation
			ny municipal limits,	
1837		Corporation/ Municipality		
		PHYSICAL PETAN		
1.	Land Area	PHYSICAL DETAIL As per Title deed	As per Map	As no seit
			As per wap	As per site survey
2.	Any conversion to the land use			
		No		
3.	Land Type	Solid, Rocky, Marsh Land, Reclaimed Land, Water logged, Land locked		
4.	Shape of the Land			
		☐ Square, ☐ Rectangular, ☐ Trapezium, ☐ Triangular, ☐ Trapezoid,		
5.	Level of Land	☐ Trregular, ☐ NA ☐ On road level, ☐ Below road level, ☐ Above road level, ☐ NA		
6.	Frontage to depth ratio	Marmal f	elow road level, Above	road level, NA
7.	Are Boundaries matched	Normal frontage,	Less frontage, ☐ Large	frontage, NA
Sec.		Yes, U No, D	No relevant papers av	vailable to match the
8.	Is Independent access available	boundaries, Bounda	ries not mentioned in av	ailable documents
	to the property	Clear independent	access is available,	Access available in
	Service of the servic	sharing of other adjoir	ning property, No cle	ar access is available.
9.	Is property algority de	Access is closed du	e to dispute	
	Is property clearly demarcated with permanent boundaries?	✓Yes, ☐ No, ☐ Only with Temporary boundaries		
10.	Is the property merged or colluded with any other property	No		
11.	Property possessed by at the	Owner, Vacant.	☐ Lessee, ☐ Under Co	
	time of survey	The salled of the	perty was locked, \square E	Postruction, Couldn't
12.	Current activity carried out in the			
	property	☐ Residential purpo	se, Commercial p	ourpose, Godown,
		- moustilal,	☐ Vacant, ☐ Locked, ☐	Any other use:
	BUIL DING	CONSTRUCTION		
1.	Construction Status	CONSTRUCTION/ U	TLITY DETAILS	
		- Dulit-up property in	n use, Under construc	tion. No construction

2. (Covered Built-up Area	☐ Covered Area, ☐ F	loor Area, Super	Area, Carpet Area
		As per Title deed	As per Map	As per site survey
	(Tick one on the basis of which	3019.91Ft		ME NO STATE
2	valuation is to be calculated)			
3.	Total Number of Floors in the Building	BI+B2+4+9		
4.	Floor on which property is situated	8121821910	3rd	
5.	Type of Unit/ Number of Rooms/ Cabins/ Cubicles	300 YBHK		
6.	Building Type	RCC Framed Str	ructure, Load be	aring Pillar Beam column,
			ill structure, Iron	trusses & Pillars, Scrap
7.	Roof		the first transfer with the second transfer	ed, Tin Shed, Stone
	The state of the s	Patla	,	od, 🗆 Till Offed, 🗆 Otoffe
		b. Height:		
FIRE		c. Finish: Sim	ole plaster, POF	Punning, POP False
8.	Flooring	Celling, L Cover	d roof, No plaster	
		Vitrified tiles,	Ceramic Tiles.	Simple marble, Marble
1		chips, \square Mosaic, \square	Granite. Italian M	arble Kota stone
		□ vvooden, □ PC(. Imported Marbl	e Payers T Chaquered
		other type:	, □ No Flooring, □	Under construction, ☐ Any
9.	Appearance/ Condition of the	Internal - Exce	ellent TVeny Goo	od, Good, Ordinary,
	Building	☐ Average. ☐ Poor	☐ Under constructi	od, \square Good, \square Ordinary,
		External - Pro	ellent - Vari O	on, 🗆 No Survey
40		☐ Average. ☐ Pool	r ☐ Under constructi	od, Good, Ordinary,
10	and of the building	Very Good, □ A	verage. Poor DI	Inder construction
11	. Interior decoration	☐ Excellent, ☐→	ery Good □ Good	d, Simple, Ordinary,
12	Interior Civichia	- Average, L Dell	w average Inde	Construction DN 0
12	. Interior Finishing	T - On the plastered	Walls. Brick walls	without place-
		- Designer texture	d walls, \square POP puni	ning, Coved roof
13	FM-12	☐ Under construction	on, No Survey	0. – 11.00.1001,
13	Exterior Finishing	Simple plaste	ered walls Pr	ck walls without plaster,
To be		- mornicodulally	ucsidiled of elevat	od Daial III
		- or dotal al glazill	y. L. Aluminum com	nocito nanal al- Lu
14	. Kitchen	- Class lacade.	Domn Porch	I land an
		On unitible with uo	CUppoard Tording	me william I am
	The state of the s	construction, No	ley, \square filan end Mo	dular with chimney, Under
15	5. Class of Electrical fittings	□ External, □ Inte	Ourvey	
		☐ Ordinary fixtur	es & fittings \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	ancy lights, Chandeliers,
40	S Class of C 11	Torredalog light	mig, - Officer const	ruction, No Survey
16	Class of Sanitary/ Plumbing & water supply fittings	LACCITION, IT ITE	inal	
	nator supply fittings	☐ Excellent, ☐ Ve	ery Good, Good, D	☐ Simple, ☐ Average,
1	7. Water arrangements	- Delow average,	☐ Under construction	n No Curre
-	8. Fixed Wooden Work	☐ Jet pump, ☐ Si	ubmersible Plat bo	and aumali
18 0	and the state of t	Excellent,	Very Good, Go	od, Simple, Ordinary,
1	9. Age of Building/ Recent	☐ Average, ☐ Be	low Average, ☐ No	wooden work, ☐ No survey
	Improvements done	90 20	719	
	Maintenance of the Building	□ Very Good, □	Average, Poor	

Finishing issues, Seepage issues, Electricity issues, Structural issues, uilding without Map, Construction not as perceived without sanctioned Map, Joine croached adjacent area illegally on boundary wall of a complex with Width Finish			
□ Electricity Issues, □ Structural issues uilding without Map, □ Construction not as per covered without sanctioned Map, □ Joine croached adjacent area illegally on boundary wall of a complex ght Width Finish			
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1 1			
ercial			
Capacity:			
Capacity:			
☐ Yes ☐ No ☐ Populify! ☐ O			
☐ Yes, ☐ No, ☐ Beautiful, ☐ Ordinary			
Available within the property On Ground, In Basemen			
☐ On stilt			
in the On road, Acute parki			
problem			
LITY DETAILS			
o: ☐ Location, ☐ Surrounding, ☐ Leg			
o: ☐ Location, ☐ Surrounding, ☐ Leg Shape, ☐ Any Other:			
o: ☐ Location, ☐ Surrounding, ☐ Leg Shape, ☐ Any Other:			
o: ☐ Location, ☐ Surrounding, ☐ Leg			
o: ☐ Location, ☐ Surrounding, ☐ Leg Shape, ☐ Any Other:			
o: ☐ Location, ☐ Surrounding, ☐ Leg Shape, ☐ Any Other:			
LITY DETAILS O: □ Location, □ Surrounding, □ Leg Shape, □ Any Other: d, □ Good, □ Average, □ Low, □ Poor d, □ Good, □ Average, □ Low, □ Poor			
LITY DETAILS O: □ Location, □ Surrounding, □ Leg Shape, □ Any Other: d, □ Good, □ Average, □ Low, □ Poor d, □ Good, □ Average, □ Low, □ Poor			
o: ☐ Location, ☐ Surrounding, ☐ Leg Shape, ☐ Any Other:			
o:			
LITY DETAILS O: □ Location, □ Surrounding, □ Leg Shape, □ Any Other: d, □ Good, □ Average, □ Low, □ Poor d, □ Good, □ Average, □ Low, □ Poor			
o:			
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Note: This is an NPA grount, No Internal Survey Carried and as there was no one in the flat. Will the Information Mentioned in the Survey form has been token from old Valuation Report.

	PROPERTY	MARKET CON	PARABLE RATE IN	IFORMATION DETAI	LS
S.No	Particulars	ble for Sale or Subject	rransaction already	happened in past)	
		Property	Comparable 1	Comparable 2	Comparable 3
1.	Name (source of information)	NA	Villiam Bhandari	local people	
2.	Contact No.	NA	9758526022	1000	
3.	Type of source of information (Seller/ Property dealer/ nearby people)	NA	99 Acre	lacal people	
4.	Rates/ Price informed (in Rs. with unit)	NA	1.75 Prove for	5000 to 6000/	
5.	Rates Type (Sale/ Buy)	NA	4BMK of area 3019 Sqft	3019 8914	
7.	Shape of the Property (Square, Rectangular, Irregular) Area/ Size of the		Rectangular meguar	Imegular	
	Property		3019 S9H	30pg b9 ft	
8.	Legal Status (clear, negative, weak)/ No. of owners		Clean	Clear	
9.	Location/ surrounding/ neighborhood comparison with the subject property (Similar, Lower, Better, Highly Better than the subject Property)	Base Case	Smilar	Similar	
10.	Distance from the subject Property	0	same society	Same bouch	
11.	Other factors (Corner, 2 side open, North-East facing, Park facing, Legal/ Financial encumbrance, etc.)		South	South	
12.	Approach road width		loott		
13.	Level of Land (Below/ On/ Above road level)		on Road	On load	
14.	Frontage to depth ratio (Normal, Less, Large)		Normal	Nomal	
15.	Present Use	and the second	Residential	Kesiden hal	
16.	Any other details/ Discussion held	NA	Had a word	With dealer & 1 his poing willows ABMK apartmen	recordy people in approx
17.	Present expected Sale Value of the overall property?				

UNDERTAKING BY THE CUSTOMER

I confirm that I have made the inspection of the subject property to the surveyor of R.K Associates, which is correct property in question for which the documents have been provided/ submitted by me. I further confirm that I am aware of all the information related to the subject property and I have provided all its information to the surveyor true to the best of my knowledge. I understand that any false or manipulative information provided by me will be considered as cheating with the professional organization since it will lead to incorrect valuation report and I'd be solely responsible for this unlawful act and will bear the charges for the changes/modifications which have to undergo due to the false information. I also undertake that I have not given any cash or in kind to any member of R.K Associates to influence the Value of the Property or favor any individual or organization and the same is not accepted or asked by the member of R.K Associates. Any such act will lead to cancellation of the material prepared by R.K Associates with forfeiting of the fees and i'll be completely responsible for its repercussions and legal actions taken for it.

IMPORTANT: We have not authorized any of our person/ Surveyor to take Cash or kind from the customers in any situation. In case Surveyor or any member of R.K Associates asks for any money or kind from you then kindly please inform on number +91-9958632707, 0120-4110117. Our Valuation process is very stringent and have multiple check points to ensure correct & error free reports to keep the lending agency risk free. In case Surveyor claims that he would be able to arbitrary effect the Valuation figures unfairly or as per your requirement & need, then he is making a false claim to you and we request you to complaint such act immediately on the number provided above.

Name	11-12 - 12 2001 - 0011
Relationship with owner	Noone was Available
Signature	
Mobile No.	
Date	24/11/24

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.	VIS(2003-24)-PL 659-563-882
Surveyor Name	Qoopax
Signature	Dohi
Date	24/01/24

UNDERTAKING BY THE PREPARER

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	