

File No. VIS-20 <u>23</u> -20 <u>24</u> PL- <u>711-612-936</u>	
Date of Receiving	
File Receiver Name	<u>Subhas Sir</u>

**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	<u>Subhas Sir</u>	NA	NA			
Survey	<u>Subhas Sir</u>		<u>06/03/2024</u>			
Preparation						

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

File Returned to HOD Engg. unprepared due to reason	<input type="checkbox"/> Survey not done properly, <input type="checkbox"/> Survey Form not properly filled, <input type="checkbox"/> Market survey for rates is not properly done, <input type="checkbox"/> Identification is not clearly done, <input type="checkbox"/> Measurement is not properly done, <input type="checkbox"/> Photographs not clearly taken, <input type="checkbox"/> Selfie/ Owner or owner representative photo not taken, <input type="checkbox"/> Owner/ owner representative signature not taken, <input type="checkbox"/> Google Map not taken, <input type="checkbox"/> Survey summary sheet not filled
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In case File is returned by the preparer - HOD Engg. comment & Signature	<input type="checkbox"/> Minor defects in the survey hence approved for preparation with warning to Surveyor. Report preparer to collect the missing information on his own. <input type="checkbox"/> Major defects in the survey. Survey has to be done again.
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**GENERAL DETAILS**

1.	Proposal/ Work Order or Ref. No.				
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"/> Private client	<input type="checkbox"/> NBFC <input type="checkbox"/> Direct client through Bank	<input type="checkbox"/> Corporate
4.	Bank/ FI/ Organization Name & Address	<u>State Bank of India Overseas Branch Delhi</u>			
5.	Case Allotment Officer/ Fees paying party Details	Name	Contact Number	Email Id	
		<u>Deepchand</u>	<u>8527010394</u>	<u>soant3.04803@sbil.co.in</u>	
6.	Case Type	<input type="checkbox"/> Case for Fresh Account		<input checked="" type="checkbox"/> Case for exiting account/ customer	
7.	Fees Details	Amount of Fees	Advance Amount if any	Fees will be paid by	
				<input checked="" type="checkbox"/> Bank	<input type="checkbox"/> Customer
8.	Billing Details	Billed To Party Name		GSTIN	



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### CASE DETAILS

1.	Type of Property	L & B		
2.	Purpose of Valuation/ Assignment	<input type="checkbox"/> Value assessment of the asset for creating new collateral mortgage <input checked="" 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
		m/s Secure meter Ltd.		
4.	Account Name	Sec-		
5.	Property Address	Plot No. 387 to 380, G-421 to 432, G1-390 to 396, H, 381 to 389 Bhamasha Industrial Area		
6.	Who will coordinate on site for the site survey	Name	Contact Number	
		Mr. Rahul	8949293965	
7.	Preferred time of survey	Date	Time	
		06/03/2024	10:00 Am	
8.	Documents Received (Any one ownership document and approved site plan/ map is must)	1. <b>Ownership Documents:</b> <input 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. <b>Map:</b> <input type="checkbox"/> Cizra Map, <input type="checkbox"/> Approved Map, <input type="checkbox"/> Site Plan 3. <b>Utility Bills:</b> <input type="checkbox"/> Electricity Bill & payment receipt, <input type="checkbox"/> Water Bill & payment receipt, <input type="checkbox"/> House Tax demand & payment receipt 4. <b>Any Other document:</b> <input type="checkbox"/> CLU, <input type="checkbox"/> TIR Report, <input type="checkbox"/> Agreement to Sale, <input checked="" type="checkbox"/> Old Valuation Report 5. <b>No documents provided:</b> <input type="checkbox"/>		
9.	Documents received from			
10.	Special Instructions if any:			
11.	I agree to pay the amount mentioned above for the preparation of Valuation Report. I agree that I'll not put 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.  <b>Customer Signature:</b>			



**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**

1.	Please fill the above compliance checklist before moving for the survey.
2.	Please do not do the survey if you do not have proper documents.
3.	For Vacant Plot/ Land – Cizra Map/ Master/ Zonal/ Site Plan is must to identify the Plot. For Agriculture or converted land from agriculture – Mutation documents, CLU is must.
4.	Firstly please first study the documents of the property which needs to get surveyed.
5.	Mark the <b>Owner/ Area/ Boundaries</b> mentioned in the ownership documents with bold florescent marker pen before moving for the survey. <b>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.</b>
6.	Confirm ongoing property rates in the subject location through public domain, property sites and contact dealers to show you the available properties in that area during your survey.
7.	<b>Identify the Property clearly by matching the boundaries and area mentioned in the property papers.</b>
8.	<b>Do sample physical or google measurements of the property.</b>
9.	<b>PHOTOGRAPH INSTRUCTIONS:</b>
	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.	<b>Fill each column of survey form diligently in detail and tick the appropriate option clearly.</b>
14.	<b>Check any defects or negativity in the property and comment in detail on survey form.</b>
15.	<b>Do extensive market rate enquiries and confirm for any recent past transactions.</b>
16.	In case customer appears to be providing misleading information to you or trying to influence you by money or cash then immediately report to the Management & Bank.



SURVEY GRADING MATRIX	
GRADE	PARAMETERS/ CRITERIA
A	<p>In case all the points below are done properly, timely with full care and diligence:</p> <ol style="list-style-type: none"> <li>1. Survey started with proper work order and knowing the source of payment.</li> <li>2. Survey done with proper documents.</li> <li>3. Done complete homework and studied the documents properly with highlighting the main points before moving for the survey.</li> <li>4. Chosen correct survey form as per the property type.</li> <li>5. All fields of Survey form are properly filled.</li> <li>6. All site special observations and negative and positive factors are clearly mentioned.</li> <li>7. Self &amp; client signatures taken on survey form.</li> <li>8. Property rates information properly taken, mentioned and verified.</li> <li>9. Site rough sketch plan made.</li> <li>10. Proper photographs taken.</li> <li>11. Selfie with property taken.</li> <li>12. Selfie and owner photograph with property taken.</li> </ol>
B	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.
C	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):**

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

**Note (Overall Grading Matrix):**

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



# SURVEY PROCESS COMPLIANCE CHECKLIST

(To be submitted by Surveyor with each Survey)

S.NO.	COMPLIANCE CHECKLIST POINTS	STATUS
1.	Did you take proper property documents to carry out the survey? <i>Soft'</i>	<input type="checkbox"/>
2.	Have you properly studied & highlighted Owner/ Area/ Boundaries in the property documents with bold florescent before moving for the survey? <i>11</i>	<input type="checkbox"/>
3.	Did you check prominent landmark nearby the subject property and mentioned in the survey form?	<input checked="" type="checkbox"/>
4.	Did you identified the Property clearly by matching the boundaries and area mentioned in the property papers?	<input checked="" type="checkbox"/>
5.	Did you check if property is merged with any other property or it is an independent property?	<input checked="" type="checkbox"/>
6.	Did you do sample physical or google measurements of the property in case of property more than 2500 sq.mtr?	<input checked="" type="checkbox"/>
7.	Did you check for any building violations in the property?	<input checked="" type="checkbox"/>
8.	Did you check municipal limits/ jurisdiction/ ward?	<input checked="" type="checkbox"/>
9.	Did you take Google Map location and shared it to Maps whatsapp group?	<input checked="" type="checkbox"/>
10.	Did you check Main road name & width and its distance from the subject property?	<input checked="" type="checkbox"/>
11.	Did you check approach Lane width on which property is located?	<input checked="" type="checkbox"/>
12.	Have you taken property full scale photograph with gate?	<input checked="" type="checkbox"/>
13.	Have you taken owner/ representative photograph with the property?	<input checked="" type="checkbox"/>
14.	Have you taken your selfie with the property along with owner/ representative?	<input checked="" type="checkbox"/>
15.	Have you taken photograph of the property along with abutting road and towards left and right of the property?	<input checked="" type="checkbox"/>
16.	Have you taken multiple photographs of the property from inside-out? <i>has followed from inside</i>	<input checked="" type="checkbox"/>
17.	Did you check nearby development and whereabouts and commented on survey form?	<input checked="" type="checkbox"/>
18.	Did you check any defects or negativity in the property in terms of location, legality, disputes, marketability, salability, etc. and commented on survey form in detail?	<input checked="" type="checkbox"/>
19.	Have you filled all the columns of survey form including survey summary sheet properly?	<input checked="" type="checkbox"/>
20.	Did you draw site key plan (location map)?	<input checked="" type="checkbox"/>
21.	Did you draw rough site sketch plan?	<input checked="" type="checkbox"/>
22.	Have you taken self-attested documents from owner/ representative and stamped "documents provided by stamp"?	<input checked="" type="checkbox"/>
23.	Did you check any defects or negativity in the property in terms of location, legality, disputes, marketability, salability, etc. and commented on survey form in detail?	<input checked="" type="checkbox"/>
24.	Have you confirmed any recent past transactions during market enquiries and enquired property rates locally very rigorously?	<input checked="" type="checkbox"/>
25.	Did you take signatures of the owner/ representative on undertaking and survey summary sheet?	<input checked="" type="checkbox"/>
26.	Did you signed the undertaking?	<input checked="" type="checkbox"/>

For File No.	PL 711-612-986
Surveyor Name	
Signature	<i>Sachin</i>
Date	06/03/2024



**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

*PL711-612-936*

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

Date: *06/03/2024*

Time: *10:00 AM*

**GENERAL DETAILS**

1.	Name of the Surveyor	<i>Saurin Pandey</i>	
2.	Property shown by	<input type="checkbox"/> Owner, <input checked="" type="checkbox"/> Representative, <input type="checkbox"/> No one was available, <input type="checkbox"/> Property is locked, survey could not be done from inside	
		<b>Name</b>	<b>Contact No.</b>
		<i>Mr. Rahul</i>	<i>8949293965</i>
3.	Survey Type	<input 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	<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	
5.	How Property is Identified	<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 checked="" type="checkbox"/> Identified by the owner/owner representative, <input checked="" 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.	Type of Property	<input type="checkbox"/> Flat in Multistoried Apartment, <input type="checkbox"/> Residential House, <input type="checkbox"/> Low Rise Apartment, <input type="checkbox"/> Residential Builder Floor, <input type="checkbox"/> Commercial Land & Building, <input type="checkbox"/> Commercial Office, <input type="checkbox"/> Commercial Shop, <input type="checkbox"/> Commercial Floor, <input type="checkbox"/> Shopping Mall, <input type="checkbox"/> Hotel, <input checked="" 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	
7.	Property Measurement	<input checked="" type="checkbox"/> Self-measured, <input type="checkbox"/> Sample measurement only, <input type="checkbox"/> No measurement	
8.	Reason for no measurement	<input type="checkbox"/> It's a flat in multi storey building so measurement not required <input type="checkbox"/> Property was locked, <input type="checkbox"/> Owner/ possessee didn't allow it, <input type="checkbox"/> NPA property so didn't enter the property, <input type="checkbox"/> Very Large Property, practically not possible to measure the entire area <input type="checkbox"/> Any other Reason:	
9.	Purpose of Valuation	<input type="checkbox"/> Value assessment of the asset for creating new collateral mortgage <input checked="" 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	
10.	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 checked="" type="checkbox"/> NA	
11.	Loan Amount		



OWNERSHIP DETAILS	
1.	Legal Owner Name/s <i>M/S Secure meter Ltd.</i>
2.	Property Purchaser Name <i>Same -</i>
3.	Property Address under Valuation <i>plot No. F-387 to 388, G-421 to 432 G1-390 to 396, H-381 to 389</i>
4.	Present Residence Address of the Owner/ Purchaser
5.	Property constitution <input type="checkbox"/> Free Hold, <input type="checkbox"/> Lease Hold

LOCATION DETAILS							
1.	Adjoining Properties <i>(Match it with papers with the help of compass or Sun direction and also confirm it with nearby people)</i>	East <i>Hills</i>	West <i>Road 18mtr</i>	North <i>Road</i>	South <i>Road</i>		
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	<i>— Near - Secure meter self</i>					
4.	Ward Name/ No.	<i>—</i>					
5.	Zone Name	<i>—</i>					
6.	Main Road Name & Width	Name	Width	Distance from property			
		<i>Akling pur Road - 100' —</i>					
7.	Approach Road Name & Width	<i>RICO Industrial Area - 18mtr</i>					
8.	Location consideration of the Society	<input type="checkbox"/> Within Main city, <input type="checkbox"/> Within Good Urban developed Area, <input checked="" type="checkbox"/> Within developing area, <input type="checkbox"/> Highly posh locality, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> In interiors, <input type="checkbox"/> Remote area, <input type="checkbox"/> Backward, <input type="checkbox"/> Average, <input type="checkbox"/> Poor					
9.	Special Location consideration of the property	<input type="checkbox"/> Park Facing, <input type="checkbox"/> Pool Facing, <input checked="" type="checkbox"/> Road Facing, <input type="checkbox"/> Entrance North-East Facing, <input type="checkbox"/> Sunlight facing					
10.	Characteristics of the locality	<input type="checkbox"/> Urban developed, <input checked="" type="checkbox"/> Urban developing, <input type="checkbox"/> Semi Urban, <input type="checkbox"/> Rural, <input type="checkbox"/> Backward, <input type="checkbox"/> Industrial, <input type="checkbox"/> Institutional					
11.	Category of Society/ locality	<input type="checkbox"/> High End, <input checked="" type="checkbox"/> Normal, <input type="checkbox"/> Affordable Group Housing, <input type="checkbox"/> EWS, <input type="checkbox"/> HIG, <input type="checkbox"/> MIG, <input type="checkbox"/> LIG					
12.	Utilities/ Facilities in the locality	<input checked="" 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					
13.	Proximity to civic amenities	School	Hospital	Market	Metro	Railway Station	Airport
		<i>1km</i>	<i>5km</i>	<i>10km</i>	<i>—</i>	<i>15km</i>	<i>15km</i>
14.	Any new development in surrounding area	<i>— No —</i>					



15.	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
16.	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 type="checkbox"/> Any other Development Authority: <input type="checkbox"/> Area not within any development authority limits <b>R11CO</b>
17.	Municipal Corporation Name	<input type="checkbox"/> NDMC, <input type="checkbox"/> SDMC, <input type="checkbox"/> EDMC, <input type="checkbox"/> Ghaziabad Municipal Corporation, <input type="checkbox"/> Gurgaon Municipal Corporation, <input type="checkbox"/> Faridabad Municipal Corporation, <input type="checkbox"/> Kolkata Municipal Corporation, <input type="checkbox"/> Dehradun Municipal Corporation, <input type="checkbox"/> Area not within any municipal limits, <input type="checkbox"/> Any other Municipal Corporation/ Municipality: <b>R11CO</b>

#### PHYSICAL DETAILS

1.	Land Area	As per Title deed	As per Map	As per site survey
		<b>43458 Sq.mtr.</b>		
2.	Any conversion to the land use	<b>No.</b>		
3.	Land Type	<input checked="" type="checkbox"/> Solid, <input type="checkbox"/> Rocky, <input type="checkbox"/> Marsh Land, <input type="checkbox"/> Reclaimed Land, <input type="checkbox"/> Water logged, <input type="checkbox"/> Land locked		
4.	Shape of the Land	<input type="checkbox"/> Square, <input type="checkbox"/> Rectangular, <input type="checkbox"/> Trapezium, <input type="checkbox"/> Triangular, <input type="checkbox"/> Trapezoid, <input type="checkbox"/> Irregular, <input type="checkbox"/> NA		
5.	Level of Land	<input checked="" type="checkbox"/> On road level, <input type="checkbox"/> Below road level, <input type="checkbox"/> Above road level, <input type="checkbox"/> NA		
6.	Frontage to depth ratio	<input checked="" type="checkbox"/> Normal frontage, <input type="checkbox"/> Less frontage, <input type="checkbox"/> Large frontage, <input type="checkbox"/> NA		
7.	Are Boundaries matched	<input 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		
8.	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		
9.	Is property clearly demarcated with permanent boundaries?	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Only with Temporary boundaries		
10.	Is the property merged or colluded with any other property	<b>No.</b>		
11.	Property possessed by at the time of survey	<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 <b>Secure meter.</b>		
12.	Current activity carried out in the property	<input type="checkbox"/> Residential purpose, <input type="checkbox"/> Commercial purpose, <input type="checkbox"/> Godown, <input type="checkbox"/> Office, <input checked="" type="checkbox"/> Industrial, <input type="checkbox"/> Vacant, <input type="checkbox"/> Locked, <input type="checkbox"/> Any other use:		

#### BUILDING/ CONSTRUCTION/ UTILITY DETAILS

1.	Construction Status	<input checked="" type="checkbox"/> Built-up property in use, <input type="checkbox"/> Under construction, <input type="checkbox"/> No construction
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2.	Covered Built-up Area  (Tick one on the basis of which valuation is to be calculated)	<input checked="" 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
3.	Total Number of Floors in the Building	G+1 Floor		
4.	Floor on which property is situated	ALL		
5.	Type of Unit/ Number of Rooms/ Cabins/ Cubicles	Store, production Area, Canteen, Utility, Scap. Dispatch Area.		
6.	Building Type	<input checked="" type="checkbox"/> RCC Framed Structure, <input type="checkbox"/> Load bearing Pillar Beam column, <input type="checkbox"/> Ordinary brick wall structure, <input type="checkbox"/> Iron trusses & Pillars, <input type="checkbox"/> Scrap abandoned structure		
7.	Roof	a. <b>Make:</b> <input type="checkbox"/> RBC, <input type="checkbox"/> RCC, <input checked="" type="checkbox"/> GI Shed, <input type="checkbox"/> Tin Shed, <input type="checkbox"/> Stone Patla		
		b. <b>Height:</b> Refer to OVR -		
		c. <b>Finish:</b> <input checked="" type="checkbox"/> Simple plaster, <input type="checkbox"/> POP Punning, <input type="checkbox"/> POP False Ceiling, <input type="checkbox"/> Coved roof, <input type="checkbox"/> No plaster		
8.	Flooring	<input checked="" type="checkbox"/> Vitrified tiles, <input type="checkbox"/> Ceramic Tiles, <input type="checkbox"/> Simple marble, <input type="checkbox"/> Marble chips, <input type="checkbox"/> Mosaic, <input checked="" type="checkbox"/> Granite, <input type="checkbox"/> Italian Marble, <input checked="" type="checkbox"/> Kota stone, <input type="checkbox"/> Wooden, <input checked="" type="checkbox"/> PCC, <input type="checkbox"/> Imported Marble, <input type="checkbox"/> Pavers, <input type="checkbox"/> Chequered Tiles, <input type="checkbox"/> Brick Tiles, <input type="checkbox"/> No Flooring, <input type="checkbox"/> Under construction, <input type="checkbox"/> Any other type:		
9.	Appearance/ Condition of the Building	<b>Internal</b> - <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 Survey		
		<b>External</b> - <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		
10.	Maintenance of the Building	<input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Average, <input type="checkbox"/> Poor, <input type="checkbox"/> Under construction		
11.	Interior decoration	<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"/> Under construction, <input type="checkbox"/> No Survey		
12.	Interior Finishing	<input checked="" type="checkbox"/> Simple plastered walls, <input type="checkbox"/> Brick walls without plaster, <input type="checkbox"/> Designer textured walls, <input type="checkbox"/> POP punning, <input type="checkbox"/> Coved roof, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey		
13.	Exterior Finishing	<input checked="" type="checkbox"/> Simple plastered walls, <input type="checkbox"/> Brick walls without plaster, <input type="checkbox"/> Architecturally designed or elevated, <input type="checkbox"/> Brick tile Cladding, <input type="checkbox"/> Structural glazing, <input type="checkbox"/> Aluminum composite panel cladding, <input type="checkbox"/> Glass façade, <input type="checkbox"/> Domb, <input type="checkbox"/> Porch, <input type="checkbox"/> Under construction		
14.	Kitchen	<input checked="" type="checkbox"/> Simple with no cupboard, <input type="checkbox"/> Ordinary with cupboard, <input type="checkbox"/> Normal Modular with chimney, <input type="checkbox"/> High end Modular with chimney, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey		
15.	Class of Electrical fittings	<input type="checkbox"/> External, <input checked="" type="checkbox"/> Internal		
		<input checked="" type="checkbox"/> Ordinary fixtures & fittings, <input type="checkbox"/> Fancy lights, <input type="checkbox"/> Chandeliers, <input type="checkbox"/> Concealed lightning, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey		
16.	Class of Sanitary/ Plumbing & water supply fittings	<input type="checkbox"/> External, <input checked="" type="checkbox"/> Internal		
		<input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Simple, <input type="checkbox"/> Average, <input type="checkbox"/> Below average, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey		
17.	Water arrangements	<input type="checkbox"/> Jet pump, <input checked="" type="checkbox"/> Submersible, <input checked="" type="checkbox"/> Jal board supply		
18.	Fixed Wooden Work	<input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Simple, <input type="checkbox"/> Ordinary, <input checked="" type="checkbox"/> Average, <input type="checkbox"/> Below Average, <input type="checkbox"/> No wooden work, <input type="checkbox"/> No survey		
19.	Age of Building/ Recent Improvements done	2012-2017 -		
20.	Maintenance of the Building	<input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Average, <input type="checkbox"/> Poor		



21.	Any defects in the building <i>no</i>	<input type="checkbox"/> Maintenance issues, <input type="checkbox"/> Finishing issues, <input type="checkbox"/> Seepage issues, <input type="checkbox"/> Water supply issues, <input type="checkbox"/> Electricity issues, <input type="checkbox"/> Structural issues, <input type="checkbox"/> Visible cracks in the building											
22.	Any violation done in the property	<input type="checkbox"/> Construction done without Map, <input type="checkbox"/> Construction not as per approved Map, <input type="checkbox"/> Extra covered without sanctioned Map, <input type="checkbox"/> Joined adjacent property, <input type="checkbox"/> Encroached adjacent area illegally											
23.	Boundary Wall (Only for individual property)	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Common boundary wall of a complex <table border="1"> <thead> <tr> <th>Running Mtr.</th> <th>Height</th> <th>Width</th> <th>Finish</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>				Running Mtr.	Height	Width	Finish				
Running Mtr.	Height	Width	Finish										
24.	Lift/ elevators	<input type="checkbox"/> Passenger/ <input checked="" type="checkbox"/> Commercial Make: <i>B</i> Capacity:											
25.	Power backup	<input type="checkbox"/> Inverter, <input checked="" type="checkbox"/> DG Set Make: <i>6</i> Capacity:											
26.	Garden/ Landscaping	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Beautiful, <input type="checkbox"/> Ordinary											
27.	Parking facilities	<input checked="" type="checkbox"/> Available within the property <input checked="" type="checkbox"/> On Ground, <input type="checkbox"/> In Basement, <input type="checkbox"/> On stilt <input type="checkbox"/> Not available within the property <input type="checkbox"/> On road, <input type="checkbox"/> Acute parking problem											
28.	Special Comments/ Observations, if any	<i>photos not allowed from inside of building —</i>											

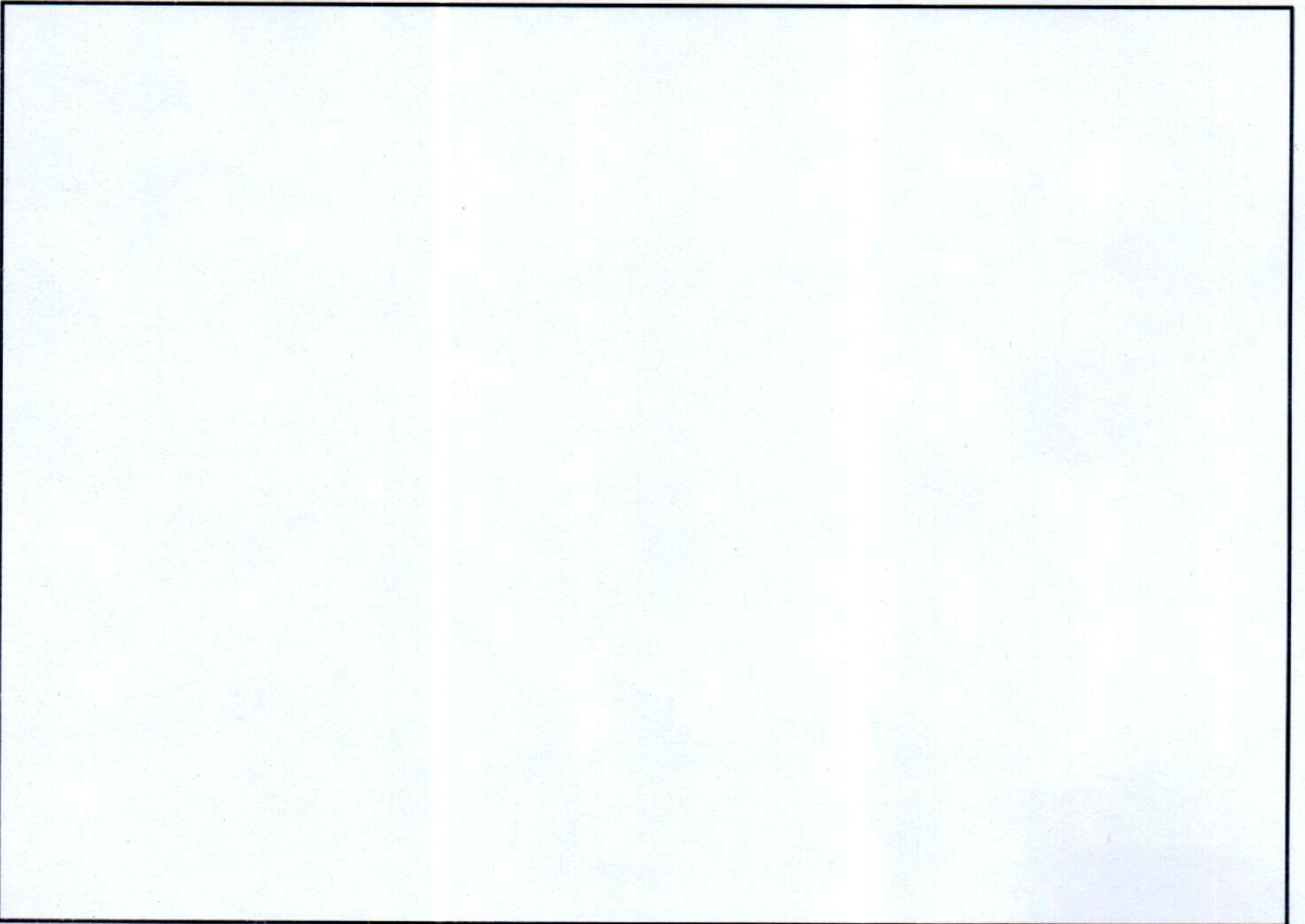
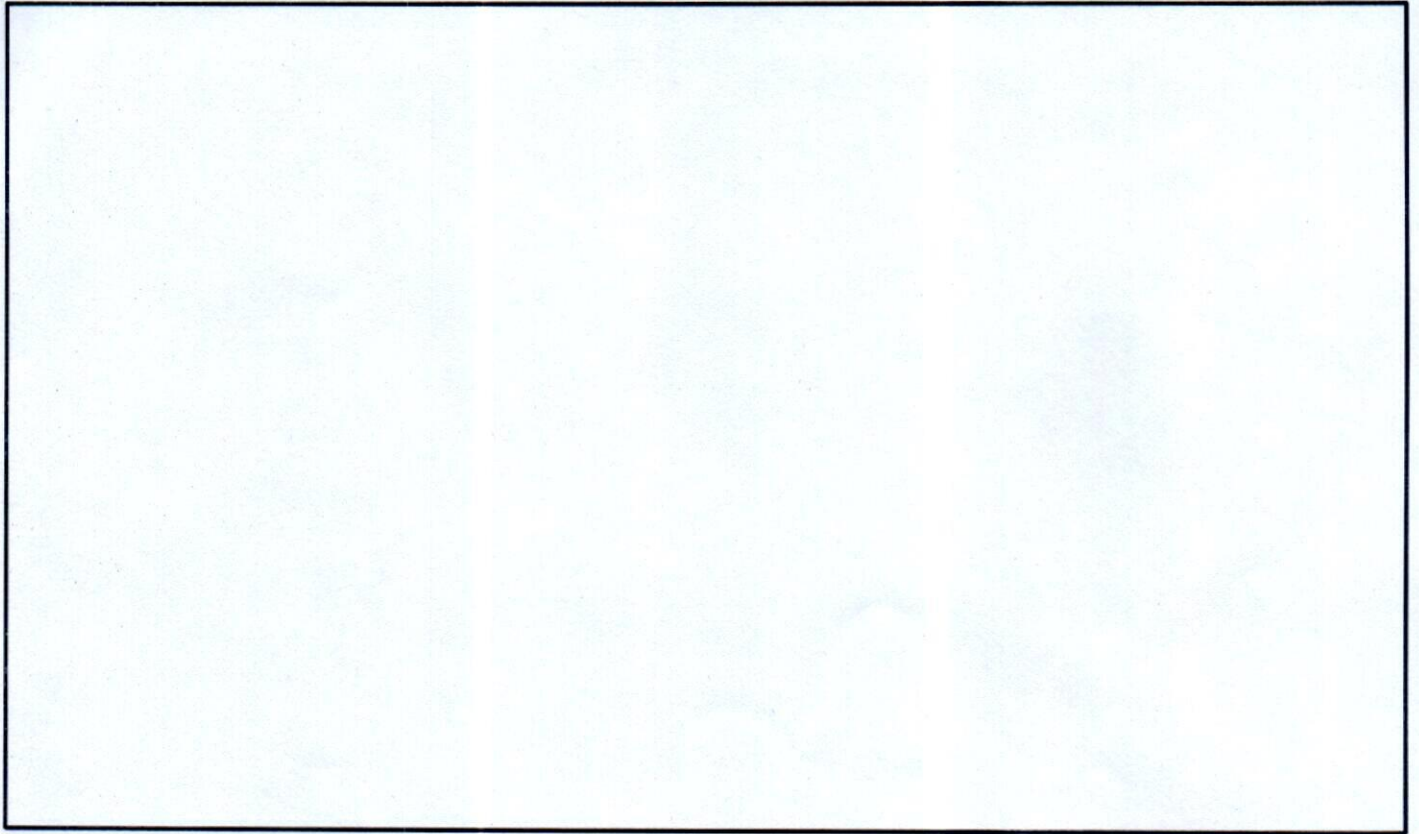
MARKETABILITY/ SELABILITY/ UTILITY DETAILS					
1.	Any issues in marketability of the property? <input type="checkbox"/> Yes, <input checked="" type="checkbox"/> No <b>Reason in case of No:</b> <input checked="" type="checkbox"/> Location, <input type="checkbox"/> Surrounding, <input type="checkbox"/> Legal aspects, <input checked="" type="checkbox"/> Demand, <input type="checkbox"/> Shape, <input type="checkbox"/> Any Other:				
2.	How is Demand & Supply condition in the Market of such properties? <table border="1"> <tr> <td>Demand</td> <td><input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor</td> </tr> <tr> <td>Supply</td> <td><input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor</td> </tr> </table>	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 type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor
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 type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor				
3.	Is property easily sellable & marketable? <input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No Comments:				
4.	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				
5.	At what True rate Owner bought this Property? <table border="1"> <tr> <td>Year of purchase</td> <td><i>—</i></td> </tr> <tr> <td>Purchase Price</td> <td><i>—</i></td> </tr> </table>	Year of purchase	<i>—</i>	Purchase Price	<i>—</i>
Year of purchase	<i>—</i>				
Purchase Price	<i>—</i>				
6.	Present expected Sale Value of the overall property?				







DRAW SITE KEY PLAN & SKETCH PLAN





# 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	Mr. Jitender	Hira Lal	
2.	Contact No.	NA	9828329850	99413318075	
3.	Type of source of information (Seller/ Property dealer/ nearby people)	NA	property Dealer	property Dealer	
4.	Rates/ Price informed (in Rs. with unit)	NA	Rs-10000 to 15000 per sq.mtr.	Rs-15000 to 25000 per sq.mtr.	
5.	Rates Type (Sale/ Buy)	NA	Buy	Buy	
6.	Shape of the Property (Square, Rectangular, Irregular)		Rect.	Rect.	
7.	Area/ Size of the Property		3000 sq mtr. to 1000 sq mtr.	5000 sq mtr.	
8.	Legal Status (clear, negative, weak)/ No. of owners		clear	clear	
9.	Location/ surrounding/ neighborhood comparison with the subject property (Similar, Lower, Better, Highly Better than the subject Property)	Base Case	—	—	
10.	Distance from the subject Property	0	—	—	
11.	Other factors (Corner, 2 side open, North-East facing, Park facing, Legal/ Financial encumbrance, etc.)		one side —	} same —	
12.	Approach road width		— 40'		
13.	Level of Land (Below/ On/ Above road level)		on land level		
14.	Frontage to depth ratio (Normal, Less, Large)		Normal		
15.	Present Use		Industrial		
16.	Any other details/ Discussion held	NA			
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	
Relationship with owner	
Signature	Refused for sign.
Mobile No.	
Date	

## UNDERTAKING BY THE SURVEYOR

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

For File No.	PL 711-612-936
Surveyor Name	Sanku
Signature	
Date	06/03/2024



## UNDERTAKING BY THE PREPARER

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

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

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

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

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

For File No.	
Preparer Name	
Signature	
Date	



**SURVEY SUMMARY SHEET**  
(TO BE ENCLOSED WITH VALUATION REPORT)

(Version 1.0) | Date of implementation: 10.04.2017

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

PL 711-612-936

1.	File No.							
2.	Name of the Surveyor	Sachin Pandey						
3.	Borrower Name	M/S. Secure meter Ltd.						
4.	Name of the Owner	Same -						
5.	Property Address which has to be valued	Plot No. F387-380, G421-432, G1-390-396 H-381-389 R110 Bhamsla						
6.	Property shown & identified by at spot	<input type="checkbox"/> Owner, <input checked="" type="checkbox"/> Representative, <input type="checkbox"/> No one was available, <input type="checkbox"/> Property is locked, survey could not be done from inside <table border="1"> <tr> <th>Name</th> <th>Contact No.</th> </tr> <tr> <td>Mr. Rahul</td> <td>8949293965</td> </tr> </table>			Name	Contact No.	Mr. Rahul	8949293965
Name	Contact No.							
Mr. Rahul	8949293965							
7.	How Property is Identified by the Surveyor	<input checked="" type="checkbox"/> From schedule of the properties mentioned in the deed, <input type="checkbox"/> From name plate displayed on the property, <input checked="" type="checkbox"/> Identified by the owner/ owner representative, <input checked="" 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	<input type="checkbox"/> Property was locked, <input type="checkbox"/> Possessee didn't allow to inspect the property, <input type="checkbox"/> NPA property so couldn't be surveyed completely						
11.	Type of Property	<input type="checkbox"/> Flat in Multistoried Apartment, <input type="checkbox"/> Residential House, <input type="checkbox"/> Low Rise Apartment, <input type="checkbox"/> Residential Builder Floor, <input type="checkbox"/> Commercial Land & Building, <input type="checkbox"/> Commercial Office, <input type="checkbox"/> Commercial Shop, <input type="checkbox"/> Commercial Floor, <input type="checkbox"/> Shopping Mall, <input type="checkbox"/> Hotel, <input checked="" 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	<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				
		434585 sqmtr.						
15.	Covered Built-up Area	As per Title deed	As per Map	As per site survey				
			Refer DOVR					
16.	Property possessed by at the time of survey	<input checked="" type="checkbox"/> Owner, <input type="checkbox"/> Vacant, <input type="checkbox"/> Lessee, <input type="checkbox"/> Under Construction, <input type="checkbox"/> Couldn't be Surveyed, <input type="checkbox"/> Property was locked, <input type="checkbox"/> Bank sealed, <input type="checkbox"/> Court sealed						
17.	Any negative observation of the	Secure meter						



	property during survey	<i>No</i>
18.	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
19.	Is property clearly demarcated with permanent boundaries?	<input checked="" 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	<i>No</i>
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.

- Name of the Person:
- Relation:
- Signature:
- Date:

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.

- Name of the Surveyor:
- Signature:
- Date:

*Sanku*  
*06/03/2024.*



## VALUATION ASSESSMENT

M/S. SECURE METERS LIMITED, KALADWAS, UDAIPUR



## VALUATION ASSESSMENT AS PER SBI FORMAT

Name & Address of Branch:	State Bank of India, Overseas Branch, Delhi
Name of Customer (s)/ Borrower Unit	M/s. Secure Meters Limited

I.		GENERAL			
1.	Purpose for which the valuation is made		For Periodic Re-valuation of the mortgaged property		
2.	a)	Date of inspection	23 February 2021		
	b)	Date on which the valuation is made	08 March 2021		
3.	List of documents produced for perusal		Documents Requested	Documents Provided	Documents Reference No.
Total 04 documents requested.			Total 03 documents provided.	01	
Property Title document			Lease Deed (2Nos.)	Deed No. 23446, Dated – 21-06-2004	
Last paid Electricity Bill			Factory Layout	Doc No. 624, Dated – 10-10-2014	
Last paid Municipal Tax Receipt			Last paid Electricity Bill	Bill No. – 1301231305082, Dated – 01-02-2021	
Approved Map			None	--	
4.	Name of the owner/s		M/s. Secure Meters Limited		
	Address and Phone no. of the owner/s		Registered office at – Pratap Nagar, E-Class, Udaipur, Rajasthan		
5.	Brief description of the property		<p>This Valuation report has been prepared for the industrial property situated at the aforesaid address having total land area admeasuring 43458 sq.mtr/ 51975.33 sq.yds as per the Lease Agreement provided to us by the bank</p> <p>The property details like ownership, address, land area has been taken from Lease Deed Provided to us by the bank Dated. June 21<sup>st</sup> 2004.</p> <p>As per the copy of copy lease agreement, the ownership of the subject property is in the name of M/s. Secure Meters Limited. The company is a manufacturing unit which manufactures the Electronic Energy Meters. The subject property is a leasehold property and an agreement of lease has been made between RIICO &amp; M/s Secure Meters Limited for 99 years staring from – June 21<sup>st</sup> 2004.</p>		

Ajay



# VALUATION ASSESSMENT

M/S. SECURE METERS LIMITED, KALADWAS, UDAIPUR

The subject property consists of different structures constructed with RCC & Sheet Cladding Technique. The covered area of the property is taken as per the old valuation report provided to us, since only Site plan (Factory Layout by Factory Inspector) is provided to us. Hence we have taken covered area of the property as, per the old valuation report provided to us. The structures are as follows:

CIVIL/STRUCTURES VALUATION FOR M/S. SECURE METERS LIMITED, BHAMASHAH INDUSTRIAL AREA, UDAIPUR							
S.No.	Block Name	Floor wise Height (ft.)	Year of construction	Type of construction (select from drop down)	Structure condition	Area (in sq. mtr.)	Area (sq. fts.)
FACTORY BUILDINGS							
1	West Block	13 ft	2015	RCC	Good	10941.19	117771.00
2	East Block	13 ft	2012	RCC	Good	13193.74	143323.00
3	Moulding Plant	25 ft	2014	RCC	Good	1500.00	16149.00
4	Central Ware House (Ground + First Floor)	12 ft (each)	2014	RCC	Good	3000.00	32392.00
5	Canteen (Ground + First Floor)	13 ft (each)	2014	RCC	Good	2055.37	22114.00
6	Utility Building - 1	—	2014	RCC	Good	323.30	3480.00
7	Utility Building - 2	—	2014	RCC	Good	341.65	3678.00
8	Scrap Building	—	2017	G. Shed on Sheet Cladding	Good	50.07	539.00
9	First Aid Room	—	2015	RCC	Average	74.32	800.00
10	Guard Room	—	2015	G. Shed on Sheet Cladding	Average	60.11	647.00

The subject property is located in the developing phase of Bhamashah Industrial Area. The subject property is an intermediate plot and can be clearly approached from 50 ft. wide sector road and is located Approx. 5 Km away from Main Udaipur – Banswara Highway



This report only contains general assessment & opinion on the Guideline Value and the indicative, estimated Market

AS



## VALUATION ASSESSMENT

M/S. SECURE METERS LIMITED, KALADWAS, UDAIPUR

		Value of the property found on as-is-where basis on site for which the Bank/ customer has shown & asked us to conduct the Valuation for which photographs is also attached with the report. No legal aspects in terms of ownership or any other legal aspect is taken into consideration. It doesn't contain any due-diligence other than the valuation assessment of the property shown to us on site. Information/ data/ documents given to us by Bank/ client has been relied upon in good faith. This report doesn't contain any other recommendations of any sort
6.	Location of property	
	a) Plot No. / Survey No.	Plot No. F – 387 To 380, G - 421 To 432, G1 – 390 To 396, H – 381 To 389
	b) Door No.	--
	c) T. S. No. / Village	Bhamashah Industrial Area (RIICO)
	d) Ward / Taluka	Kaladwas
	e) Mandal / District	District- Udaipur, Rajasthan
	f) Date of issue and validity of layout of approved map / plan	Cannot comment since copy of approved map not provided to us (Only Factory Layout by Factory Inspected site plan provided to us)
	g) Approved map / plan issuing authority	Approved Map not provided to us (Only Factory Layout by Factory Inspected site plan provided to us) (All the area Details taken as per the old valuation report provided to us)
	h) Whether genuineness or authenticity of approved map / plan is verified	Approved Map not provided to us (Only Factory Layout by Factory Inspected site plan provided to us) (All the area Details taken as per the old valuation report provided to us)
	i) Any other comments by our empanelled Valuers on authenticity of approved plan	Cannot comment since copy of approved map not provided to us (All the area Details taken as per the old valuation report provided to us)
7.	Postal address of the property	
8.	a) City / Town	District- Udaipur, Rajasthan
	b) Residential Area	No
	c) Commercial Area	No
	d) Industrial Area	Yes
9.	Classification of the area	
	a) High / Middle / Poor	Industrial Area
	b) Urban / Semi Urban / Rural	Urban Developed
10.	Coming under Corporation limit/ Village Panchayat / Municipality	RIICO (Rajasthan State Industrial Development and Investment Corporation), Bhamashah Industrial Area
11.	Whether covered under any State / Central Govt. enactments (e.g. Urban and Ceiling Act) or notified under agency area / scheduled area / cantonment area	No, subject plot is under notified industrial area of RIICO
12.	In case it is an agricultural land, any conversion to house site plots is contemplated	No, subject plot is under notified industrial area of RIICO
13.	<b>Boundaries of the property</b>	

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## VALUATION ASSESSMENT

M/S. SECURE METERS LIMITED, KALADWAS, UDAIPUR


**rk** REINFORCING YOUR BUSINESS  
ASSOCIATES

	Are Boundaries matched	Yes from the available documents	
	<b>Directions</b>	<b>As per Lease Deed/TIR</b>	<b>Actual found at Site</b>
	North	Road 18 mtr. Wide	Road
	South	Road 18 mtr. Wide	Road
	East	Open Hill	Open Hill
	West	Road 18 mtr. Wide	Road
14.1	<b>Dimensions of the site</b>	<b>A</b>	<b>B</b>
		<b>As per the Deed</b>	<b>Actuals</b>
	North	Not mentioned in the documents	250 mtr. (measureable from google maps)
	South	Not mentioned in the documents	250 mtr. (measureable from google maps)
	East	Not mentioned in the documents	107.97 mtr. (measured from google maps)
	West	Not mentioned in the documents	145.62 mtr. (measured from google maps)
14.2	Latitude, Longitude & Co-ordinates of Industrial Property	24°30'40.8"N 73°45'23.0"E	
15.	Extent of the site	Land Area - <u>43458</u> sq.mtr/ 51975.33 sq.yds	
16.	Extent of the site considered for valuation	Land Area - 43458 sq.mtr/ 51975.33 sq.yds	
17.	Whether occupied by the owner / tenant?	Working industrial unit in possession of owner	
	If occupied by tenant, since how long?	Not applicable	
	Rent received per month.	Not applicable	

II.	CHARACTERISTICS OF THE SITE	
1.	Classification of locality	Industrial Area
2.	Development of surrounding areas	Well-developing industrial area
3.	Possibility of frequent flooding / submerging	No
4.	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	Yes, available within the close vicinity of 5-7 km From subject property.
5.	Number of Floors	Please refer to attached sheet
6.	Type of Structure	Please refer to attached sheet
7.	Type of use to which it can be put	Industrial purpose
8.	Any usage restriction	No, It's an notified industrial area and all properties are used for industrial purpose
9.	Is plot in town planning approved layout?	Yes
10.	Corner plot or intermittent plot?	Intermittent plot
11.	Road facilities	Yes
12.	Type of road available at present	Bitumen Surfaced Road
13.	Width of road – is it below 20 ft. or more than 20 ft.	More than 20 ft.
14.	Is it a land – locked land?	No
15.	Water potentiality	Water pipelines exist in the area

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# VALUATION ASSESSMENT

M/S. SECURE METERS LIMITED, KAI ADWAS, UDAIPUR



16.	Underground sewerage system	Exists in the area
17.	Is power supply available at the site?	Exists in the area
18.	Advantage of the site	Normal location within the locality
19.	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	None



Handwritten signature or initials.



**PART B****VALUATION OF LAND**

1.	Size of Plot	Land Area - 43458 sq.mtr/ 51975.33 sq.yds
	North & South	250 mtr (Measurable from google map)
	East & West	145.62 mtr (South) & 107.97 mtr (North)
2.	Total extent of the plot	Land Area - 43458 sq.mtr/ 51975.33 sq.yds
	Area adopted on the basis of	Property documents & site survey both
	Remarks & observations, if any	Not applicable
3.	Prevailing market rate (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	<p><b>References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered (from property search sites &amp; local information)</b></p> <p><b>1. Name:</b> Mr. Jitender Maroo (Property Consultant)  <b>Contact No.:</b> +91-9828329850  <b>Size of the Property:</b> Approx. 40000 sq. mtr/ 47600 sq.yds.  <b>Rates/ Price informed:</b> Rs. 7,000/- to Rs. 8,500/- per sq. mtr. for Industrial Property</p> <p><b>Comment:</b> As per our discussion, we came to know that the rates within vicinity of subject Industrial land is ranging in between Rs. 7,000/- to Rs. 8,500/- per sq.mtr. Since, less vacant industrial land is available at this vicinity and most of the plots are going under auction conducted by RIICO. The general range of auction in this vicinity for industrial property starts from Rs. 3,200/-</p> <p><b>2. Name:</b> Mr. Hira Lal Patel (Property Consultant)  <b>Contact No.:</b> +91-99413318075  <b>Size of the Property:</b> Approx. 40,000 sq. mtr/ 47600 sq.yds.  <b>Rates/ Price informed:</b> Rs. 8,000/- to Rs. 9,000/- per sq. mtr. for Industrial Property</p> <p><b>Comment:</b> As per our discussion, we came to know that the rates within vicinity of subject Industrial land is ranging in between Rs. 8,000/- to Rs. 9,000/- per sq.mtr. Since, less vacant industrial land is available at this vicinity and most of the plots are going under auction conducted by RIICO. The general range of auction in this vicinity for industrial property starts from Rs. 3,200/-</p>



## VALUATION ASSESSMENT

M/S. SECURE METERS LIMITED, KALADWAS, UDAIPUR

		<p>During our micro market survey and discussion with local property / people dealers we came to know following information:</p> <ol style="list-style-type: none"> <li>1. The prevailing market rate for industrial plot in the subject locality depends on the shape, size, frontage, approach road width, its location &amp; distance from main road</li> <li>2. The subject property is located amidst of well developing industrial area of Bhamashah Industrial Area (RIICO), Village – Kaladwas, Udaipur, Rajasthan</li> <li>3. The subject industrial area is well developed and most of the plots are already occupied</li> <li>4. The demand of the land in this locality is good.</li> <li>5. The on-going market rate for the industrial land located within this vicinity of subject land is ranging between Rs. 7,000/- to Rs. 9,000/- per sq. mtr.</li> <li>6. Most of the plots are been sold under auction conducted by RIICO.</li> <li>7. The subject property is located around 5 km away from main udaipur-banswara highway.</li> </ol> <p>As the subject property is a large industrial plot having land area 43458 sq.mtr. and the shape of the land is rectangular. So keeping all the above factors in mind we are of the view that the prevailing market rate for such a land parcel should be between Rs.7,000/- to Rs.9,000/- per sq.mtr. and for valuation we have adopted land rate of Rs.7,500/- per sq.mtr. which seems to be reasonable in our opinion.</p>
4.	Allotment rate obtained from the Registrar's office (an evidence thereof to be enclosed)	Rs.3,500/- per sq.mtr <b>Circle Rate:</b> Land : 43458 sq.mtr X Rs.3,500/- per sq.mtr = <b>Rs. 15,21,03,000/-</b>
5.	Assessed / adopted rate of valuation	<b>Rs.7,500/- per sq.mtr.</b>
6.	Estimated value of land (A)	<b>Market Value:</b> Land : 43458 sq.mtr X Rs.7,500/- per sq.mtr = <b>Rs. 32,59,35,000/-</b>






**PART C****VALUATION OF BUILDING**

1.	Technical details of the building	Construction done based on daily hire mason & labourers using average quality material.
a)	Type of Building (Residential / Commercial/ Industrial)	Industrial
b)	Type of construction (Load bearing / RCC/ Steel Framed)	Please Refer to attached sheet
c)	Year of construction	Different for different structures (2012 - 2015) Please refer to attached Sheet
d)	Number of floors and height of each floor including basement, if any	As per old valuation report
e)	Plinth area floor-wise	Please Refer to attached sheet
f)	Condition of the building	Good
i.	Interior Finishing	No information available since survey couldn't be done from inside
ii.	Exterior Finishing	Architecturally designed or elevated
2.	Status of Building Plans/ Maps	Cannot comment since no approved map given to us
g)	Date of issue and validity of layout of approved map / plan	Approved map not provided to us (Only Factory Layout by Factory Inspector provided to us )
h)	Is Building as per approved Map	Approved map not provided to us (Only Factory Layout by Factory Inspector provided to us )
i)	Whether genuineness or authenticity of approved map / plan is verified	No
j)	Any other comments by our empaneled valuers on authentic of approved plan	No
k)	Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	Cannot comment since no approved map provided to us. However, we are considering the area as per old valuation report.
3.	Valuation of Structure	
a)	Market Value of Structure	Please Refer to attached sheet
b)	Guideline Value of Structure	Construction Rate Not Available on public domain



## VALUATION ASSESSMENT

M/S. SECURE METERS LIMITED, KAI ADWAS, UDAIPUR

## CIVIL/STRUCTURES VALUATION FOR M/S. SECURE METERS LIMITED, BHAMASHAH INDUSTRIAL AREA, UDAIPUR

S.No.	Block Name	Floor wise Height (ft.)	Year of construction	Type of construction (select from drop down)	Structure condition	Area (in sq. mtr.)	Area (sq. fts.)	Rate Adopted (pwe sq. ft)	Total cost of construction
<b>FACTORY BUILDINGS</b>									
1	West Block	13 ft.	2015	RCC	Good	10941.19	117771.00	₹ 1,400.00	₹ 164,879,400.00
2	East Block	13 ft.	2012	RCC	Good	13593.74	146323.00	₹ 1,400.00	₹ 204,852,200.00
3	Moulding Plant	25 ft.	2014	RCC	Good	1500.00	16146.00	₹ 1,400.00	₹ 22,604,400.00
4	Central Ware House (Ground + First Floor)	12 ft (each)	2014	RCC <i>GI Shed</i>	Good	3000.00 <i>1500x2</i>	32292.00	₹ 1,400.00	₹ 45,208,800.00
5	Canteen (Ground + First Floor)	13 ft. (each)	2014	RCC	Good	2055.37	22124.00	₹ 1,300.00	₹ 28,761,200.00
6	Utility Building - 1	<i>15'</i>	2014	RCC	Good	323.30	3480.00	₹ 1,300.00	₹ 420,289.86
7	Utility Building - 2	<i>15'</i>	2014	RCC	Good	341.69	3678.00	₹ 1,300.00	₹ 444,202.90
8	Scrap Building	<i>17'</i>	2017	GI Shed on Sheet Cladding	Good	50.07	539.00	₹ 600.00	₹ 30,044.59
9	First Aid Room	<i>9'</i>	2015	RCC	Average	74.32	800.00	₹ 1,200.00	₹ 89,186.18
10	Guard Room	<i>10'</i>	2015	GI Shed on Sheet Cladding	Average	60.11	647.00	₹ 600.00	₹ 36,064.66
<b>TOTAL</b>									₹ 467,325,788.18
<b>Remarks:-</b>									
1. The covered area of the subject property is taken from the old valuation report provided to us by the bank.									
2. No. approved layout plan is provided to us inspite of our several request.									

7. SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF			
S.No.	Description	Ground floor	Other floors
1.	Foundation	Please Refer to attached sheet	Please Refer to attached sheet
2.	Ground Floor	Please Refer to attached sheet	Please Refer to attached sheet
3.	Superstructure	Please Refer to attached sheet	Please Refer to attached sheet
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	Aluminum windows and door Panels	Aluminum windows and door Panels
5.	RCC works	Inside Survey not done	Inside Survey not done
6.	Plastering	Inside Survey not done	Inside Survey not done
7.	Flooring, Skirting, dadoing	Inside Survey not done	Inside Survey not done
8.	Special finish as marble, granite, wooden paneling, grills, etc.	Inside Survey not done	Inside Survey not done
9.	Roofing including weather proof course	NA	NA
10.	Drainage	Yes, underground drainage system exists in the area	Yes, underground drainage system exists in the area

S.No.	Description	Ground floor	Other floors
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