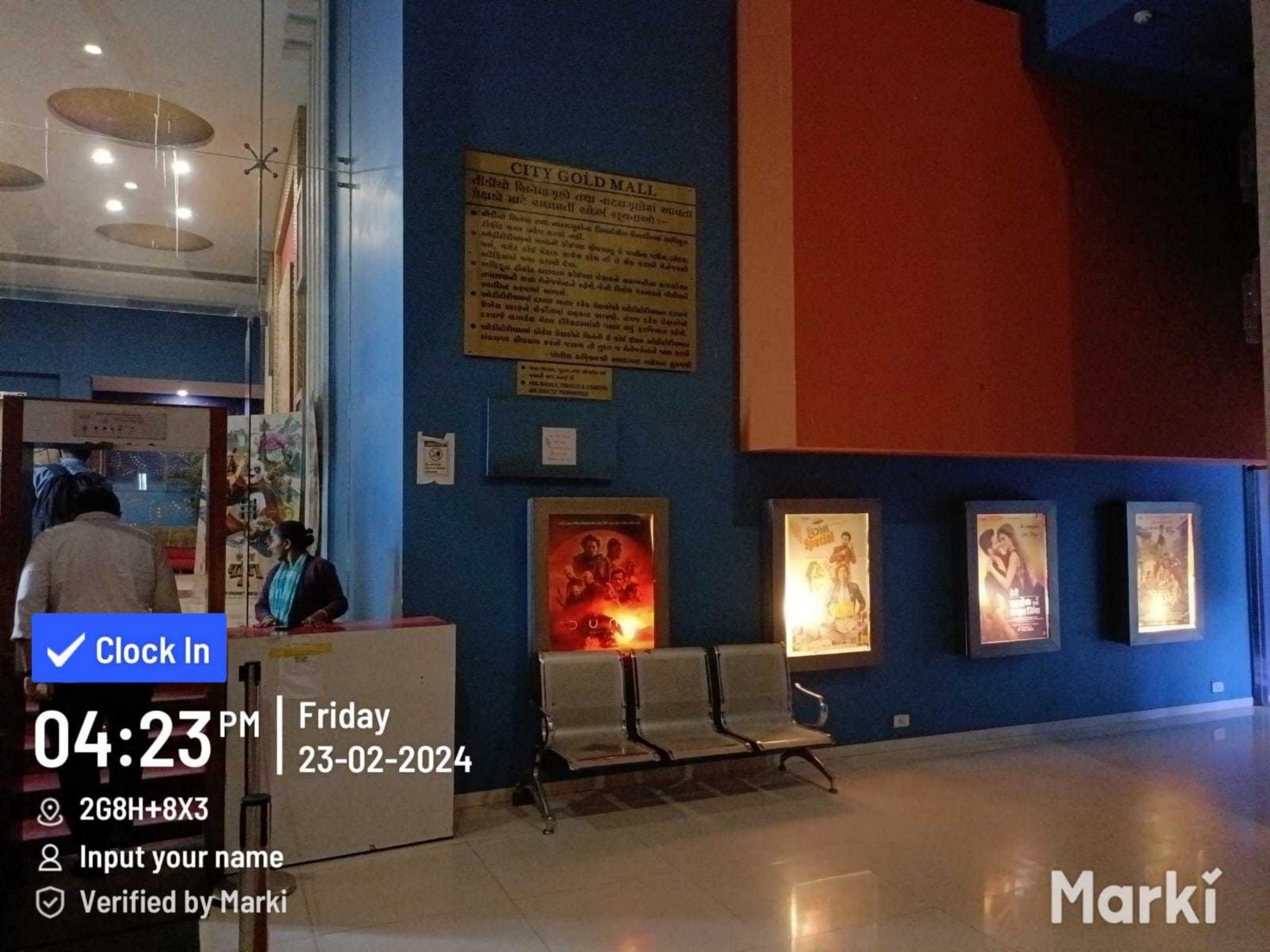
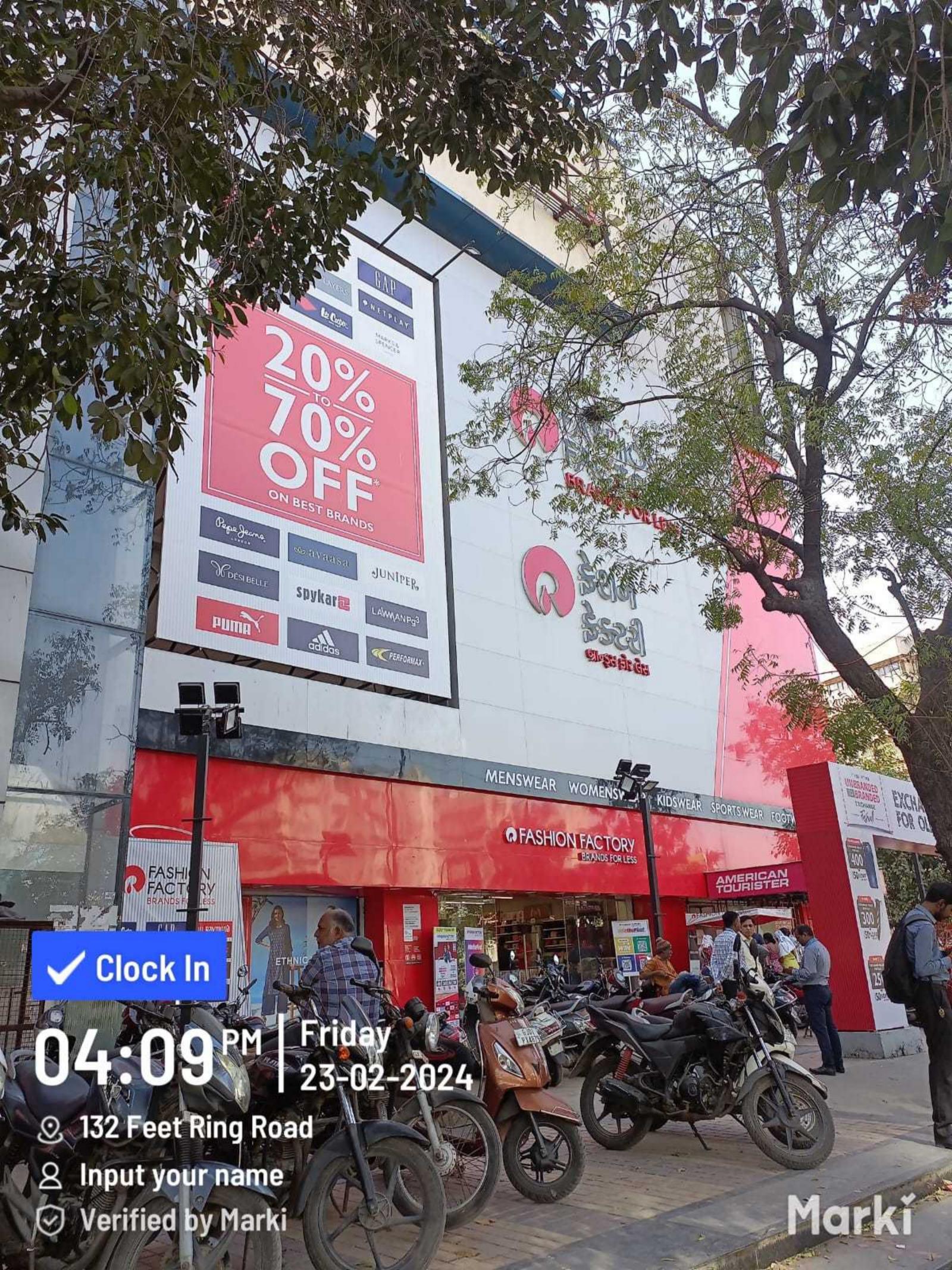
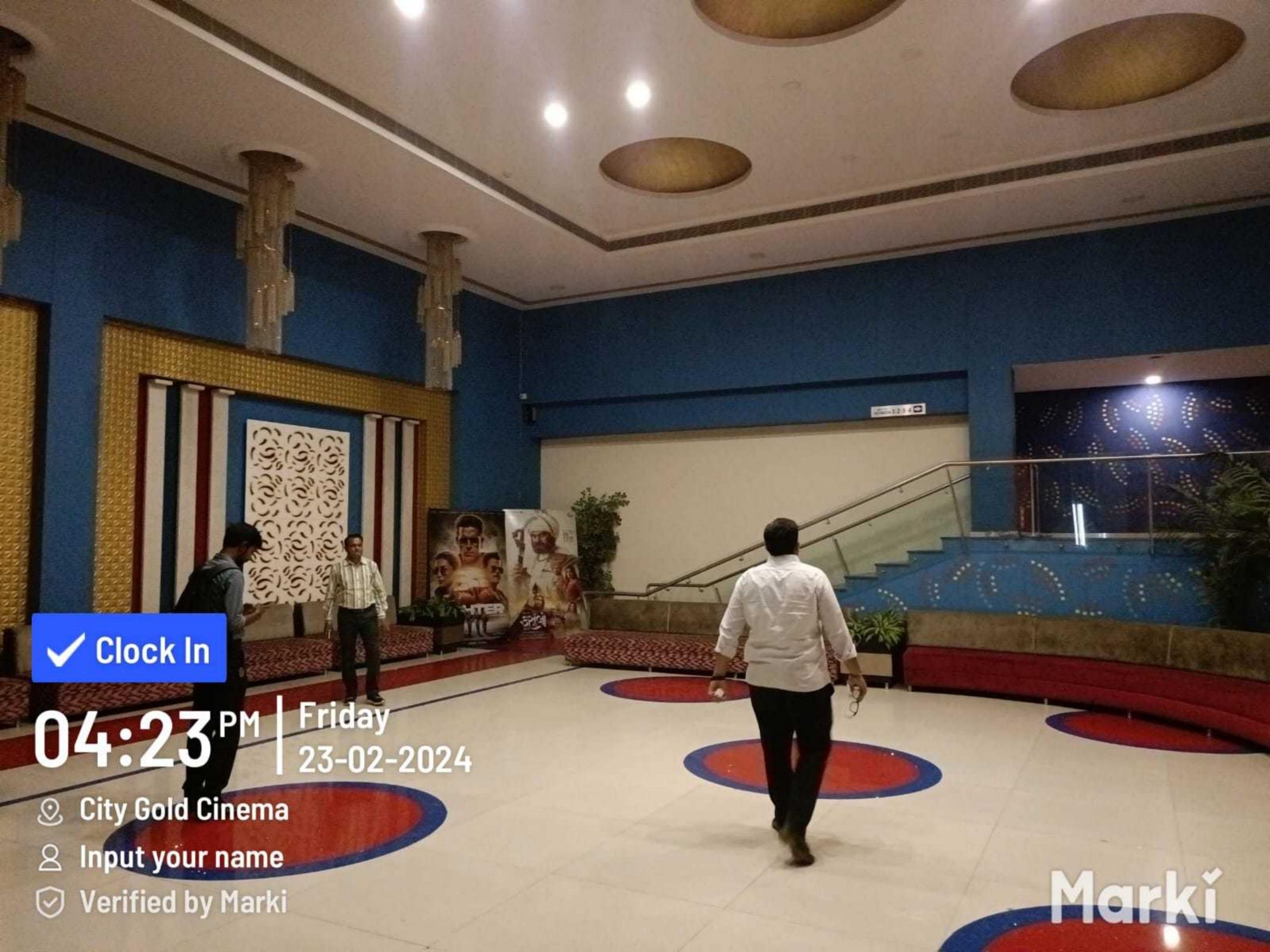


- Input your name
- ∀ Verified by Marki

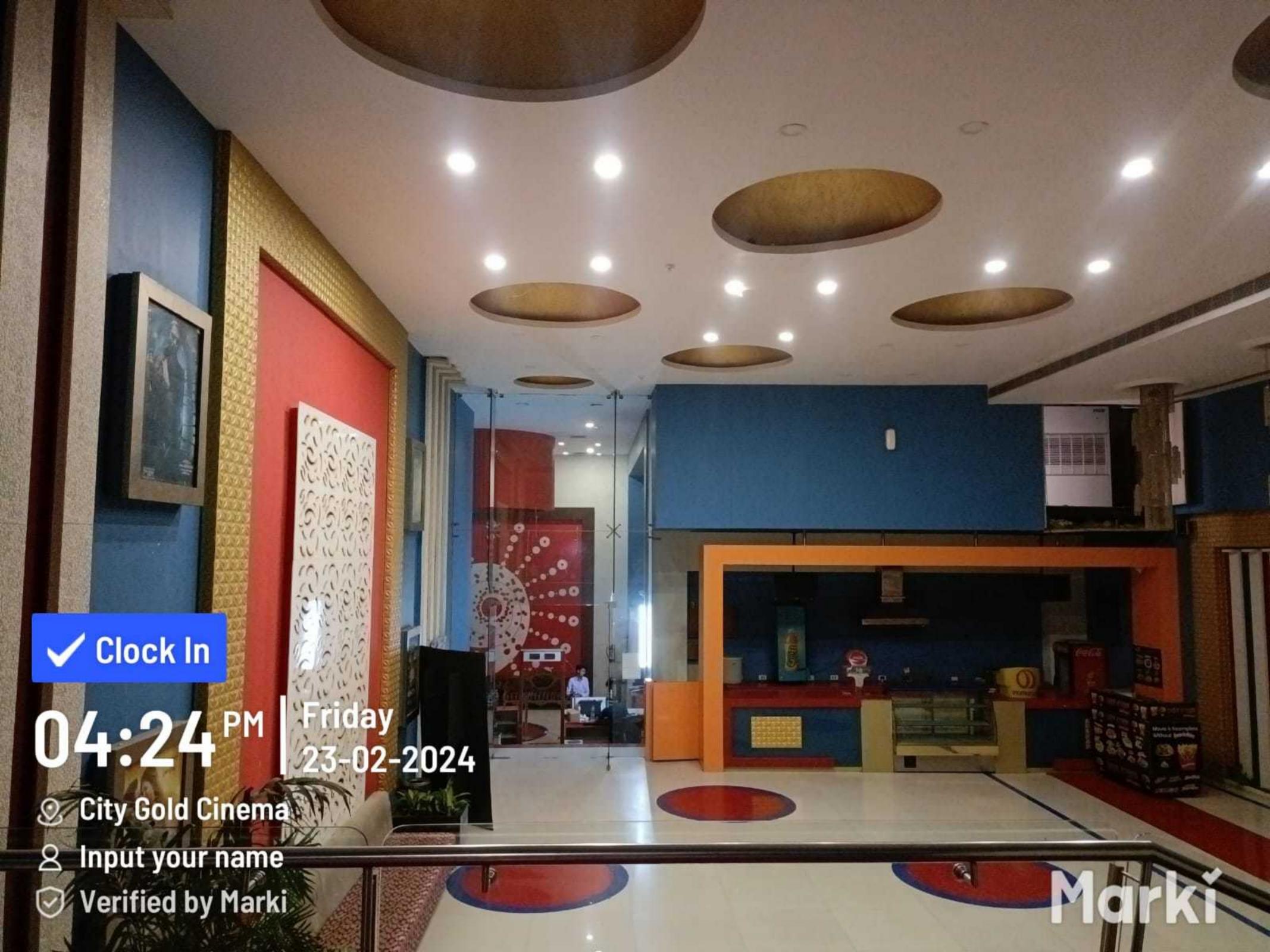
Marki



























































| File No. VIS-20    | 20 | _ PL- |  |
|--------------------|----|-------|--|
| Date of Receiving  |    |       |  |
| File Receiver Name |    |       |  |



|  |   |                                 | (Ver  | ECTION FOR<br>sion 5.0)  |   |                              |   |
|--|---|---------------------------------|---|--|---|------------------------------|---|
|  | Date of impler  | nentation: 9.02.2               | 011   Last Re   | vision: 30.01.20   | 020   Latest Re                                       | evision: 31.                 | 10.2020   |
|  | Items   | Assigned To                     | Assigned to Date  | To be completed by date  | Submitted<br>On date                                  | Grade                        | HOD Engg.<br>Signature                                    |
| File   | Received By   |                                 | NA  | NA   |   |                              |   |
| Sur  | vey   |                                 |   |  |   |                              |   |
| Pre  | paration  |                                 |   |  |   |                              |   |
|  | A - Very Good, B -  | - Satisfactory, C -             | · Average, D -  | Poor, E - Extre  | mely Poor   |                              |   |
| -  | g. unprepared due<br>eason  | properly done                   | e,   Photo photo not tal  | graphs not cle   | early taken,<br>owner represe                         | ☐ Selfie/<br>ntative sign    | leasurement is no<br>Owner or owner<br>ature not taken, [ |
| by th  | ase File is returned<br>he preparer - HOD<br>g. comment &<br>nature   | Report prepare                  | er to collect th  | ey hence approving missing information in the missing information in the missing information in the missing ind | mation on his o                                       | own.                         | arning to Surveyo   |
|  |   |                                 | A SEIVISION   | I DETAILS  |   |                              |   |
| 1.   | Proposal/ Work Ord  | der or                          | GENERA  | L DETAILS  |   | <b>《大学》</b>                  |   |
| 1.   | Proposal/ Work Ord  |                                 | GENERA  | L DETAILS  |   |                              |   |
| 1.   |   | der or                          | ation Report,   | ☐ Construction   |   | e, □ Cost v                  | etting certificate  |
|  | Ref. No.  | der or                          | ation Report,<br>er CE Certifica                                | ☐ Constructionates, ☐ TEV Re   | port, 🗆 LIE   | e, □ Cost v                  |   |
| 2.   | Ref. No.  Type of Service  Type of customer   | □ Valu □ Othe □ Ban             | ration Report,<br>er CE Certifica<br>k [                        | ☐ Constructionates, ☐ TEV Re   | port, □ LIE □ NBFC □                                  |                              | е   |
| 2.   | Ref. No.  Type of Service   | □ Valu □ Othe □ Ban             | ration Report,<br>er CE Certifica<br>k [                        | ☐ Constructionates, ☐ TEV Re   | port, □ LIE □ NBFC □                                  | ☐ Corporate                  | е   |
| 2.   | Ref. No.  Type of Service  Type of customer  Bank/ FI/ Organizat  | □ Valu □ Othe □ Ban □ Com       | ration Report,<br>er CE Certifica<br>k [                        | ☐ Construction<br>ates, ☐ TEV Re<br>☐ PSU ☐<br>☐ Private client  | port, □ LIE □ NBFC □                                  | ☐ Corporate                  | е   |
| <ol> <li>3.</li> <li>4.</li> </ol>                               | Ref. No.  Type of Service  Type of customer  Bank/ FI/ Organizat Name & Address   | □ Valu □ Othe □ Ban □ Com       | ration Report,<br>er CE Certifica<br>k [<br>npany [             | ☐ Construction<br>ates, ☐ TEV Re<br>☐ PSU ☐<br>☐ Private client  | port, □ LIE □ NBFC □ □ Direct o                       | ☐ Corporate                  | e<br>gh Bank  |
| <ol> <li>3.</li> <li>4.</li> <li>5.</li> </ol>                   | Ref. No.  Type of Service  Type of customer  Bank/ FI/ Organizat Name & Address  Case Allotment Offi                                | □ Valu □ Othe □ Ban □ Com □ Com | ration Report,<br>er CE Certifica<br>k [<br>npany [             | □ Construction ates, □ TEV Re □ PSU □ Private client □ Contact   | port, □ LIE □ NBFC □ □ Direct o                       | ☐ Corporate<br>client throug | e<br>gh Bank  |
| <ol> <li>3.</li> <li>4.</li> </ol>                               | Ref. No.  Type of Service  Type of customer  Bank/ FI/ Organizat Name & Address  Case Allotment Offi Fees paying party D            | Value   Other   Bank   Com      | nation Report,<br>er CE Certifica<br>k [<br>npany [             | □ Construction ates, □ TEV Re □ PSU □ Private client □ Contact   | Poort, □ LIE □ NBFC □ □ Direct of t Number □ Case for | Corporate client throug      | e<br>gh Bank<br>mail Id                                   |
| <ul><li>2.</li><li>3.</li><li>4.</li><li>5.</li><li>6.</li></ul> | Ref. No.  Type of Service  Type of customer  Bank/ FI/ Organizat Name & Address  Case Allotment Offi Fees paying party D  Case Type | Value   Other   Bank   Com      | nation Report, er CE Certifica k [ npany [ Name  Case for Fresh | Construction ates, TEV Re PSU Private client Contact   | Poort, □ LIE □ NBFC □ □ Direct of t Number □ Case for | Corporate client throug      | egh Bank<br>Imail Id                                      |

|     |   |  | CASE DETA            | <u>IILS</u>    |   |  |
|-----|---|--|----------------------|----------------|---|--|
| 1.  | Type of Property  |  |                      |                |   |  |
| 2.  | Purpose of Valuation/<br>Assignment   | <ul> <li>□ Value assessment of the asset for creating new collateral mortgage</li> <li>□ Periodic Re-Valuation for Bank, □ Distress sale for NPA A/c.,</li> <li>□ For DRT Recovery purpose, □ Capital Gains Wealth Tax purpose</li> <li>□ Partition purpose, □ General Value Assessment</li> <li>□ Any other:</li> </ul>   |                      |                | sale for NPA A/c.,<br>s Wealth Tax purpose                                  |  |
| 3.  | Owner/ Applicant Details  |  | Name                 | Conta          | ct Numbe  | er Email Id  |
| 4.  | Account Name  |  | dig Carlos           |                |   |  |
| 5.  | Property Address  |  |                      |                |   |  |
| 6.  | Who will coordinate on site for the site survey                                     | Name Conta   |                      | Contact Number |   |  |
| 7.  | Preferred time of survey  | Date   |                      |                | Time  |  |
| 8.  | Documents Received (Any one ownership document and approved site plan/ map is must) | Ownership Documents: □ Sale Deed, □ Power of Attorney, □ Registered Will, □ Relinquishment Deed, □ Transfer Deed, □ Conveyance Deed, □ Allotment Letter, □ Possession Letter      Map: □ Cizra Map, □ Approved Map, □ Site Plan      Utility Bills: □ Electricity Bill & payment receipt, □ Water Bill & payment receipt, □ House Tax demand & payment receipt      Any Other document: □ CLU, □ TIR Report, □ Agreement to Sale, □ Old Valuation Report      No documents provided: □ |                      |                | ☐ Transfer Deed, Possession Letter Plan ceipt, ☐ Water Bill & payment ceipt |  |
| 9.  | Documents received from   | Test of  |                      |                |   |  |
| 10. | Special Instructions if any:  |  |                      |                |   |  |
| 11. |   | s and would  | not try to influence | any member     | or official o   | agree that I'll not put pressure on<br>of the firm in the ill spirit or vested |

| FILE RECEIVER CASE COLLECTION PROCESS COMPLIANCE CHECKLIST  (To be filled by Surveyor) |   |        |   |  |  |
|--|---|--------|---|--|--|
| S.NO.  | COMPLIANCE CHECKLIST  | STATUS | APPROVER SIGNATURE/<br>REMARKS IN CASE OF ANY (X) |  |  |
| 1.   | Is Case collection Form properly filled by Receiver?  |        |   |  |  |
| 2.   | Is purpose of the assignment understood clearly by the receiver?  |        |   |  |  |
| 3.   | Has receiver checked if this is a new case or existing case of the Bank?  |        |   |  |  |
| 4.   | Has receiver fixed the fees with the manager/ client and sent quotation properly or have taken approval of the work over email? |        |   |  |  |
| 5.   | Has receiver taken proper Work Order/ Email/ CESA form formality?   |        |   |  |  |
| 6.   | In case of private case or for fresh case 50% advance is received?  |        |   |  |  |
| 7.   | Is document checklist email sent to the customer?   |        | 100   |  |  |
| 8.   | Has the received documents is having 'documents provided by stamp'?   |        |   |  |  |

# Please fill the above compliance checklist before moving for the survey. Please do not do the survey if you do not have proper documents. For Vacant Plot/ Land – Cizra Map/ Master/ Zonal/ Site Plan is must to identify the Plot. For Agriculture or converted land from agriculture – Mutation documents, CLU is must. Firstly please first study the documents of the property which needs to get surveyed. Mark the Owner/ Area/ Boundaries mentioned in the ownership documents with bold florescent

- marker pen before moving for the survey. During site survey if any difference is found in the above fields from the ownership documents then please contact the owner immediately to know the reason for the difference.
- Confirm ongoing property rates in the subject location through public domain, property sites and contact dealers to show you the available properties in that area during your survey.
- 7. Identify the Property clearly by matching the boundaries and area mentioned in the property papers.
- 8. Do sample physical or google measurements of the property.
- 9. 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 appropriate option clearly.
- 14. Check any defects or negativity in the property and comment in detail on survey form.
- 15. Do extensive market rate enquiries and confirm for any recent past transactions.
- 16. In case customer appears to be providing misleading information to you or trying to influence you by money or cash then immediately report to the Management & Bank.

|       | SURVEY GRADING MATRIX  |
|-------|--|
| GRADE | PARAMETERS/ CRITERIA   |
| Α     | In case all the points below are done properly, timely with full care and diligence:   |
|       | <ol> <li>Survey started with proper work order and knowing the source of payment.</li> <li>Survey done with proper documents.</li> </ol>                                     |
|       | <ol><li>Done complete homework and studied the documents properly with highlighting the main points<br/>before moving for the survey.</li></ol>                              |
|       | <ol><li>Chosen correct survey form as per the property type.</li></ol>   |
|       | <ol><li>All fields of Survey form are properly filled.</li></ol>   |
|       | <ol><li>All site special observations and negative and positive factors are clearly mentioned.</li></ol>   |
|       | 7. Self & client signatures taken on survey form.  |
|       | <ol><li>Property rates information properly taken, mentioned and verified.</li></ol>   |
|       | 9. Site rough sketch plan made.  |
|       | 10. Proper photographs taken.  |
|       | 11. Selfie with property taken.  |
|       | 12. 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   |        |
|-------|---|--------|
|       | (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?   |        |
| 2.    | Have you properly studied & highlighted Owner/ Area/ Boundaries in the property documents with bold florescent before moving for the survey?                              |        |
| 3.    | Did you check prominent landmark nearby the subject property and mentioned in the survey form?  |        |
| 4.    | <b>Did you identified the Property clearly</b> by matching the boundaries and area mentioned in the property papers?  |        |
| 5.    | Did you check if property is merged with any other property or it is an independent property?   |        |
| 6.    | Did you do sample physical or google measurements of the property in case of property more than 2500 sq.mtr?  |        |
| 7.    | Did you check for any building violations in the property?  |        |
| 8.    | Did you check municipal limits/ jurisdiction/ ward?   |        |
| 9.    | Did you take Google Map location and shared it to Maps whatsapp group?  |        |
| 10.   | Did you check Main road name & width and its distance from the subject property?  |        |
| 11.   | Did you check approach Lane width on which property is located?   |        |
| 12.   | Have you taken property full scale photograph with gate?  |        |
| 13.   | Have you taken owner/ representative photograph with the property?  |        |
| 14.   | Have you taken your selfie with the property along with owner/ representative?  |        |
| 15.   | Have you taken photograph of the property along with abutting road and towards left and right of the property?  |        |
| 16.   | Have you taken multiple photographs of the property from inside-out?  |        |
| 17.   | Did you check nearby development and whereabouts and commented on survey form?  |        |
| 18.   | Did you check any defects or negativity in the property in terms of location, legality, disputes, marketability, salability, etc. and commented on survey form in detail? |        |
| 19.   | Have you filled all the columns of survey form including survey summary sheet properly?   |        |
| 20.   | Did you draw site key plan (location map)?  |        |
| 21.   | Did you draw rough site sketch plan?  |        |
| 22.   | Have you taken self-attested documents from owner/ representative and stamped "documents provided by stamp"?  |        |
| 23.   | Did you check any defects or negativity in the property in terms of location, legality, disputes, marketability, salability, etc. and commented on survey form in detail? |        |
| 24.   | Have you confirmed any recent past transactions during market enquiries and enquired property rates locally very rigorously?  |        |
| 25.   | Did you take signatures of the owner/ representative on undertaking and survey summary sheet?   |        |
| 26.   | Did you signed the undertaking?   |        |

| For File No.  | YARAN TANAH T |
|---------------|---|
| Surveyor Name |   |
| Signature     |   |
| Date          |   |

# 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. VIS-2020 PL- | Date: 23/02/24 Time: 4:45Pm |
|-----------------------|-----------------------------|
|                       | Date. 23/32/27 Time. 4 1317 |

|     |  | GENERAL DETAILS  |   |  |  |  |
|-----|--|--|---|--|--|--|
| 1.  | Name of the Surveyor                             | Dhainya Rothi C  | 10 Anushrav Bhatt   |  |  |  |
| 2.  | Property shown by                                | ☐ Owner, ☐ Representative, ☐ No one was available, ☐ F locked, survey could not be done from inside  |   |  |  |  |
|     |  | Name   | Contact No.   |  |  |  |
|     |  | Varun kupta  | 89805 56 464  |  |  |  |
| 3.  | Survey Type                                      | ☐ Full survey (inside-out with mea☐ Half Survey (Measurements from   |   |  |  |  |
|     |  | ☐ Only photographs taken (No me  |   |  |  |  |
| 4.  | Reason for Half survey or only photographs taken |  | sessee didn't allow to inspect the  |  |  |  |
| 5.  | How Property is Identified                       | ☐ From schedule of the propertie name plate displayed on the proper representative, ☐ Enquired from ne   | s mentioned in the deed, ☐ From ty, ☐ Identified by the owner/ owner                    |  |  |  |
| 6.  | Type of Property                                 | ☐ Flat in Multistoried Apartment, ☐ Apartment, ☐ Residential Builde Building, ☐ Commercial Office, ☐ Floor, ☐ Shopping Mall, ☐ Hotel, ☐ ☐ School Building, ☐ Vacant Reside ☐ Agricultural Land                     | r Floor, □ Commercial Land & Commercial Shop, □ Commercial Industrial, □ Institutional, |  |  |  |
| 7.  | Property Measurement                             | ☐ Self-measured, ☐ Sample meas   | surement only,   No measurement   |  |  |  |
| 8.  | Reason for no measurement                        | ☐ It's a flat in multi storey building s☐ Property was locked, ☐ Owner/☐ NPA property so didn't enter the practically not possible to measure to   | so measurement not required possessee didn't allow it, property, Very Large Property,   |  |  |  |
| 9.  | Purpose of Valuation                             | <ul> <li>□ Value assessment of the asset for Periodic Re-Valuation for Bank,</li> <li>□ For DRT Recovery purpose,</li> <li>□ Partition purpose,</li> <li>□ General Valuation purpose</li> </ul>                    | ☐ Distress sale for NPA A/c.,  Capital Gains Wealth Tax purpose                         |  |  |  |
| 10. | Type of Loan                                     | <ul> <li>☐ Housing Loan,</li> <li>☐ Housing Take</li> <li>Loan,</li> <li>☐ Loan against Property,</li> <li>☐ Loan,</li> <li>☐ Car Loan,</li> <li>☐ Project Loenhancement,</li> <li>☐ Cash Credit Limit,</li> </ul> | Construction Loan, ☐ Educational an, ☐ Term Loan, ☐ CC Limit                            |  |  |  |
| 11. | Loan Amount                                      |  |   |  |  |  |

|    |   | OWNERSHIP DETAILS   |
|----|---|---|
| 1. | Legal Owner Name/s                                | Kailash Darshan Developers Pyt. Ud                          |
| 2. | Property Purchaser Name                           | Director Kalpeshbhai Dahyabhai Patel                        |
| 3. | Property Address under<br>Valuation               | City Gold Center, Vejalpur<br>Nn. 132 Ring Road, Ahmedabad. |
| 4. | Present Residence Address of the Owner/ Purchaser | 14711 132 132 3 1 2 3 7 11 11 11 12 12 12                   |
| 5. | Property constitution                             | ☐ Free Hold, ☐ Lease Hold                                   |

|     |                                       | LOCATION D  | ETAILS           |              | and the         |              |          |           |
|-----|---------------------------------------|---|------------------|--------------|-----------------|--------------|----------|-----------|
| 1.  | Adjoining Properties                  | East  | We               | est          | N               | orth         | S        | outh      |
|     | (Match it with papers with the help   | Jivnaj  | Inte             | ernal        | 50              | van          | Sas      | ran i     |
|     | of compass or Sun direction and       | Park police   |                  | oad          | 300             | yan<br>ights | 2        |           |
|     | also confirm it with nearby people)   | Station   |                  |              |                 |              |          |           |
| 2.  | Property Facing                       | East Facing,  | North Fa         | cing, 🗆 V    | Vest Fa         | cing,   Sc   | outh Fac | cing,     |
|     | 1                                     | ☐ North-East Fac  | ing, 🗆 So        | outh-West    | Facing          | ,   South-   | East Fa  | acing,    |
|     |                                       | ☐ North-West Fac  | eing             |              |                 |              |          |           |
| 3.  | Landmark                              | 132 Riv   | 19 R             | oad          | -nfa            |              |          |           |
| 4.  | Ward Name/ No.                        |   | 7                |              |                 |              |          |           |
| 5.  | Zone Name                             |   |                  |              | - 7             |              |          |           |
| 6.  | Main Road Name & Width                | Name  |                  | Widtl        | n               | Distance     | e from   | property  |
|     |                                       | 132 Ring R  | oad              | 132          |                 | On           | Ro       | od        |
| 7.  | Approach Road Name & Width            | Sarani  | Ro               |              |                 |              |          |           |
| 8.  | Location consideration of the         | ☐ Within Main city, ☑ Within Good Urban developed Area, ☐ Within  |                  |              |                 |              |          |           |
|     | Society                               | developing area, ☐ Highly posh locality, ☐ Very Good, ☐ Good,     |                  |              |                 |              |          |           |
|     |                                       | ☐ Ordinary, ☐ In interiors, ☐ Remote area, ☐ Backward, ☐ Average, |                  |              |                 |              |          |           |
|     |                                       |   |                  |              |                 |              |          |           |
|     | 429                                   | □ Poor  |                  |              |                 |              |          |           |
| 9.  | Special Location consideration        | Park Facing,  | Pool Faci        | ing, ORo     | ad Faci         | ng, 🗆 Entr   | ance N   | orth-East |
|     | of the property                       | Facing,   Sunlight  | t facing         |              |                 |              |          |           |
| 10. | Characteristics of the locality       | ☐ Urban develope  | d <b>, U</b> rba | an develo    | ping, $\square$ | Semi Urb     | an, 🗆 F  | Rural,    |
|     |                                       | ☐ Backward, ☐ Inc   | ductrial [       | 7 Inetitutio | nal             |              |          |           |
|     |                                       | ,   | 1,1000           |              |                 |              |          |           |
| 11. | Category of Society/ locality         | ☐ High End, ✓ Normal, ☐ Affordable Group Housing, ☐ EWS, ☐ HIG,   |                  |              |                 |              |          |           |
|     |                                       | ☐ MIG, ☐ LIG  |                  |              | 70:             |              |          |           |
| 12. | Utilities/ Facilities in the locality | Lifts, Garden   |                  | A            |                 | -            |          |           |
|     |                                       | ☐ Club House, ☐ Backup  | VValk II         | ialis, 🗀 i   | Nus pie         | ay Zone,     | □ 100·   | % Power   |
| 13. | Proximity to civic amenities          | School Hosp   | ital Ma          | rket M       | letro           | Railway S    | tation   | Airport   |
|     |                                       | 1/1/  | /                | 1            | /               | 1000         |          |           |
| 14. | Any new development in                |   |                  |              |                 |              |          |           |
|     | surrounding area                      | Avadh   | Arre             | ade          |                 |              |          |           |
|     |                                       |   | 25 187/350       |              |                 |              |          |           |

| 15.                  | Jurisdiction limits  | ☐ Nagar Nigam, ☐ Nagar Panchayat, ☐ Gram Panchayat, ☐ Nagar   |  |  |  |  |
|----------------------|--|---|--|--|--|--|
| 1 : 3                | Marine Carrier   | Palika Parishad, ☐ Area not within any municipal limits   |  |  |  |  |
| 16.                  | Jurisdiction Development                                   | □ DDA, □ GDA, □ NOIDA, □ GNIDA, □ YEIDA, □ HUDA, □KMDA,   |  |  |  |  |
|                      | Authority Name   | ☐ MDDA, ☐ Any other Development Authority:  |  |  |  |  |
|                      |  | ☐ Area not within any development authority limits ← C  |  |  |  |  |
| 17.                  | Municipal Corporation Name                                 | ☐ NDMC, ☐ SDMC, ☐ EDMC, ☐ Ghaziabad Municipal Corporation, ☐  |  |  |  |  |
|                      |  | Gurgaon Municipal Corporation,   Faridabad Municipal Corporation,   |  |  |  |  |
|                      |  | Kolkata Municipal Corporation,   Dehradun Municipal Corporation,  |  |  |  |  |
|                      |  | Area not within any municipal limits,   Any other Municipal Corporation/  |  |  |  |  |
|                      |  | Municipality: AM C  |  |  |  |  |
| ATEMATICAL PROPERTY. |  | PHYSICAL DETAILS  |  |  |  |  |
| 1.                   | Land Area  | As per Title deed   |  |  |  |  |
|                      |  |   |  |  |  |  |
| 2.                   | Any conversion to the land use                             | Commercial  |  |  |  |  |
| 3.                   | Land Type  | ☐ Solid, ☐ Rocky, ☐ Marsh Land, ☑ Reclaimed Land, ☐ Water logged, ☐ Land locked                                     |  |  |  |  |
| 4.                   | Shape of the Land  | ☐ Square, ☐ Rectangular, ☐ Trapezium, ☐ Triangular, ☐ Trapezoid, ☐ Irregular, ☐ NA                                  |  |  |  |  |
| 5.                   | Level of Land  | ☐ On road level, ☐ Below road level, ☐ Above road level, ☐ NA   |  |  |  |  |
| 6.                   | Frontage to depth ratio                                    | ✓ Normal frontage, ☐ Less frontage, ☐ Large frontage, ☐ NA  |  |  |  |  |
| 7.                   | Are Boundaries matched                                     |   |  |  |  |  |
|                      |  | ☐ Boundaries not mentioned in available documents   |  |  |  |  |
| 8.                   | Is Independent access available                            | ☐ Clear independent access is available, ☐ Access available in  |  |  |  |  |
|                      | to the property  | sharing of other adjoining property,   No clear access is available,  |  |  |  |  |
|                      |  | Access is closed due to dispute   |  |  |  |  |
| 9.                   | Is property clearly demarcated with permanent boundaries?  | ✓Yes, ☐ No, ☐ Only with Temporary boundaries  |  |  |  |  |
| 10.                  | Is the property merged or colluded with any other property |   |  |  |  |  |
| 11.                  | Property possessed by at the                               | ☐ Owner, ☐ Vacant, ☐ Lessee, ☐ Under Construction, ☐ Couldn't be  |  |  |  |  |
| 10                   | time of survey   | Surveyed, ☐ Property was locked, ☐ Bank sealed, ☐ Court sealed  |  |  |  |  |
| 12.                  | Current activity carried out in the property               | ☐ Residential purpose, ☐ Commercial purpose, ☐ Godown, ☐ Office, ☐ Industrial, ☐ Vacant, ☐ Locked, ☐ Any other use: |  |  |  |  |

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

| 20. | Maintenance of the Building   | ✓ Very Good, ☐ Average, ☐ Po   | oor   |  |  |  |  |
|-----|---|--|---|--|--|--|--|
| 21. | Any defects in the building   | ☐ Water supply issues, ☐ Electr  | <ul> <li>□ Maintenance issues,</li> <li>□ Finishing issues,</li> <li>□ Seepage issues,</li> <li>□ Water supply issues,</li> <li>□ Electricity issues,</li> <li>□ Structural issues,</li> <li>□ Visible arcale in the building.</li> </ul> |  |  |  |  |
| 22. | Any violation done in the property  | <ul> <li>□ Visible cracks in the building</li> <li>□ Construction done without Map, □ Construction not as p approved Map, □ Extra covered without sanctioned Map, □ Joine adjacent property, □ Encroached adjacent area illegally</li> </ul> |   |  |  |  |  |
| 23. | Boundary Wall (Only for individual property)  | ☐ Yes, ☐ No, ☐ Common boun<br>Running Mtr. Height  |   |  |  |  |  |
| 24. | Lift/ elevators   | ✓ Passenger/✓ Commercial  Make:   Capacity:  |   |  |  |  |  |
| 25. | Power backup  | ☐ Inverter, ☐ DG Set<br>Make:  | Capacity:   |  |  |  |  |
| 26. | Garden/ Landscaping   | ☐ Yes, ☐ No, ☐ Beautiful, ☐ Or   | l<br>rdinary  |  |  |  |  |
| 27. | Parking facilities  | Available within the property  | ☐ On Ground, ☐ In Basement, ☐ On stilt  |  |  |  |  |
|     |   | ☐ Not available within the property  | ☐ On road, ☐ Acute parking problem  |  |  |  |  |
|     | if any  |  |   |  |  |  |  |
|     |   | LITY/ SELABILITY/ UTLITY DI  | <u>ETAILS</u>   |  |  |  |  |
| 1.  | Any issues in marketability of the property?  | ☐ Yes, ☐ No  Reason in case of No: ☐ Location, ☐ Surrounding, ☐ Legal aspects, ☐ Demand, ☐ Shape, ☐ Any Other:   |   |  |  |  |  |
|     |   |  |   |  |  |  |  |
| 2.  | How is Demand & Supply condition in the Market of such properties?  | aspects, ☐ Demand, ☐ Shape,  Demand ☐ Very Good, ☐ Go  | ☐ Any Other:  |  |  |  |  |
| 3.  |   | aspects, ☐ Demand, ☐ Shape,  Demand ☐ Very Good, ☐ Go  | ☐ Any Other:  |  |  |  |  |
|     | in the Market of such properties?  Is property easily sellable & marketable?  How is the current utility of the | aspects, ☐ Demand, ☐ Shape,  Demand ☐ Very Good, ☐ Go  Supply ☐ Very Good, ☐ Go  Ves, ☐ No  Comments:  | ☐ Any Other:  |  |  |  |  |
| 3.  | in the Market of such properties?  Is property easily sellable & marketable?                                    | aspects, ☐ Demand, ☐ Shape,  Demand ☐ Very Good, ☐ Go  Supply ☐ Very Good, ☐ Go  Ves, ☐ No  Comments:  | ☐ Any Other:  od, ☐ Average, ☐ Low, ☐ Poor od, ☐ Average, ☐ Low, ☐ Poor   |  |  |  |  |

## BLANK PAGE FOR PROVIDING ANY ADDITIONAL DETAILS/ INFORMATION

### DRAW SITE KEY PLAN & SKETCH PLAN

| 8 |  |
|---|--|
|   |  |
|   |  |
|   |  |
| 1 |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |
|   |  |

|      | (Availa  | able for Sale or    | Transaction already |                 |                     |
|------|--|---------------------|---------------------|-----------------|---------------------|
| S.No | Particulars  | Subject<br>Property | Comparable 1        | Comparable 2    | Comparable 3        |
| 1.   | Name (source of information)   | NA                  |                     |                 |                     |
| 2.   | Contact No.  | NA                  | Refer               | Word fil        | e_                  |
| 3.   | Type of source of information (Seller/ Property dealer/ nearby people)   | NA                  |                     | Vavita          |                     |
| 4.   | Rates/ Price informed (in Rs. with unit)   | NA                  |                     |                 |                     |
| 5.   | Rates Type (Sale/ Buy)   | NA                  |                     |                 |                     |
| 6.   | Shape of the Property<br>(Square, Rectangular,<br>Irregular)   |                     |                     |                 |                     |
| 7.   | Area/ Size of the<br>Property  |                     |                     |                 |                     |
| 8.   | Legal Status (clear,<br>negative, weak)/ No. of<br>owners  | e te logi           |                     |                 | 1434                |
| 9.   | Location/ surrounding/<br>neighborhood<br>comparison with the<br>subject property<br>(Similar, Lower, Better,<br>Highly Better than the<br>subject Property) | Base Case           |                     |                 |                     |
| 10.  | Distance from the subject Property   | 0                   |                     |                 |                     |
| 11.  | Other factors (Corner,<br>2 side open, North-East<br>facing, Park facing,<br>Legal/ Financial<br>encumbrance, etc.)  |                     |                     |                 |                     |
| 12.  | Approach road width  | of market are       |                     |                 |                     |
| 13.  | Level of Land (Below/<br>On/ Above road level)   |                     |                     | s and a second  |                     |
| 14.  | Frontage to depth ratio (Normal, Less, Large)  |                     |                     | an character at | pro- miles and file |
| 15.  | Present Use  |                     |                     |                 | has the same        |
| 16.  | Any other details/<br>Discussion held  | NA                  |                     | Linday Street 1 |                     |
| 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               |  |
| 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.  |  |
|---------------|--|
| Surveyor Name |  |
| Signature     |  |
| Date          |  |

#### **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.  | 0   |
|---------------|---|
| Preparer Name | Dhairya Rathi (7490990797)<br>C.10 Anushray Bhatt |
| Signature     | Dinkothi.   |
| Date          | 24/02/2024  |

| File No. VIS-202   | 0 | _ PL | - |  |
|--------------------|---|------|---|--|
| Date of Receiving  |   |      |   |  |
| File Receiver Name |   |      |   |  |



|       | Date of imple  | mentation        |                  | (Ver             | LECTION FOR<br>rsion 5.0)<br>vision: 30.01.2 |                               | evision: 31.               | 10.2020  |
|-------|--|------------------|------------------|------------------|--|-------------------------------|----------------------------|--|
|       | Items  | Assign           | ed To            | Assigned to Date | To be completed by date                      | Submitted<br>On date          | Grade                      | HOD Engg.<br>Signature                                   |
| File  | Received By  |                  |                  | NA               | NA   |                               |                            |  |
| Surv  | vey  |                  |                  |                  |  |                               |                            |  |
| Prep  | paration   |                  |                  |                  |  |                               |                            |  |
|       | A - Very Good, B   | - Satisfact      | tory, C -        | Average, D -     | Poor, E - Extre                              | emely Poor                    | SAID TO THE REAL PROPERTY. |  |
|       | g. unprepared due<br>ason  | proper<br>repres | ly done entative | photo not tal    | graphs not cl                                | learly taken,<br>owner repres | ☐ Selfie/<br>entative sign | leasurement is no<br>Owner or owne<br>ature not taken, [ |
| by th | ase File is returned<br>ne preparer - HOD<br>g. comment &<br>ature | Report           | prepare          | er to collect th | ne missing infor                             | rmation on his                | own.                       | arning to Surveyo  |
| 1.    | Proposal/ Work Or<br>Ref. No.                                      | rder or          | <b>电电影</b>       | GHNHKA           | IL DETAILS                                   |                               |                            |  |
| 2.    | Type of Service  | 9                |                  |                  | ☐ Construction                               |                               | te, □ Cost v               | etting certificate                                       |
| 3.    | Type of customer   |                  | ☐ Bank           | (                | □ PSU  | □ NBFC                        | ☐ Corporate                | 9  |
|       |  |                  | □ Com            | pany             | □ Private clien                              | t Direct                      | client through             | gh Bank  |
| 4.    | Bank/ FI/ Organiza Name & Address                                  | ation            |                  |                  |  |                               |                            |  |
| 5.    | Case Allotment Off<br>Fees paying party                            |                  |                  | Name             | Contac                                       | ct Number                     |                            | mail ld  |
|       |  |                  |                  |                  |  |                               |                            |  |
| 6.    | Case Type  |                  |                  | ase for Fres     | h Account                                    | ☐ Case fo                     | or exiting acc             | count/ customer  |
| 6.    | Case Type Fees Details   |                  |                  | ase for Fres     | h Account  Advance Am                        |                               |                            | count/ customer  |
|       |  |                  |                  |                  |  |                               |                            |  |

|     |   |   | CASE DETA  | NILS .  |  | <b>自由在中央人员</b> 。1994年  |
|-----|---|---|--|---|--|--|
| 1.  | Type of Property  |   |  |   |  |  |
| 2.  | Purpose of Valuation/<br>Assignment   | ☐ Period  | collateral mortgage<br>e for NPA A/c.,<br>Vealth Tax purpose |   |  |  |
| 3.  | Owner/ Applicant Details  |   | Name   | Conta   | ct Number  | Email Id   |
| 4.  | Account Name  |   |  |   | 14.46  |  |
| 5.  | Property Address  |   |  |   |  |  |
| 6.  | Who will coordinate on site for the site survey                                     |   | Name   |   |  | Contact Number   |
| 7.  | Preferred time of survey  | Date  |  |   | Time   |  |
| 8.  | Documents Received (Any one ownership document and approved site plan/ map is must) | ☐ Reg ☐ Cor 2. Map: [ 3. Utility receipt 4. Any O ☐ Old | ,   House Tax d  | Relinquishme  ☐ Allotment Approved Ma city Bill & pa lemand & pa ☐ CLU, ☐ ☐ | nt Deed, ☐<br>Letter, ☐ Po<br>ap, ☐ Site P<br>yment receip<br>yment receip | Transfer Deed,<br>ossession Letter<br>lan<br>ot, □ Water Bill & payment  |
| 9.  | Documents received from   |   |  |   |  |  |
| 10. | Special Instructions if any:  |   |  |   |  |  |
| 11. |   | s and would   | not try to influence   | any member  | or official of th  | ree that I'll not put pressure on<br>ne firm in the ill spirit or vested |

|       | File No. VIS-2020 PL-  |                     |   |
|-------|--|---------------------|---|
|       | FILE RECEIVER CASE COLLECTION PROC<br>(To be filled by Sui   | SUI SECTION SECTION | PLIANCE CHECKLIST                                 |
| S.NO. | COMPLIANCE CHECKLIST   | STATUS              | APPROVER SIGNATURE/<br>REMARKS IN CASE OF ANY (X) |
| 1.    | Is Case collection Form properly filled by Receiver?   |                     |   |
| 2.    | Is purpose of the assignment understood clearly by the receiver?   |                     |   |
| 3.    | Has receiver checked if this is a new case or existing case of the Bank?   |                     |   |
| 4.    | Has receiver fixed the fees with the manager/ client and sent quotation properly or have taken approval of the work over email?  |                     |   |
| 5.    | Has receiver taken proper Work Order/ Email/ CESA form formality?  |                     |   |
| 6.    | In case of private case or for fresh case 50% advance is received?   |                     |   |
| 7.    | Is document checklist email sent to the customer?  |                     | 2018  |
| 8.    | Has the received documents is having 'documents provided by stamp'?  |                     |   |
|       | IMPORTANT INSTRUCTIONS   | TO SUR              | EVEYOR  |
| 1.    | Please fill the above compliance checklist before movi   | ng for the s        | urvey.  |
| 2.    | Please do not do the survey if you do not have proper  |                     |   |
| 3.    | For Vacant Plot/ Land – Cizra Map/ Master/ Zonal/ Site or converted land from agriculture – Mutation document  | nts, CLU is         | must.   |
| 4.    | Firstly please first study the documents of the property   |                     |   |
| 5.    | Mark the Owner/ Area/ Boundaries mentioned in t<br>marker pen before moving for the survey. During site s<br>fields from the ownership documents then please<br>reason for the difference. | survey if ar        | ny difference is found in the above               |
| 6.    | Confirm ongoing property rates in the subject location th  | rough publ          | ic domain, property sites and contact             |

|       | SURVEY GRADING MATRIX   |
|-------|---|
| GRADE | PARAMETERS/ CRITERIA  |
| Α     | In case all the points below are done properly, timely with full care and diligence:  |
|       | <ol> <li>Survey started with proper work order and knowing the source of payment.</li> <li>Survey done with proper documents.</li> <li>Done complete homework and studied the documents properly with highlighting the main points before moving for the survey.</li> <li>Chosen correct survey form as per the property type.</li> <li>All fields of Survey form are properly filled.</li> <li>All site special observations and negative and positive factors are clearly mentioned.</li> <li>Self &amp; client signatures taken on survey form.</li> <li>Property rates information properly taken, mentioned and verified.</li> <li>Site rough sketch plan made.</li> <li>Proper photographs taken.</li> <li>Selfie with property taken.</li> <li>Selfie and owner photograph with property taken.</li> </ol> |
| 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   |        |
|-------|---|--------|
|       | (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?   |        |
| 2.    | Have you properly studied & highlighted Owner/ Area/ Boundaries in the property documents with bold florescent before moving for the survey?                              |        |
| 3.    | Did you check prominent landmark nearby the subject property and mentioned in the survey form?  |        |
| 4.    | Did you identified the Property clearly by matching the boundaries and area mentioned in the property papers?   |        |
| 5.    | Did you check if property is merged with any other property or it is an independent property?   |        |
| 6.    | Did you do sample physical or google measurements of the property in case of property more than 2500 sq.mtr?  |        |
| 7.    | Did you check for any building violations in the property?  |        |
| 8.    | Did you check municipal limits/ jurisdiction/ ward?   |        |
| 9.    | Did you take Google Map location and shared it to Maps whatsapp group?  |        |
| 10.   | Did you check Main road name & width and its distance from the subject property?  |        |
| 11.   | Did you check approach Lane width on which property is located?   |        |
| 12.   | Have you taken property full scale photograph with gate?  |        |
| 13.   | Have you taken owner/ representative photograph with the property?  |        |
| 14.   | Have you taken your selfie with the property along with owner/ representative?  |        |
| 15.   | Have you taken photograph of the property along with abutting road and towards left and right of the property?  |        |
| 16.   | Have you taken multiple photographs of the property from inside-out?  |        |
| 17.   | Did you check nearby development and whereabouts and commented on survey form?  |        |
| 18.   | Did you check any defects or negativity in the property in terms of location, legality, disputes, marketability, salability, etc. and commented on survey form in detail? |        |
| 19.   | Have you filled all the columns of survey form including survey summary sheet properly?   |        |
| 20.   | Did you draw site key plan (location map)?  |        |
| 21.   | Did you draw rough site sketch plan?  |        |
| 22.   | Have you taken self-attested documents from owner/ representative and stamped "documents provided by stamp"?  |        |
| 23.   | Did you check any defects or negativity in the property in terms of location, legality, disputes, marketability, salability, etc. and commented on survey form in detail? |        |
| 24.   | Have you confirmed any recent past transactions during market enquiries and enquired property rates locally very rigorously?  |        |
| 25.   | Did you take signatures of the owner/ representative on undertaking and survey summary sheet?   |        |
| 26.   | Did you signed the undertaking?   |        |

| For File No.  |  |
|---------------|--|
| Surveyor Name |  |
| Signature     |  |
| Date          |  |

# 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. VIS-2020 PL- | Date: 23/02/2021 | Time: 4:10 Pm |
|-----------------------|------------------|---------------|
|-----------------------|------------------|---------------|

|     |                                | GENERAL DETAILS   |  |  |  |
|-----|--------------------------------|---|--|--|--|
| 1.  | Name of the Surveyor           | Dhairya Rathi C/o Anushrav Bhott  |  |  |  |
| 2.  | Property shown by              | ☐ Owner, ☐ Representative, ☐ No one was available, ☐ Property is        |  |  |  |
|     |                                | locked, survey could not be done from inside                            |  |  |  |
|     |                                | Name Contact No.  |  |  |  |
|     |                                | Varoun gupta 8980556464   |  |  |  |
| 3.  | Survey Type                    | ☐ Full survey (inside-out with measurements & photographs)              |  |  |  |
|     |                                | Half Survey (Measurements from outside & photographs)                   |  |  |  |
|     |                                | ☐ Only photographs taken (No measurements)                              |  |  |  |
| 4.  | Reason for Half survey or only | ☐ Property was locked, ☐ Possessee didn't allow to inspect the          |  |  |  |
|     | photographs taken              | property, $\square$ NPA property so couldn't be surveyed completely     |  |  |  |
| 5.  | How Property is Identified     | ☐ From schedule of the properties mentioned in the deed, ☐ From         |  |  |  |
|     |                                | name plate displayed on the property, I dentified by the owner/ owner   |  |  |  |
|     |                                | representative, ☐ Enquired from nearby people,                          |  |  |  |
|     |                                | ☐ Identification of the property could not be done, ☐ Survey was not    |  |  |  |
|     |                                | done  |  |  |  |
| 6.  | Type of Property               | ☐ Flat in Multistoried Apartment, ☐ Residential House, ☐ Low Rise       |  |  |  |
|     |                                | Apartment,   Residential Builder Floor,   Commercial Land &             |  |  |  |
|     | Table 1                        | Building, Commercial Office, ☐ Commercial Shop, ☐ Commercial            |  |  |  |
|     | 1                              | Floor, ☐ Shopping Mall, ☐ Hotel, ☐ Industrial, ☐ Institutional,         |  |  |  |
|     |                                | ☐ School Building, ☐ Vacant Residential Plot, ☐ Vacant Industrial Plot, |  |  |  |
|     |                                | □ Agricultural Land   |  |  |  |
| 7.  | Property Measurement           | ☐ Self-measured, ☐ Sample measurement only, ☐ No measurement            |  |  |  |
| 8.  | Reason for no measurement      | ☐ It's a flat in multi storey building so measurement not required      |  |  |  |
|     |                                | ☐ Property was locked, ☐ Owner/ possessee didn't allow it,              |  |  |  |
|     |                                | ☐ NPA property so didn't enter the property, ☐ Very Large Property,     |  |  |  |
|     |                                | practically not possible to measure the entire area                     |  |  |  |
|     |                                |   |  |  |  |
| 9.  | Purpose of Valuation           | ☐ Value assessment of the asset for creating new collateral mortgage    |  |  |  |
|     |                                | ☐ Periodic Re-Valuation for Bank, ☐ Distress sale for NPA A/c.,         |  |  |  |
|     |                                | ☐ For DRT Recovery purpose, ☐ Capital Gains Wealth Tax purpose          |  |  |  |
|     |                                | ☐ Partition purpose, ☐ General Value Assessment                         |  |  |  |
| 10. | Type of Loan                   | ☐ Housing Loan, ☐ Housing Take Over Loan, ☐ Home Improvement            |  |  |  |
|     |                                | Loan, □ Loan against Property, □ Construction Loan, □ Educational       |  |  |  |
|     |                                | Loan, □ Car Loan, □ Project Loan, □ Term Loan, □ CC Limit               |  |  |  |
|     |                                | enhancement, ☐ Cash Credit Limit, ☐ Industrial Loan, ☐ NA               |  |  |  |
| 11. | Loan Amount                    |   |  |  |  |
|     |                                |   |  |  |  |

|    | <b>"这一个人,我们就是一个人的人,我们就是一个人的人,我们就是一个人的人,我们就是一个人的人,我们就是一个人的人,我们就是一个人的人,我们就是一个人的人,我们</b> | OWNERSHIP DETAILS  |
|----|---|--|
| 1. | Legal Owner Name/s  | Kailash Darshan Housing Developmen                               |
| 2. | Property Purchaser Name   | Directon Mr. Samin Crupta  |
| 3. | Property Address under Valuation  | City Gold Mall, Nn. Shyamal<br>Cooss Road, Satellite, Ahmedalad. |
| 4. | Present Residence Address of the Owner/ Purchaser                                     |  |
| 5. | Property constitution   | Free Hold, □ Lease Hold  |

|     |   | LOCATIO  | N DETA  | AILS                 |       |            |              |          |
|-----|---|--|---|----------------------|-------|------------|--------------|----------|
| 1.  | Adjoining Properties  | East   |   | West                 |       | North      | ,            | South    |
|     | (Match it with papers with the help<br>of compass or Sun direction and<br>also confirm it with nearby people) | 132' Rin<br>Road   | 9 8   | esidench<br>Bungalou | , 60  | Road       | UP<br>PO     | ain      |
| 2.  | Property Facing   |  | ☑ East Facing, ☐ North Facing, ☐ West Facing, ☐ South Facing, |                      |       |            |              |          |
|     |   | <ul><li>□ North-East Facing,</li><li>□ South-West Facing,</li><li>□ South-East Facing,</li><li>□ North-West Facing</li></ul> |   |                      |       |            |              |          |
| 3.  | Landmark  | Shyam  | Shyamal Coops Road  |                      |       |            |              |          |
| 4.  | Ward Name/ No.  |  | 1-00  |                      | ,,,,  |            | ~            |          |
| 5.  | Zone Name   |  |   |                      |       |            |              |          |
| 6.  | Main Road Name & Width  | Name   | d   | Wi                   | dth   | Distanc    | e from       | property |
|     |   | 132  | Ring  | 13                   | 21    | on         | RE           | od       |
| 7.  | Approach Road Name & Width  | 132' F   | enis  | Road                 |       |            | - NEW - 4-45 |          |
| 8.  | Location consideration of the   | ☐ Within Main city, ☐ Within Good Urban developed Area, ☐ Within   |   |                      |       |            |              |          |
|     | Society   | developing are  ☐ Ordinary, ☐  ☐ Poor  |   |                      |       |            |              |          |
| 9.  | Special Location consideration of the property  | Park Facing, Pool Facing, Road Facing, Entrance North-East Facing, Sunlight facing   |   |                      |       |            |              |          |
| 10. | Characteristics of the locality   | Urban developed, ☐ Urban developing, ☐ Semi Urban, ☐ Rural, ☐ Backward, ☐ Industrial, ☐ Institutional                        |   |                      |       |            |              |          |
| 11. | Category of Society/ locality   | High End, ☐ Normal, ☐ Affordable Group Housing, ☐ EWS, ☐ HIG, ☐ MIG, ☐ LIG   |   |                      |       |            |              |          |
| 12. | Utilities/ Facilities in the locality   | Lifts, ☐ Gard ☐ Club House Backup  |   |                      |       |            |              |          |
| 13. | Proximity to civic amenities  | School H   | ospital   | Market               | Metro | Railway St | tation       | Airport  |
| 14. | Any new development in surrounding area   | Icon   | ic  | Shy                  | amal  |            |              |          |

| 15. | Jurisdiction limits  | ☐ Nagar Nigam, ☐ Nagar Panchayat, ☐ Gram Panchayat, ☐ Nagar Palika Parishad, ☐ Area not within any municipal limits   |   |   |  |  |
|-----|--|---|---|---|--|--|
| 16. | Jurisdiction Development Authority Name                    | <ul> <li>□ DDA, □ GDA, □ NOIDA, □ GNIDA, □ YEIDA, □ HUDA, □KMDA,</li> <li>□ MDDA, □ Any other Development Authority:</li> <li>□ Area not within any development authority limits</li> </ul>   |   |   |  |  |
| 17. | Municipal Corporation Name                                 | □ NDMC, □ SDMC, □ EDMC, □ Ghaziabad Municipal Corporation, □ Gurgaon Municipal Corporation, □ Faridabad Municipal Corporation, □ Kolkata Municipal Corporation, □ Dehradun Municipal Corporation, □ Area not within any municipal limits, □ Any other Municipal Corporation Municipality: ♠ ♠ € |   |   |  |  |
|     |  | PHYSICAL DETAI  | 18  |   |  |  |
| 1.  | Land Area  | As per Title deed   | As per Map  | As per site survey                            |  |  |
|     |  |   |   |   |  |  |
| 2.  | Any conversion to the land use                             | Commer  | cial  |   |  |  |
| 3.  | Land Type  | ☐ Solid, ☐ Rocky, ☐ Marsh Land, ☐ Reclaimed Land, ☐ Water logged, ☐ Land locked   |   |   |  |  |
| 4.  | Shape of the Land  | ☐ Square, ☐ Rectang ☐ Irregular, ☐ NA   | ular, 🗆 Trapezium, 🗀 T  | riangular, □ Trapezoid,                       |  |  |
| 5.  | Level of Land  | ☐ On road level, ☐ Be   | elow road level,   Above  | e road level,   NA                            |  |  |
| 6.  | Frontage to depth ratio                                    | Normal frontage,  | Less frontage, ☐ Large  | frontage,   NA                                |  |  |
| 7.  | Are Boundaries matched                                     | ✓ Yes, ☐ No, ☐ No relevant papers available to match the boundaries,☐ Boundaries not mentioned in available documents   |   |   |  |  |
| 8.  | Is Independent access available to the property            | Clear independent access is available,  Access available in sharing of other adjoining property,  No clear access is available,  Access is closed due to dispute  |   |   |  |  |
| 9.  | Is property clearly demarcated with permanent boundaries?  | Yes, □ No, □ Only   | with Temporary bounda   | ries  |  |  |
| 10. | Is the property merged or colluded with any other property |   |   |   |  |  |
| 11. | Property possessed by at the time of survey                |   |   | struction, □ Couldn't be aled, □ Court sealed |  |  |
| 12. | Current activity carried out in the property               | ☐ Residential purpose   | Surveyed,  Property was locked,  Bank sealed,  Court sealed  Residential purpose,  Commercial purpose,  Godown,  Office,  Industrial,  Vacant,  Locked,  Any other use: |   |  |  |

Page 8 of 15

|     | BUILDING/ CONSTRUCTION/ UTLITY DETAILS                         |  |   |  |  |
|-----|--|--|---|--|--|
| 1.  | Construction Status  | ☑ Built-up property in   | n use, ☐ Under construction, ☐ No construction  |  |  |
| 2.  | Covered Built-up Area  | ☐ Covered Area, ☐  | Floor Area,   Super Area,   Carpet Area   |  |  |
|     |  | As per Title deed  | As per Map As per site survey   |  |  |
|     | (Tick one on the basis of which valuation is to be calculated) |  |   |  |  |
| 3.  | Total Number of Floors in the Building                         | C+3  |   |  |  |
| 4.  | Floor on which property is situated                            | Part I   |   |  |  |
| 5.  | Type of Unit/ Number of Rooms/<br>Cabins/ Cubicles             |  |   |  |  |
| 6.  | Building Type  | Ordinary brick wall sabandoned structure   |   |  |  |
| 7.  | Roof   | b. Height:   | RCC, ☐ GI Shed, ☐ Tin Shed, ☐ Stone Patla e plaster, ☐ POP Punning, ☐ POP False Ceiling,  |  |  |
| 8.  | Flooring   | ✓ Vitrified tiles, ☐ Ce<br>☐ Mosaic, ☐ Granite<br>☐ Wooden, ☐ PCC,   | eramic Tiles, ☐ Simple marble, ☐ Marble chips,<br>e, ☐ Italian Marble, ☐ Kota stone,<br>f, ☐ Imported Marble, ☐ Pavers, ☐ Chequered<br>☐ No Flooring, ☐ Under construction, ☐ Any |  |  |
| 9.  | Appearance/ Condition of the Building                          | Internal - ☐ Excellent<br>Average, ☐ Poor ☐ L  | Under construction, ☐ No Survey  Very Good, ☐ Good, ☐ Ordinary,  Delta Construction ☐ No Survey  Under construction ☐ Ordinary,  Under construction                               |  |  |
| 10. | Maintenance of the Building                                    | Average, D Pool D Ave  | erage,  Poor,  Under construction   |  |  |
| 11. | Interior decoration  | ☐ Excellent, ☐ Very C  | Good, ☐ Good, ☐ Simple, ☐ Ordinary, ☐   |  |  |
| 12. | Interior Finishing   | Average, ☐ Below average, ☐ Under construction, ☐ No Survey ☐ Simple plastered walls, ☐ Brick walls without plaster, ☐ Designer textured walls, ☐ POP punning, ☐ Coved roof, ☐ Under construction, ☐ No Survey |   |  |  |
| 13. | Exterior Finishing   | Simple plastered was Architecturally designed Structural glazing,  | valls, ☐ Brick walls without plaster, ped or elevated, ☐ Brick tile Cladding, Aluminum composite panel cladding, Domb, ☐ Porch, ☐ Under construction                              |  |  |
| 14. | Kitchen  | ☐ Simple with no cup   | pboard, □ Ordinary with cupboard, □ Normal<br>y, □ High end Modular with chimney, □ Under   |  |  |
| 15. | Class of Electrical fittings                                   | External, Internal Ordinary fixtures & f   |   |  |  |
| 16. | Class of Sanitary/ Plumbing & water supply fittings            | ☐ Below average, ☐   | Good, ☐ Good, ☐ Simple, ☐ Average, Under construction, ☐ No Survey  |  |  |
| 17. | Water arrangements   | ✓ Jet pump, ☐ Subm   | nersible,   Jal board supply  |  |  |
| 18. | Fixed Wooden Work  | ☐ Excellent  | Good, □ Good, □ Simple, □ Ordinary, □ verage, □ No wooden work, □ No survey   |  |  |
| 19. | Age of Building/ Recent Improvements done                      | - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1  |   |  |  |

| 20.      | Maintenance of the Building                 | ☐ Very Good Average, ☐ Poor   |       |  |  |  |
|----------|---|---|-------|--|--|--|
| 21.      | Any defects in the building                 | ☐ Maintenance issues, ☐ Finishing issues, ☐ Seepage issues,         |       |  |  |  |
|          |   | ☐ Water supply issues, ☐ Electricity issues, ☐ Structural issue     | s,    |  |  |  |
|          |   | ☐ Visible cracks in the building                                    |       |  |  |  |
| 22.      | Any violation done in the property          | ☐ Construction done without Map, ☐ Construction not as per          |       |  |  |  |
|          |   | approved Map,   Extra covered without sanctioned Map,   Jo          | oined |  |  |  |
| , N      |   | adjacent property,   Encroached adjacent area illegally             |       |  |  |  |
| 23.      | Boundary Wall (Only for individual          | ☐ Yes, ☐ No, ☐ Common boundary wall of a complex                    |       |  |  |  |
|          | property)                                   | Running Mtr. Height Width Finish                                    |       |  |  |  |
|          |   |   |       |  |  |  |
| 24.      | Lift/ elevators                             | □ Passenger/\□ Commercial   |       |  |  |  |
|          |   | Make: 5   |       |  |  |  |
|          | _   |   |       |  |  |  |
| 25.      | Power backup                                | ☐ Inverter, ☐ DG Set  Make: Capacity:                               |       |  |  |  |
|          | - x 4                                       | Wake.   | -     |  |  |  |
| 26.      | Garden/ Landscaping                         | ☐ Yes, ☑ No, ☐ Beautiful, ☐ Ordinary                                |       |  |  |  |
| 27.      | Parking facilities                          | Available within the property  On Ground, In Basemen                | t, 🗆  |  |  |  |
|          |   | On stilt  |       |  |  |  |
|          |   | ☐ Not available within the ☐ On road, ☐ Acute part property problem | king  |  |  |  |
| 28.      | Special Comments/ Observations,             | problem   |       |  |  |  |
| 10000000 | if any                                      |   |       |  |  |  |
|          |   |   |       |  |  |  |
|          |   |   |       |  |  |  |
|          | MARKETAR                                    | ILITY/ SELABILITY/ UTLITY DETAILS                                   |       |  |  |  |
| 1.       | Any issues in marketability of the          | ☐ Yes, ☐ No   |       |  |  |  |
| 1.       | property?                                   | Reason in case of No:   Location,  Surrounding,  Legal              |       |  |  |  |
|          |   | aspects, □ Demand, □ Shape, □ Any Other:                            |       |  |  |  |
|          | Section 1997                                | doposio, il bornaria, il oriapo, il 7 my outor.                     |       |  |  |  |
| 2.       | How is Demand & Supply condition            |   |       |  |  |  |
|          | in the Market of such properties?           | Supply ☐ Very Good, ☐ Good, ☐ Average, ☐ Low, ☐ Poor                | r     |  |  |  |
| 3.       | Is property easily sellable &               | √Yes, □ No  |       |  |  |  |
|          | marketable?                                 | Comments:   |       |  |  |  |
| 1        |   |   |       |  |  |  |
|          |   |   |       |  |  |  |
| 4.       | How is the current utility of the property? | ☐ Excellent, ☐ Very Good, ☐ Good, ☐ Average, ☐ Low, ☐ Po            | or    |  |  |  |
| 5.       | At what True rate Owner bought              | Year of purchase  |       |  |  |  |
|          | this Property?                              | Purchase Price  |       |  |  |  |
| 6.       | Present expected Sale Value of the          |   |       |  |  |  |
|          | overall property?                           |   |       |  |  |  |
|          |   |   |       |  |  |  |

### BLANK PAGE FOR PROVIDING ANY ADDITIONAL DETAILS/ INFORMATION

# **DRAW SITE KEY PLAN & SKETCH PLAN**

| 4    | (Availa  |                     |              | INFORMATION DETAI<br>y happened in past) |  |
|------|--|---------------------|--------------|--|--|
| S.No | Particulars  | Subject<br>Property | Comparable 1 | Comparable 2                             | Comparable 3   |
| 1.   | Name (source of information)   | NA                  |              |  |  |
| 2.   | Contact No.  | NA                  | Refer        | Word File                                |  |
| 3.   | Type of source of information (Seller/ Property dealer/ nearby people)   | NA                  | NC102        | V 407C0 ) 1 C                            |  |
| 4.   | Rates/ Price informed (in Rs. with unit)   | NA                  |              |  |  |
| 5.   | Rates Type (Sale/ Buy)   | NA                  | F. 4         |  |  |
| 6.   | Shape of the Property<br>(Square, Rectangular,<br>Irregular)   |                     |              |  |  |
| 7.   | Area/ Size of the<br>Property  |                     |              |  |  |
| 8.   | Legal Status (clear,<br>negative, weak)/ No. of<br>owners  |                     |              |  |  |
| 9.   | Location/ surrounding/<br>neighborhood<br>comparison with the<br>subject property<br>(Similar, Lower, Better,<br>Highly Better than the<br>subject Property) | Base Case           |              |  |  |
| 10.  | Distance from the subject Property   | 0                   |              |  |  |
| 11.  | Other factors (Corner,<br>2 side open, North-East<br>facing, Park facing,<br>Legal/ Financial<br>encumbrance, etc.)  | 16/48<br>11/2/2018  |              |  |  |
| 12.  | Approach road width  | e. 12. 44.          |              |  |  |
| 13.  | Level of Land (Below/<br>On/ Above road level)   |                     |              |  |  |
| 14.  | Frontage to depth ratio (Normal, Less, Large)  |                     |              | Subject Colors                           | Made to the control of the control o |
| 15.  | Present Use  |                     |              |  |  |
| 16.  | Any other details/<br>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               |  |
| 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.  |  |
|---------------|--|
| Surveyor Name |  |
| Signature     |  |
| Date          |  |

### 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.  | - 0  |
|---------------|--|
| Preparer Name | Dhairya Roth: (7490990797)<br>C/O Anushray Bhatt |
| Signature     | D.M. Roth,                                       |
| Date          | 24/02/2024                                       |

| File No.           | RKA/DNCR//. |
|--------------------|-------------|
| Date of Receiving  |             |
| File Receiver Name |             |



# CASE COLLECTION FORM (Version 5.0)

|   | Items   | Assigned                           | To Assigned to Date                | To be completed by date                             | Submitted<br>On date                               | Grade  | HOD Engg.<br>Signature   |  |  |
|---|---|------------------------------------|------------------------------------|---|--|--|--|--|--|
| File  | Received By   |                                    | NA                                 | NA  |  |  |  |  |  |
| Sur   | vey   |                                    |                                    |   |  |  |  |  |  |
| Pre   | paration  |                                    |                                    |   |  |  | - AL - U   |  |  |
|   | A - Very Good, B  | - Satisfactor                      | y, C - Average, D                  | - Poor, E - Extre                                   | emely Poor   |  |  |  |  |
| Eng   | Returned to HOD<br>g. unprepared due<br>eason                       | rates is r<br>properly<br>represen | not properly done, done, Denoted   | ☐ Identification<br>ographs not cl<br>aken, ☐ Owner | n is not clearly<br>early taken,<br>r/ owner repre | done,   Note: Note | Market survey for<br>Measurement is no<br>Owner or owne<br>gnature not taken |  |  |
| by t<br>Eng   | ase File is returned<br>he preparer - HOD<br>g. comment &<br>nature | Surveyor                           | defects in the Report preparer     | to collect the mi                                   | ssing informat                                     | ion on his o   | with warning to<br>wn.   |  |  |
| 100   | <b>经验证证明</b>  |                                    | GENER                              | AL DETAILS  |  |  |  |  |  |
| 1.  | Proposal/ Work Or Ref. No.  | der or                             |                                    | 8.  |  |  |  |  |  |
| 2.  | Type of Service   |                                    | Valuation Report Other CE Certific |   |  |  |  |  |  |
| 3.  | Type of customer  |                                    | Bank<br>Company                    | ☐ PSU ☐ Private client                              |  | ☐ Corporat   |  |  |  |
| 4.  | Bank/ FI/ Organiza<br>Name & Address                                | 10.7410                            |                                    |   |  |  |  |  |  |
| Case Allotment Officer/     Fees paying party Details |   |                                    | Name                               | Name Contact Nu                                     |  | Email Id   |  |  |  |
|   |   |                                    |                                    |   |  |  |  |  |  |
|   | Case Type   |                                    | ☐ Case for Fres                    | sh Account  | ☐ Case fo  | for exiting account/ customer  |  |  |  |
| 6.  |   |                                    |                                    |   | ount if any  | Eoos w   |  |  |  |
| <ul><li>6.</li><li>7.</li></ul>                       | Fees Details  | A                                  | mount of Fees                      | Advance Am  | ount if any  | rees w   | ill be paid by   |  |  |
|   | Fees Details  | A                                  | Amount of Fees                     | Advance Am  | ount if any  | □ Bank   | cill be paid by  ☐ Customer  |  |  |

|     | V - 20 - 20 - 20   | 45000  |  |   | 1 10 10 2  |  |
|-----|--|--|--|---|--|--|
|     |  |  | CASE DETA  | NI S  |  |  |
| 1.  | Type of Property   |  |  |   |  |  |
| 2.  | Purpose of Valuation/<br>Assignment  | ☐ Period☐ For DF   | ic Re-Valuation f<br>RT Recovery pur<br>n purpose, □ G | or Bank, □ [<br>pose, □ Cap   | Distress sale fo<br>oital Gains Wea  | ollateral mortgage<br>or NPA A/c.,<br>alth Tax purpose   |
| 3.  | Owner/ Applicant Details   |  | Name   | Conta   | ct Number  | Email Id   |
| 4.  | Account Name   |  |  |   |  |  |
| 5.  | Property Address   |  |  |   |  |  |
| 6.  | Who will coordinate on site for the site survey  |  | Name   |   | Co   | ontact Number  |
| 7.  | Preferred time of survey   | Date   |  |   | Time   |  |
| 8.  | Documents Received (Any one ownership document and approved site plan/ map is must)                                    | ☐ Reg ☐ Con 2. Map: ☐ 3. Utility receipt 4. Any Of ☐ Old | , □ House Tax o  | Relinquishme  Allotment I Approved Ma city Bill & pay demand & pay CLU,  CLU, | nt Deed, □ Tra<br>Letter, □ Poss<br>ap, □ Site Plar<br>yment receipt,<br>yment receipt | ansfer Deed,<br>ession Letter  |
| 9.  | Documents received from  |  |  |   |  |  |
| 10. | Special Instructions if any:   |  |  |   |  |  |
| 11. | I agree to pay the amount me<br>on Valuer firm to distort any<br>vested interest and to benefit<br>Customer Signature: | facts and wo   | uld not try to influ                                   | ence any mer  | mber or official   | The state of the s |

|       | File No. RKA/DNCR//   |                           |  |  |
|-------|---|---------------------------|--|--|
|       | FILE RECEIVER CASE COLLECTION PROC<br>(To be filled by Su   |                           | PLIANCE CHECKLIST  |  |
| S.NO. |   | STATUS                    | APPROVER SIGNATURE/<br>REMARKS IN CASE OF ANY (X)        |  |
| 1.    | Is Case collection Form properly filled by Receiver?  |                           |  |  |
| 2.    | Is purpose of the assignment understood clearly by the receiver?  |                           |  |  |
| 3.    | Has receiver checked if this is a new case or existing case of the Bank?  |                           |  |  |
| 4.    | Has receiver fixed the fees with the manager/ client and sent quotation properly or have taken approval of the work over email?   |                           |  |  |
| 5.    | Has receiver taken proper Work Order/ Email/ CESA form formality?   |                           |  |  |
| 6.    | In case of private case or for fresh case 50% advance is received?  |                           |  |  |
| 7.    | Is document checklist email sent to the customer?   |                           |  |  |
| 8.    | Has the received documents is having 'documents provided by stamp'?   |                           |  |  |
|       | IMPORTANT INSTRUCTIONS  | S TO SU                   | <u>RVEYOR</u>  |  |
| 1.    | Please fill the above compliance checklist before movi  | na for the s              | urvev.   |  |
| 2.    | Please do not do the survey if you do not have proper   |                           |  |  |
| 3.    | For Vacant Plot/ Land – Cizra Map/ Master/ Zona Agriculture or converted land from agriculture – Mutati   | I/ Site Plar<br>on docume | n is must to identify the Plot. For<br>nts, CLU is must. |  |
| 4.    | Firstly please first study the documents of the property which needs to get surveyed.   |                           |  |  |
| 5.    | Mark the Owner/ Area/ Boundaries mentioned in to marker pen before moving for the survey. During so above fields from the ownership documents the know the reason for the difference. | ite survey                | if any difference is found in the                        |  |
| 6.    | Confirm ongoing property rates in the subject locati<br>contact dealers to show you the available properties in   | that area                 | during your survey.                                      |  |
| 7     | Identify the Property clearly by matching the bou   | ndarios an                | d area mentioned in the property                         |  |

| 2.    | Please do not do the survey if you do not have proper documents.                                     |  |  |  |
|-------|--|--|--|--|
| 3.    | For Vacant Plot/ Land - Cizra Map/ Master/ Zonal/ Site Plan is must to identify the Plot. For        |  |  |  |
|       | Agriculture or converted land from agriculture – Mutation documents, CLU is must.                    |  |  |  |
| 4.    | Firstly please first study the documents of the property which needs to get surveyed.                |  |  |  |
| 5.    | Mark the Owner/ Area/ Boundaries mentioned in the ownership documents with bold florescent           |  |  |  |
| 10000 | marker pen before moving for the survey. During site survey if any difference is found in the        |  |  |  |
|       | above fields from the ownership documents then please contact the owner immediately to               |  |  |  |
|       | know the reason for the difference.  |  |  |  |
| 6.    | Confirm ongoing property rates in the subject location through public domain, property sites and     |  |  |  |
|       | contact dealers to show you the available properties in that area during your survey.                |  |  |  |
| 7.    | Identify the Property clearly by matching the boundaries and area mentioned in the property          |  |  |  |
|       | papers.  |  |  |  |
| 8.    | Do sample physical or google measurements of the property.   |  |  |  |
| 9.    | 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 appropriate option clearly.        |  |  |  |
| 14.   | Check any defects or negativity in the property and comment in detail on survey form.                |  |  |  |
| 15.   | Do extensive market rate enquiries and confirm for any recent past transactions.                     |  |  |  |
| 16.   | In case customer appears to be providing misleading information to you or trying to influence you by |  |  |  |
|       | money or cash then immediately report to the Management & Bank.                                      |  |  |  |

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

### Note (Survey Grading Matrix):

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

### Note (Overall Grading Matrix):

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

|       | 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?   |        |  |  |
| 2.    | Have you properly studied & highlighted Owner/ Area/ Boundaries in the property documents with bold florescent before moving for the survey?                              |        |  |  |
| 3.    | Did you check prominent landmark nearby the subject property and mentioned in the survey form?  |        |  |  |
| 4.    | Did you identified the Property clearly by matching the boundaries and area mentioned in the property papers?   |        |  |  |
| 5.    | Did you take Cizra Map/ Master/ Zonal/ Site Plan or Patwari help to identify the vacant land/ Plot?   |        |  |  |
| 6.    | Did you check if property is merged with any other property or it is an independent property?   |        |  |  |
| 7.    | Did you do sample physical or google measurements of the property in case of property more than 2500 sq.mtr?  |        |  |  |
| 8.    | Did you check municipal limits/ jurisdiction/ ward?   |        |  |  |
| 9.    | Did you take Google Map location and shared it to Maps whatsapp group?  |        |  |  |
| 10.   | Did you check Main road name & width and its distance from the subject property?  |        |  |  |
| 11.   | Did you check approach Lane width on which property is located?   |        |  |  |
| 12.   |   |        |  |  |
| 13.   | Have you taken owner/ representative photograph with the property?  |        |  |  |
| 14.   | Have you taken your selfie with the property along with owner/ representative?  |        |  |  |
| 15.   | Have you taken photograph of the property along with abutting road and towards left and right of the property?  |        |  |  |
| 16.   | Have you taken multiple photographs of the property from inside-out?  |        |  |  |
| 17.   | Did you check nearby development and whereabouts and commented on survey form?  |        |  |  |
| 18.   | Did you check any defects or negativity in the property in terms of location, legality, disputes, marketability, salability, etc. and commented on survey form in detail? |        |  |  |
| 19.   | Have you filled all the columns of survey form including survey summary sheet properly?   |        |  |  |
| 20.   | Did you draw site key plan (location map)?  |        |  |  |
| 21.   | Did you draw rough site sketch plan?  |        |  |  |
| 22.   | Have you taken self-attested documents from owner/ representative and stamped "documents provided by stamp"?  |        |  |  |
| 23.   | Did you check any defects or negativity in the property in terms of location, legality, disputes, marketability, salability, etc. and commented on survey form in detail? |        |  |  |
| 24.   | Have you confirmed any recent past transactions during market enquiries and enquired property rates locally very rigorously?  |        |  |  |
| 25.   | Did you take signatures of the owner/ representative on undertaking and survey summary sheet?   |        |  |  |
| 26.   | Did you signed the undertaking?   |        |  |  |

| For File No.  |         |
|---------------|---------|
| Surveyor Name |         |
| Signature     |         |
| Date          | T 14941 |

VACANT LAND SURVEY FORM

(Version 5.0)

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

| File No. RKA/DNCR//. | Date: | 23 | 02 | 12024 | Time: | 3:25 Pm. |  |
|----------------------|-------|----|----|-------|-------|----------|--|

|     |  | GENERAL DETAILS   |  |
|-----|--|---|--|
| 1.  | Name of the Surveyor                             | Dhainya Rothi C   | 10 Anushrav Bhott  |
| 2.  | Property shown by                                | ☐ Owner, ☐ Representative, ☐ No   | one was available  |
|     |  | Name  | Contact No.  |
|     |  | Vasun Gupta   | 89805 56464  |
| 3.  | Survey Type                                      | ☐ Full survey (inside-out with meas☐ Half Survey (Measurements from☐ Only photographs taken (No mea   | outside & photographs)   |
| 4.  | Reason for Half survey or only photographs taken | ☐ Property was locked, ☐ Posses property, ☐ NPA property so couldn  |  |
| 5.  | How Property is Identified                       | ☐ From schedule of the properties r ☐ From name plate displayed on t owner/ owner representative, ☐ ☐ Identification of the property counot done                                      | he property, Identified by the Enquired from nearby people,  |
| 6.  | Type of Land                                     | <ul> <li>□ Vacant Residential Plot, □ Comr</li> <li>Plot, □ Agricultural Land, □ Institutio</li> <li>□ Land for Group Housing Society,</li> <li>□ Land for Farm House</li> </ul>      | onal Land,   |
| 7.  | Property Measurement                             | ☐ Self-measured, ☐ Sample measurement   | irement only,  |
| 8.  | Reason for no measurement                        | <ul> <li>□ NPA property so didn't go near th</li> <li>□ Land not demarcated Very Lapossible to measure the entire area</li> <li>□ Any other Reason:</li> </ul>                        |  |
| 9.  | Purpose of Valuation                             | <ul> <li>□ Value assessment of the asset fo</li> <li>□ Periodic Re-Valuation for Bank, □</li> <li>□ For DRT Recovery purpose,</li> <li>purpose, □ Partition purpose, □ Get</li> </ul> | ☐ Distress sale for NPA A/c., ☐ Capital Gains Wealth Tax   |
| 10. | Type of Loan                                     | ☐ Housing Loan, ☐ Housing Improvement Loan, ☐ Loan against ☐ Educational Loan, ☐ Car Loan, ☐ CC Limit enhancement, ☐ Cash Cre ☐ Industrial Loan, ☐ NA                                 | Property, □ Construction Loan, □ Project Loan, □ Term Loan, □  |
| 11. | Loan Amount                                      |   | The state of the s |

|    | OWNERSHIP DETAILS       |                                     |  |  |
|----|-------------------------|-------------------------------------|--|--|
| 1. | Legal Owner Name/s      | Crawfiputra Estate Holders Put Ltd. |  |  |
| 2. | Property Purchaser Name |                                     |  |  |
| 3. | Property Address under  | 95/1 Final Plot, Navapura, Sanathal |  |  |

|    | Valuation   |                           |
|----|---|---------------------------|
| 4. | Present Residence Address of the Owner/ Purchaser |                           |
| 5. | Property constitution                             | ☐ Free Hold, ☐ Lease Hold |

Man Kalah Sha Hariba

|     |   | LOCATIO  | ON DET                | AILS  | 3           |              |                      |                   |         |
|-----|---|--|-----------------------|-------|-------------|--------------|----------------------|-------------------|---------|
| 1.  | Adjoining Properties                            | Norti  | h                     | S     | South       |              | East                 | W                 | est     |
|     | (Match it with papers with the help of          | Adjoir   | ning                  | Ca    | dila        | 5            | teel                 | Rail              | way     |
| I   | compass or Sun direction and also               | F.P  | ,                     | Ma    | ter         | t PI         | ant                  | 30. 00            | ne      |
| 2.  | confirm it with nearby people)  Property Facing | 12 25 55   | asina 🗆               | Nort  | Plan        | t \          | Facing [             |                   |         |
| ۷.  | 1 Toperty Facing                                | East Facing, ☐ North Facing, ☐ West Facing, ☐ South Facing   |                       |       |             |              |                      |                   |         |
|     |   | <ul> <li>□ North-East Facing,</li> <li>□ South-West Facing</li> <li>□ North-West Facing</li> </ul> |                       |       |             |              |                      |                   | Facing, |
| 0   |   |  |                       |       |             |              |                      |                   |         |
| 3.  | Landmark  | Rajk   | et -                  | -14   | hmed        | dobad        | High                 | your              |         |
| 4.  | Ward Name/ No.                                  | 1.46   | 77                    | 1.0.  |             |              |                      |                   |         |
| 5.  | Zone Name                                       |  |                       |       | 147         |              | T Dist               |                   |         |
| 6.  | Main Road Name & Width and                      | Na   | ame                   |       | VV          | idth         |                      | ance fr           |         |
|     | distance of the property from it                | 0 11 1   | W.F.                  |       |             |              |                      | roperty           |         |
| 7   |   | Rajkot   | E-MAN                 | new   | 3           | 0m           | 800                  | -40               | om      |
| 7.  | Approach Road Name & Width                      |  |                       |       | 7 10//4b.ta | 041          | lubana dana          | ^                 |         |
| 8.  | Location consideration of the                   | ☐ Within Main city, ☐ Within Good Urban developed Area, ☐  |                       |       |             |              |                      |                   |         |
|     | Society   | Within developing area, ☐ Highly posh locality, ☐ Very Good, ☐                                     |                       |       |             |              |                      |                   |         |
|     |   | Good, □ Ordinary, □ In interiors, □ Remote area, □ Backward,                                       |                       |       |             |              |                      |                   |         |
|     |   | Averag   |                       |       |             |              |                      |                   |         |
| 9.  | Location of the Flat                            | ☐ Park I   | Facing, I             | □ P   | ool Faci    | ng, 🗆 R      | oad Facino           | g, □ E            | ntrance |
|     | t part  | North-Eas  | t Facing,             | , 🗆 s | Sunlight f  | acing        |                      |                   |         |
| 10. | Characteristics of the Locality                 | ☐ Urban  | develop               | oed,  | ☐ Urba      | n develo     | ping, 🗆 S            | emi Url           | ban, 🗆  |
|     |   | Rural, 🗆 f   | Backward              | d, 🗸  | Industria   | ıl, 🗆 Instit | utional              |                   |         |
| 11. | Category of Society/ Locality                   | ☐ High Er  | nd, 🗆 No              | ormal | I, □ Affo   | rdable Gr    | oup Housin           | g, 🗆 EV           | VS,     |
|     |   | ☐ HIG, ☐   | December - Department |       |             |              |                      |                   |         |
| 12. | Utilities/ Facilities in the locality           |  |                       |       |             |              | Swimming lay zone, [ |                   |         |
|     |   | Backup   | ouse, 🗆               | vvali | K ITalis,   | □ Kius p     | lay Zulle, I         | _ 100 %           | rowei   |
| 13. | Proximity to civic amenities                    | School   | Hospita               | al I  | Market      | Metro        | Railway S            | Station           | Airport |
|     |   |  |                       |       |             |              |                      |                   |         |
| 14. | Any new development in                          |  |                       |       | 0           |              |                      |                   |         |
|     | surrounding area                                | Plar   | it &                  | <     | tac         | tories       | )                    |                   |         |
| 15. | Jurisdiction limits                             | □ Nagar  | Nigam,                |       | Nagar Pa    | anchayat,    | ☐ Gram               | Pancha            | ıyat, 🗆 |
|     |   | Nagar Pal  | ika Paris             | had,  | ☐ Area      | not within   | any munici           | pal limit         | s       |
| 16. | Jurisdiction Development                        | □ DDA, □   | GDA, [                | □ NC  | DIDA, □     | GNIDA, [     | ∃ YEIDA, □           | HUDA              | ,       |
|     |   | 64-  |                       |       |             |              |                      | A Service Charles |         |

|     | Authority Name                               |  |                           |                             |  |  |  |  |
|-----|--|--|---------------------------|-----------------------------|--|--|--|--|
|     | Authority Name                               | ☐ ☐ KMDA, ☐ MDDA, ☐  | Any other Developmen      | t Authority:                |  |  |  |  |
|     |  | ☐ Area not within any  | development authority li  | mits                        |  |  |  |  |
| 17. | Municipal Corporation Name                   | □ NDMC, □ SDMC, □ EDMC, □ Ghaziabad Municipa   |                           |                             |  |  |  |  |
|     |  | Corporation.   Guro  | aon Municipal Corpor      | ation.   Faridabad          |  |  |  |  |
|     |  |  |                           |                             |  |  |  |  |
|     |  | Municipal Corporation,   | ☐ Kolkata Municipal Co    | orporation,                 |  |  |  |  |
|     |  | ☐ Dehradun Municip   | oal Corporation,   A      | rea not within any          |  |  |  |  |
|     |  | municipal limits,   Any  | other Municipal Corpor    | ation/ Municipality:        |  |  |  |  |
|     |  | PHYSICAL DETAILS   | Aldrichter Schalberteit   |                             |  |  |  |  |
| 1.  | Land Area                                    | As per Title deed  | As per Map                | As per site                 |  |  |  |  |
|     | As Dep Part                                  |  |                           | survey                      |  |  |  |  |
|     | As per Part<br>Plan, F-Form                  | 25532  |                           |                             |  |  |  |  |
| 2.  | Any conversion to the land use               |  |                           |                             |  |  |  |  |
| 3.  | Land Type                                    | ☐ Solid, ☐ Rocky, ☐  | Marsh Land, ☐ Reclai      | imed Land, □ Water          |  |  |  |  |
|     |  | logged, □ Land locked  |                           |                             |  |  |  |  |
| 4.  | Shape of the Land                            |  | ular,   Trapezium,   T    |                             |  |  |  |  |
|     |  | ☐ NA   | ılar, □ Couldn't confirm  | since not bounded,          |  |  |  |  |
| 5.  | Level of Land                                | A CONTRACTOR OF THE PROPERTY O | elow road level,  Above   | e road level                |  |  |  |  |
| 6.  | Frontage to depth ratio                      | CONTRACTOR OF THE PROPERTY OF  |                           |                             |  |  |  |  |
| 7.  | Are Boundaries matched                       | <ul><li>☐ Normal frontage, ☐ Less frontage, ☐ Large frontage, ☐ NA</li><li>☐ Yes, ☐ No</li></ul>   |                           |                             |  |  |  |  |
| 8.  | Is Independent access available              |  | access is available,      | Access available in         |  |  |  |  |
| 0.  | to the property?                             |  | ing property, ☐ No clear  |                             |  |  |  |  |
|     |  | ☐ Access is closed du  |                           |                             |  |  |  |  |
| 9.  | Is property clearly demarcated               |  | with Temporary boundar    | ies                         |  |  |  |  |
| 0.  | with permanent boundaries?                   | ☐ Tes, ⊠ No, ☐ Only  | with remperary boundar    | 100                         |  |  |  |  |
| 10. | Is the property merged or                    |  |                           |                             |  |  |  |  |
|     | colluded with any other property             |  |                           | Under Construction          |  |  |  |  |
| 11. | Property currently possessed by              | The second secon | pen land, ☐ Lessee, ☐     |                             |  |  |  |  |
|     |  |  | ed, □ Property was lock   | ted, $\square$ Bank sealed, |  |  |  |  |
|     | Allega III                                   | ☐ Court sealed   |                           |                             |  |  |  |  |
| 12. | Garden/ Landscaping                          | ☐ Yes, ☐ No, ☐ Beau  | tiful, $\square$ Ordinary |                             |  |  |  |  |
| 13. | Boundary Wall (Only for individual property) | Height:  | Width:                    | Finish:                     |  |  |  |  |
| 14. | Guard Room                                   | ☐ Yes, ☐ No, ☐ Area:   |                           |                             |  |  |  |  |
| 15. | Water arrangements                           | ☐ Jet pump, ☐ Subme  | ersible,   Jal board supp | oly                         |  |  |  |  |
| 16. | Power connection                             |  | lable within 5 Kms radi   |                             |  |  |  |  |
|     |  | power distribution comp  | pany line available       |                             |  |  |  |  |
| 17. | Current activity carried out on the Land     | √ Vacant, ☐ Farming,   | ☐ Animal husbandry        |                             |  |  |  |  |
| 18. | Special comments if any                      |  |                           |                             |  |  |  |  |
|     |  |  |                           |                             |  |  |  |  |
|     |  |  |                           |                             |  |  |  |  |
|     |  |  |                           |                             |  |  |  |  |
|     |  |  |                           |                             |  |  |  |  |
|     |  | and the second second  |                           |                             |  |  |  |  |

| N. Z. | MARKETABI                                   | LITY/ SEL   | ABILITY/ UTLITY DETAILS  |  |  |  |  |
|-------|---|-------------|--|--|--|--|--|
| 1.    | Any issues in marketability of the          | ☐ Yes, ☐ No |  |  |  |  |  |
|       | property?                                   |             | n case of No: □ Location, □ Surrounding, □ Legal □ Demand, □ Shape, □ Any Other: |  |  |  |  |
| 2.    | How is Demand & Supply                      | Demand      | ☐ Very Good, ☐ Good, ☐ Average, ☐ Low, ☐ Poor                                    |  |  |  |  |
|       | condition in the Market of such properties? | Supply      | □ Very Good, □ Good, □ Average, □ Low, □ Poor                                    |  |  |  |  |
| 3.    | Is property easily sellable &               | ☐ Yes, ☐ No |  |  |  |  |  |
|       | marketable?                                 | Comments    |  |  |  |  |  |
| 4.    | How is the current utility of the property? | ☐ Excelle   | nt, □ Very Good, □ Good, □ Average, □ Low, □ Poor                                |  |  |  |  |
| 5.    | At what True rate Owner bought              | Year of pu  | rchase   |  |  |  |  |
|       | this Property?                              | Purchase I  | Price  |  |  |  |  |

USE THIS SPACE FOR PROVIDING ANY ADDITIONAL DETAILS/ INFORMATION

# DRAW SITE KEY PLAN & SKETCH PLAN

|      | PROPERTY<br>(Availa  | MARKET CO           | MPARABLE RATE IN<br>Transaction already | IFORMATION DETAIL happened in past) | LS           |
|------|--|---------------------|---|-------------------------------------|--------------|
| S.No | Particulars  | Subject<br>Property | Comparable 1                            | Comparable 2                        | Comparable 3 |
| 1.   | Name (source of information)   | NA                  | Mahasaj<br>Brokez                       | Aggrawal                            |              |
| 2.   | Contact No.  | NA                  |   | 8735829984                          |              |
| 3.   | Type of source of information (Seller/ Property dealer/ nearby people)   | NA                  | Booker                                  | Broker                              |              |
| 4.   | Rates/ Price informed  | NA                  | Per S1, mt.                             | Per sq. nd.                         |              |
| 5.   | Rates Type (Sale/ Buy)   | NA                  |   | 102 211                             |              |
| 6.   | Shape of the Property<br>(Square, Rectangular,<br>Irregular)   |                     |   |                                     |              |
| 7.   | Area/ Size of the<br>Property  |                     |   |                                     |              |
| 8.   | Legal Status (clear,<br>negative, weak)/ No. of<br>owners  |                     |   |                                     |              |
| 9.   | Location/ surrounding/<br>neighborhood<br>comparison with the<br>subject property<br>(Similar, Lower, Better,<br>Highly Better than the<br>subject Property) | Base Case           |   |                                     |              |
| 10.  | Distance from the subject Property   | 0                   |   |                                     |              |
| 11.  | Level of Land (Below/<br>On/ Above road level)   |                     |   |                                     |              |
| 12.  | Frontage to depth ratio (Normal, Less, Large)  | No.                 |   |                                     |              |
| 13.  | Approach road width  |                     |   |                                     | 100          |
| 14.  | Present Use  |                     |   |                                     |              |
| 15.  | Property Demarcation<br>(Yes, No, Partly,<br>Temporarily)  |                     |   |                                     |              |
| 16.  | Other factors (Corner,<br>2 side open, North-East<br>facing, Park facing,<br>Legal/ Financial<br>encumbrance, etc.)  |                     |   |                                     | 7            |
| 17.  | Any other details/<br>Discussion held  | NA                  |   |                                     |              |
| 18.  | Present expected Sale<br>Value of the overall<br>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                    | 0.00 |
|-------------------------|------|
| Relationship with owner |      |
| Signature               |      |
| 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.  |  |
|---------------|--|
| Surveyor Name |  |
| Signature     |  |
| Date          |  |

### 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 | Dhairya Rathi (7490990197)<br>C/o Ahushrav Bhatt |
| Signature     | Dim Rothi.                                       |
| Date          | 24/02/2024                                       |

| File No.           | RKA/DNCR//. |
|--------------------|-------------|
| Date of Receiving  |             |
| File Receiver Name |             |



## CASE COLLECTION FORM (Version 5.0)

|                           | Items  | Assig        | ned To                              | Assigned to Date        | com                          | o be<br>pleted<br>date     | Submitted<br>On date                         | I Grade                             | HOD Engg.<br>Signature                             |
|---------------------------|--|--------------|-------------------------------------|-------------------------|------------------------------|----------------------------|--|-------------------------------------|--|
| File                      | Received By  |              |                                     | NA                      |                              | NA                         |  |                                     |  |
| Sur                       | vey  |              |                                     |                         |                              |                            |  |                                     |  |
| Pre                       | paration   |              |                                     | 0.00                    |                              |                            | 2 7k   |                                     |  |
|                           | A - Very Good, I   | B - Satisfa  | ctory, C -                          | Average, D              | - Poor,                      | E - Extre                  | emely Poor                                   |                                     |  |
| o re                      | g. unprepared due  | proper repre | erly done<br>sentative<br>pogle Map | photo not to not taken, | ographs<br>aken, □<br>□ Surv | not cl<br>Owner<br>ey sumn | early taken, / owner repr                    | ☐ Selfie<br>esentative<br>ot filled | Measurement is nel Owner or own signature not take |
| y t<br>Eng                | ase File is returne<br>he preparer - HOD<br>g. comment &<br>nature | Surve        | eyor. Repo                          | ort preparer            | to collec                    | ct the mi                  | approved fo<br>ssing informa<br>to be done a | ation on his                        | on with warning own.                               |
|                           | <b>美国的基础</b>   |              |                                     | GENER/                  | AL DET                       | AILS                       |  |                                     |  |
| 1.                        | Proposal/ Work C   | Order or     |                                     |                         |                              |                            |  |                                     |  |
| 2.                        | Type of Service  |              |                                     |                         | - 1                          |                            | n cost estima                                | ate,   Cost                         | vetting certificate                                |
| 3.                        | Type of customer   |              | ☐ Bank                              |                         | ☐ PSU                        |                            | □ NBFC                                       | NBFC ☐ Corporate                    |  |
| 4.                        | Bank/ FI/ Organiz<br>Name & Address                                |              | Comp                                | Jany                    |                              | ite cilem                  | . TE Direct                                  | CHETIC CITY                         | agri barik   |
| 5.                        | Case Allotment C   | fficer/      | le de                               | Name                    | 2021                         | Contac                     | t Number                                     | Email Id                            |  |
| Fees paying party Details |  | / Details    |                                     |                         |                              |                            |  |                                     |  |
| 6.                        | Case Type  |              | □ Ca                                | ase for Fres            | h Accou                      | ccount                     |  | l<br>for exiting account/ customer  |  |
| 7.                        | Fees Details   |              | Amoun                               | nt of Fees              | Adva                         | ance Amount if any         |  | Fees                                | will be paid by                                    |
|                           |  |              |                                     |                         |                              |                            |  | ☐ Bank                              | ☐ Customer   |
|                           | 1  |              |                                     |                         |                              |                            |  |                                     |  |

|     |  |  | CASE DETA   | LS                         |                        |                      |          |
|-----|--|--|---|----------------------------|------------------------|----------------------|----------|
| 1.  | Type of Property   |  |   |                            | Search Section 1975    |                      |          |
|     |  |  |   |                            |                        |                      |          |
| 2.  | Purpose of Valuation/<br>Assignment  | ☐ Periodi  | assessment of the control of the co | or Bank, □ l<br>ose, □ Cap | Distress<br>oital Gair | sale for Nins Wealth | PA A/c., |
| 3.  | Owner/ Applicant Details   |  | Name  | Conta                      | ct Numb                | per                  | Email Id |
|     |  |  |   |                            | e<br>Parko mene        | × -14-11             |          |
| 4.  | Account Name   |  |   |                            |                        |                      |          |
| 5.  | Property Address   |  |   |                            |                        |                      |          |
| 6.  | Who will coordinate on site for the site survey  | Name   |   |                            | Contact Number         |                      |          |
| 7.  | Preferred time of survey   | Date   |   |                            | Time                   |                      |          |
| 8.  | Documents Received (Any one ownership document and approved site plan/ map is must)                          | <ol> <li>Ownership Documents: □ Sale Deed, □ Power of Attorney, □ Registered Will, □ Relinquishment Deed, □ Transfer Deed, □ Conveyance Deed, □ Allotment Letter, □ Possession Letter</li> <li>Map: □ Cizra Map, □ Approved Map, □ Site Plan</li> <li>Utility Bills: □ Electricity Bill &amp; payment receipt, □ Water Bill &amp; payment receipt, □ House Tax demand &amp; payment receipt</li> <li>Any Other document: □ CLU, □ TIR Report, □ Agreement to Sale, □ Old Valuation Report</li> <li>No documents provided: □</li> </ol> |   |                            |                        |                      |          |
| 9.  | Documents received from  |  |   | 1.14.44                    |                        |                      |          |
| 10. | Special Instructions if any:   |  |   |                            |                        |                      |          |
| 11. | I agree to pay the amount mon Valuer firm to distort any vested interest and to benefit  Customer Signature: | facts and wo   | uld not try to influe   | nce any me                 | mber or o              | official of the      |          |

|      | File No. RKA/DNCR//   |  |  |  |  |  |  |  |
|------|---|--|--|--|--|--|--|--|
|      | FILE RECEIVER CASE COLLECTION PROC<br>(To be filled by Sui  | THE RESERVE OF THE PARTY OF THE | PLIANCE CHECKLIST  |  |  |  |  |  |
| S.NO |   | STATUS   | APPROVER SIGNATURE/<br>REMARKS IN CASE OF ANY (X)        |  |  |  |  |  |
| 1.   | Is Case collection Form properly filled by Receiver?  |  |  |  |  |  |  |  |
| 2.   | Is purpose of the assignment understood clearly by the receiver?  |  |  |  |  |  |  |  |
| 3.   | Has receiver checked if this is a new case or existing case of the Bank?  |  |  |  |  |  |  |  |
| 4.   | Has receiver fixed the fees with the manager/ client<br>and sent quotation properly or have taken approval<br>of the work over email?   |  |  |  |  |  |  |  |
| 5.   | Has receiver taken proper Work Order/ Email/ CESA form formality?   |  |  |  |  |  |  |  |
| 6.   | In case of private case or for fresh case 50% advance is received?  |  |  |  |  |  |  |  |
| 7.   | Is document checklist email sent to the customer?   |  |  |  |  |  |  |  |
| 8.   | Has the received documents is having 'documents provided by stamp'?   |  |  |  |  |  |  |  |
| 1.   | IMPORTANT INSTRUCTIONS  Please fill the above compliance checklist before moving  |  |  |  |  |  |  |  |
| 2.   | Please do not do the survey if you do not have proper   |  |  |  |  |  |  |  |
| 3.   | For Vacant Plot/ Land – Cizra Map/ Master/ Zonal Agriculture or converted land from agriculture – Mutation  | / Site Plar on documer   | n is must to identify the Plot. For<br>nts, CLU is must. |  |  |  |  |  |
| 4.   | Firstly please first study the documents of the property  | which need   | ds to get surveyed.                                      |  |  |  |  |  |
| 5.   | Mark the Owner/ Area/ Boundaries mentioned in the marker pen before moving for the survey. During si above fields from the ownership documents then know the reason for the difference. | te survey  | if any difference is found in the                        |  |  |  |  |  |
| 6.   | Confirm ongoing property rates in the subject location contact dealers to show you the available properties in  | that area d  | uring your survey.                                       |  |  |  |  |  |
| 7.   | Identify the Property clearly by matching the bour papers.  |  |  |  |  |  |  |  |
| 8.   | Do sample physical or google measurements of the  | e property.  |  |  |  |  |  |  |
| 9.   | PHOTOGRAPH INSTRUCTIONS:  | ne property  |  |  |  |  |  |  |
|      | <ul><li>a. Take owner/ representative photograph along with the property.</li><li>b. Take your selfie along with the property and the owner/ representative.</li></ul>                  |  |  |  |  |  |  |  |
|      | 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.  |  |  |  |  |  |  |  |
| . 1  | f. Take nearby photographs of the Property.   |  |  |  |  |  |  |  |
| 10.  | g. Take a short video to cover property and neighborho<br>Take Google Map location.   | ood.   |  |  |  |  |  |  |
| 11.  | Check main road name & width and approach road wid  | Ith and dist   | ance of property from main road                          |  |  |  |  |  |
| 12.  | Check Jurisdiction Municipal Limits & Ward Name.  | iai and dist   | and of property from main road.                          |  |  |  |  |  |
| 13.  | Fill each column of survey form diligently in detail  | and tick th  | e appropriate option clearly.                            |  |  |  |  |  |
| 14.  | Check any defects or negativity in the property and   |  |  |  |  |  |  |  |
| 15.  | Do extensive market rate enquiries and confirm for  |  |  |  |  |  |  |  |
| 16.  | In case customer appears to be providing misleading   |  |  |  |  |  |  |  |
|      | money or cash then immediately report to the Manager  |  |  |  |  |  |  |  |

|       | SURVEY GRADING MATRIX  |
|-------|--|
| GRADE | PARAMETERS/ CRITERIA   |
| Α     | 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.  |
|       | <ol><li>Done complete homework and studied the documents properly with highlighting the main points<br/>before moving for the survey.</li></ol>                              |
|       | Chosen correct survey form as per the property type.   |
|       | <ol><li>All fields of Survey form are properly filled.</li></ol>   |
|       | <ol><li>All site special observations and negative and positive factors are clearly mentioned.</li></ol>   |
|       | <ol><li>Self &amp; client signatures taken on survey form.</li></ol>   |
|       | Property rates information properly taken, mentioned and verified.   |
|       | 9. Site rough sketch plan made.  |
|       | 10. Proper photographs taken.  |
|       | 11. Selfie with property taken.  |
|       | 12. Selfie and owner photograph with property taken.   |
| В     | In case of 3 minor mistakes in any of the above points except Point 1, 2, 3, 4, 6, 8, 10, 11, 12 but all the points are covered.   |
| С     | In case of more than 3 minor mistakes and any 1 major mistake in any of the above points and if any points are completely missing except Point 1, 2, 3, 4, 6, 8, 10, 11, 12. |
| D     | In case of 1 major mistake or missing of any 1 point out of 1, 2, 3, 4, 6, 8, 10, 11, 12.  |
| E     | In case of more than 1 major mistakes or missing of more than 1 point out of 1, 2, 3, 4, 6, 8, 10, 11, 12.   |

### Note (Survey Grading Matrix):

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

### Note (Overall Grading Matrix):

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

|       | 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?   |        |
| 2.    | Have you properly studied & highlighted Owner/ Area/ Boundaries in the property   |        |
| 3.    | documents with bold florescent before moving for the survey?  |        |
| 3.    | Did you check prominent landmark nearby the subject property and mentioned in the survey form?  |        |
| 4.    | Did you identified the Property clearly by matching the boundaries and area mentioned in the property papers?   |        |
| 5.    | Did you take Cizra Map/ Master/ Zonal/ Site Plan or Patwari help to identify the vacant land/ Plot?   |        |
| 6.    | Did you check if property is merged with any other property or it is an independent property?   |        |
| 7.    | Did you do sample physical or google measurements of the property in case of property more than 2500 sq.mtr?  |        |
| 8.    | Did you check municipal limits/ jurisdiction/ ward?   |        |
| 9.    | Did you take Google Map location and shared it to Maps whatsapp group?  |        |
| 10.   | Did you check Main road name & width and its distance from the subject property?  |        |
| 11.   | Did you check approach Lane width on which property is located?   |        |
| 12.   | Have you taken property full scale photograph with gate?  |        |
| 13.   | Have you taken owner/ representative photograph with the property?  |        |
| 14.   | Have you taken your selfie with the property along with owner/ representative?  |        |
| 15.   | Have you taken photograph of the property along with abutting road and towards left and right of the property?  |        |
| 16.   | Have you taken multiple photographs of the property from inside-out?  |        |
| 17.   | Did you check nearby development and whereabouts and commented on survey form?  |        |
| 18.   | Did you check any defects or negativity in the property in terms of location, legality, disputes, marketability, salability, etc. and commented on survey form in detail? |        |
| 19.   | Have you filled all the columns of survey form including survey summary sheet properly?   |        |
| 20.   | Did you draw site key plan (location map)?  |        |
| 21.   | Did you draw rough site sketch plan?  |        |
| 22.   | Have you taken self-attested documents from owner/ representative and stamped "documents provided by stamp"?  |        |
| 23.   | Did you check any defects or negativity in the property in terms of location, legality, disputes, marketability, salability, etc. and commented on survey form in detail? |        |
| 24.   | Have you confirmed any recent past transactions during market enquiries and enquired property rates locally very rigorously?  |        |
| 25.   | Did you take signatures of the owner/ representative on undertaking and survey summary sheet?   |        |
| 26.   | Did you signed the undertaking?   |        |

| For File No.  |           |
|---------------|-----------|
| Surveyor Name |           |
| Signature     |           |
| Date          | 7 7 7 7 9 |

VACANT LAND SURVEY FORM

(Version 5.0)

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

| File No. RKA/DNCR//. | Date: 23 | 02/2024 | Time: 3125 Pm |
|----------------------|----------|---------|---------------|

|     |  | GENERAL DETAILS   |
|-----|--|---|
| 1.  | Name of the Surveyor                             | Dhairiga Rathi C/o Anushrav Bhat  |
| 2.  | Property shown by                                | ☐ Owner, ☐ Representative, ☐ No one was available   |
|     |  | Name Contact No.  |
|     |  | Varun Crupta 8980556464   |
| 3.  | Survey Type                                      | <ul> <li>☐ Full survey (inside-out with measurements &amp; photographs)</li> <li>☐ Half Survey (Measurements from outside &amp; photographs)</li> <li>☐ Only photographs taken (No measurements)</li> </ul>   |
| 4.  | Reason for Half survey or only photographs taken | ☐ Property was locked, ☐ Possessee didn't allow to inspect the property, ☐ NPA property so couldn't be surveyed completely  |
| 5.  | How Property is Identified                       | <ul> <li>□ From schedule of the properties mentioned in the deed,</li> <li>□ From name plate displayed on the property, □ Identified by the owner/ owner representative,</li> <li>□ Enquired from nearby people,</li> <li>□ Identification of the property could not be done,</li> <li>□ Survey was not done</li> </ul>   |
| 6.  | Type of Land                                     | <ul> <li>□ Vacant Residential Plot, □ Commercial Plot, □ Vacant Industrial Plot, □ Agricultural Land, □ Institutional Land,</li> <li>□ Land for Group Housing Society, □ Land for Hotel/ Resort,</li> <li>□ Land for Farm House</li> </ul>  |
| 7.  | Property Measurement                             | ☐ Self-measured, ☐ Sample measurement only, ☐ No measurement  |
| 8.  | Reason for no measurement                        | <ul> <li>□ NPA property so didn't go near the property,</li> <li>□ Land not demarcated ✓ Very Large uneven land, practically not possible to measure the entire area</li> <li>□ Any other Reason:</li> </ul>  |
| 9.  | Purpose of Valuation                             | <ul> <li>□ Value assessment of the asset for creating collateral mortgage</li> <li>□ Periodic Re-Valuation for Bank, □ Distress sale for NPA A/c.,</li> <li>□ For DRT Recovery purpose, □ Capital Gains Wealth Tax purpose, □ Partition purpose, □ General Value Assessment</li> </ul>  |
| 10. | Type of Loan                                     | <ul> <li>☐ Housing Loan,</li> <li>☐ Housing Take Over Loan,</li> <li>☐ Home Improvement Loan,</li> <li>☐ Loan against Property,</li> <li>☐ Construction Loan,</li> <li>☐ Educational Loan,</li> <li>☐ Car Loan,</li> <li>☐ Project Loan,</li> <li>☐ Term Loan,</li> <li>☐ Construction</li> <li>☐ Con</li></ul> |
| 11. | Loan Amount                                      |   |

|    |                         | OWNERSHIP DETAILS                   |
|----|-------------------------|-------------------------------------|
| 1. | Legal Owner Name/s      | Gay riputra Estate Holders Put Ltd. |
| 2. | Property Purchaser Name |                                     |
| 3. | Property Address under  | 9512 Final Plot, Navapura Sanathal  |

was producted asking

|    | Valuation   |                         |
|----|---|-------------------------|
| 4. | Present Residence Address of the Owner/ Purchaser |                         |
| 5. | Property constitution                             | Free Hold, □ Lease Hold |

|     | LOCATION DETAILS                       |  |              |                     |              |             |                 |           |
|-----|--|--|--------------|---------------------|--------------|-------------|-----------------|-----------|
| 1.  | Adjoining Properties                   | North  | 1            | South               |              | East        | ٧               | Vest      |
|     | (Match it with papers with the help of | Adjoin   | ing          | Cadila              | 5            | teel        | Ra              | ilway     |
|     | compass or Sun direction and also      | F.P  | V            | Cadila<br>Noter Pla | ant 1        | Plant       | 1               | ine       |
| 2   | confirm it with nearby people)         |  |              |                     |              |             |                 |           |
| 2.  | Property Facing                        |  | 10 R         | North Facin         |              | V           |                 | 0.70      |
|     |  | ☐ North-E  | East Fac     | ing,   South        | -West Fac    | cing, □ Sou | th-Eas          | t Facing, |
|     |  | □ North-V  | Vest Fac     | cing                |              |             |                 |           |
| 3.  | Landmark                               | Ra   | ikot         | -Ahm                | redab        | ad H        | ighu            | ray       |
| 4.  | Ward Name/ No.                         |  |              |                     |              |             |                 | 16        |
| 5.  | Zone Name                              | -1   |              |                     |              |             | K. L            |           |
| 6.  | Main Road Name & Width and             | Na   | ime          | N                   | Vidth        | Dist        | ance f          | rom       |
|     | distance of the property from it       |  |              |                     |              | р           | ropert          | y         |
|     |  | Rajkot.  | Ahm          | 30                  | m            | 800-        | 900             | m         |
| 7.  | Approach Road Name & Width             |  |              |                     |              |             |                 |           |
| 8.  | Location consideration of the          | ☐ Within Main city, ☐ Within Good Urban developed Area, ☐    |              |                     |              |             |                 |           |
|     | Society                                | Within developing area, ☐ Highly posh locality, ☐ Very Good, |              |                     |              |             |                 | Good, 🗆   |
|     |  | Good, □ C  | Ordinary,    | , □ In interi       | ors, 🗆 Re    | mote area,  | □ Bacl          | kward,    |
|     |  | Average  | e, 🗆 Pod     | or                  |              |             |                 |           |
| 9.  | Location of the Flat                   | ☐ Park F   | acing,       | ☐ Pool Fac          | ing, 🗆 R     | oad Facing  | , 🗆 E           | ntrance   |
|     | 201                                    | North-East   | t Facing,    | ☐ Sunlight          | facing       |             |                 |           |
| 10. | Characteristics of the Locality        | □ Urban  | develop      | ed, 🗆 Urba          | an develo    | ping, 🗆 Se  | emi Ur          | ban, 🗆    |
|     |  | Rural, 🗆 B   | Backward     | d, 🗸 Índustria      | al, 🗆 Instit | utional     |                 |           |
| 11. | Category of Society/ Locality          | ☐ High En  | id, 🗆 No     | ormal,   Affo       | ordable Gro  | oup Housing | g, $\square$ EV | VS,       |
|     |  | ☐ HIG, ☐   |              |                     |              | 0 1 1       | 5               |           |
| 12. | Utilities/ Facilities in the locality  |  |              | n, 🗆 Landso         |              |             |                 |           |
|     |  | Backup   | ouse, $\Box$ | Walk Trails,        | □ Kius pi    | ay zone, L  | 1007            | Prower    |
| 13. | Proximity to civic amenities           | School   | Hospita      | I Market            | Metro        | Railway St  | tation          | Airport   |
|     |  |  |              |                     |              |             |                 |           |
| 14. | Any new development in                 | V.   | 01           | 1 -                 |              | 1 .         |                 |           |
|     | surrounding area                       | Tes,   | PIO          | unt &               | 1-ac         | tories      | )               |           |
| 15. | Jurisdiction limits                    | □ Nagar  | Nigam,       | □ Nagar P           | anchayat,    | ☐ Gram I    | Pancha          | ıyat, 🗆   |
|     |  | Nagar Palik  | ka Parish    | nad,   Area         | not within   | any municip | oal limit       | s         |
| 16. | Jurisdiction Development               | □ DDA, □   | GDA, E       | □ NOIDA, □          | GNIDA, E     | YEIDA, □    | HUDA            | ١,        |
|     |  |  | -            | 37-10-1             |              |             |                 |           |

|          | T   |  |                          |                       |  |  |
|----------|---|--|--------------------------|-----------------------|--|--|
|          | Authority Name  | □KMDA, □ MDDA, □   | Any other Developmen     | t Authority:          |  |  |
|          |   | ☐ Area not within any  | development authority li | imits                 |  |  |
| 17.      | Municipal Corporation Name  | □ NDMC, □ SDM  | IC,   EDMC,   O          | Shaziabad Municipal   |  |  |
| 3000.55  |   | Corporation   Gura   | aon Municipal Corpor     | ration   Faridabad    |  |  |
|          |   |  |                          |                       |  |  |
|          |   | Municipal Corporation,   | ☐ Kolkata Municipal Co   | orporation,           |  |  |
|          |   | ☐ Dehradun Municip   | oal Corporation, 🗆 A     | rea not within any    |  |  |
|          |   | municipal limits. Any  | other Municipal Corpor   | ration/ Municipality: |  |  |
|          | L. de la  |  | - Participant            |                       |  |  |
|          |   | PHYSICAL DETAILS   |                          |                       |  |  |
| 1.       | Land Area   | As per Title deed  | As per Map               | As per site           |  |  |
|          | As per Pant Plan  |  |                          | survey                |  |  |
|          | & F- Form   | 30735  |                          |                       |  |  |
| 2.       | Any conversion to the land use  |  |                          | 1                     |  |  |
| 3.       | Land Type   | ☐ Solid, ☐ Rocky, ☐  | Marsh Land, ☐ Recla      | imed Land,   Water    |  |  |
| O.       | Zana Typo   | logged, □ Land locked  |                          |                       |  |  |
| 4.       | Shape of the Land   | ☐ Square, ☐ Rectang  | 20 (2)                   |                       |  |  |
|          |   |  | lar, ☐ Couldn't confirm  | since not bounded,    |  |  |
| -        | 111-511   | □ NA   | low road level, □ Above  | o road loval          |  |  |
| 5.<br>6. | Level of Land Frontage to depth ratio   | The second secon | Less frontage,   Large   |                       |  |  |
| 7.       | Are Boundaries matched  | Yes,  No   | Less Horitage, 🗆 Large   | nontage, 🗆 WA         |  |  |
| 8.       | Is Independent access available   | Clear independent  | access is available.     | Access available in   |  |  |
| O.       | to the property?  | sharing of other adjoining property,   No clear access is available,   |                          |                       |  |  |
|          |   | ☐ Access is closed due   |                          |                       |  |  |
| 9.       | Is property clearly demarcated  |  | with Temporary boundar   | ries                  |  |  |
|          | with permanent boundaries?  | 103, E 110, E 0111)  | man remperary beamaan    |                       |  |  |
| 10.      | Is the property merged or   |  |                          |                       |  |  |
| 11.      | colluded with any other property  Property currently possessed by   | Owner Wacant or  | pen land, □ Lessee, □    | Under Construction    |  |  |
| 11.      | Property currently possessed by   |  | ed,  Property was lock   |                       |  |  |
|          |   | ☐ Court sealed   | a, 🗆 Froporty was loss   | tou, in bank scaled,  |  |  |
| 12.      | Garden/ Landscaping   | ☐ Yes, ☐ No, ☐ Beau  | tiful.   Ordinary        |                       |  |  |
| 13.      | Boundary Wall (Only for individual  | 2 ,00, 2 ,10, 2 2000   | ,,                       |                       |  |  |
|          | property)   | Height:  | Width:                   | Finish:               |  |  |
| 14.      | Guard Room  | ☐ Yes, ☐ No, ☐ Area:   |                          |                       |  |  |
| 15.      | Water arrangements  |  | rsible, 🗆 Jal board supp |                       |  |  |
| 16.      | Power connection  |  | lable within 5 Kms radi  | us,   State owned     |  |  |
| 17.      | Current activity carried out on the   | power distribution comp Vacant,  Farming,  |                          |                       |  |  |
| 14.      | Land  | vacant, 🗆 ranning,   | □ Animal nusbandry       |                       |  |  |
| 18.      | Special comments if any   |  |                          |                       |  |  |
|          |   | Let 1 2 de   |                          |                       |  |  |
|          |   |  |                          |                       |  |  |
|          |   |  |                          |                       |  |  |
|          |   |  |                          |                       |  |  |
|          | ATT A CONTRACT OF THE PARTY OF |  |                          |                       |  |  |

# **DRAW SITE KEY PLAN & SKETCH PLAN**

|    | <u>MARKETABI</u>                            | LITY/ SEL  | ABILITY/ UTLITY DETAILS  |  |
|----|---|--|--|--|
| 1. | Any issues in marketability of the          | ☐ Yes, ☐   |  |  |
|    | property?                                   |  | n case of No: ☐ Location, ☐ Surrounding, ☐ Legal ☐ Demand, ☐ Shape, ☐ Any Other: |  |
| 2. | 2. How is Demand & Supply                   | Demand   | ☐ Very Good, ☐ Good, ☐ Average, ☐ Low, ☐ Poor                                    |  |
|    | condition in the Market of such properties? | Supply   | ☐ Very Good, ☐ Good, ☐ Average, ☐ Low, ☐ Poor                                    |  |
| 3. | Is property easily sellable &               | ☐ Yes, ☐   | No   |  |
|    | marketable?                                 | Comments   | S:   |  |
| 4. | How is the current utility of the property? | ☐ Excellent, ☐ Very Good, ☐ Good, ☐ Average, ☐ Low, ☐ Poor |  |  |
| 5. | At what True rate Owner bought              | Year of pu   | rchase   |  |
|    | this Property?                              | Purchase   | Price  |  |

USE THIS SPACE FOR PROVIDING ANY ADDITIONAL DETAILS/ INFORMATION

|      | (Availa  | ble for Sale or     | Transaction already        | happened in past)              |                       |
|------|--|---------------------|----------------------------|--------------------------------|-----------------------|
| S.No | Particulars  | Subject<br>Property | Comparable 1               | Comparable 2                   | Comparable 3          |
| 1.   | Name (source of information)   | NA                  | Мапатај.                   | Agarwal                        |                       |
| 2.   | Contact No.  | NA                  | 9925119437                 | 8735829984                     |                       |
| 3.   | Type of source of information (Seller/ Property dealer/ nearby people)   | NA                  | Broker                     | Broker                         |                       |
| 4.   | Rates/ Price informed  | NA                  | RS. 8,4001-<br>Per Sa. nt. | RS, 7500-80001-<br>per sq. wt. |                       |
| 5.   | Rates Type (Sale/ Buy)   | NA                  |                            |                                |                       |
| 6.   | Shape of the Property<br>(Square, Rectangular,<br>Irregular)   |                     |                            |                                |                       |
| 7.   | Area/ Size of the<br>Property  |                     |                            |                                |                       |
| 8.   | Legal Status (clear,<br>negative, weak)/ No. of<br>owners  |                     |                            |                                |                       |
| 9.   | Location/ surrounding/<br>neighborhood<br>comparison with the<br>subject property<br>(Similar, Lower, Better,<br>Highly Better than the<br>subject Property) | Base Case           |                            |                                |                       |
| 10.  | Distance from the subject Property   | 0                   |                            |                                |                       |
| 11.  | Level of Land (Below/<br>On/ Above road level)   | , L                 |                            |                                |                       |
| 12.  | Frontage to depth ratio (Normal, Less, Large)  |                     |                            |                                |                       |
| 13.  | Approach road width  |                     |                            |                                | Figure and the second |
| 14.  | Present Use  |                     |                            |                                | Year -                |
| 15.  | Property Demarcation<br>(Yes, No, Partly,<br>Temporarily)  |                     |                            |                                |                       |
| 16.  | Other factors (Corner,<br>2 side open, North-East<br>facing, Park facing,<br>Legal/ Financial<br>encumbrance, etc.)  |                     |                            |                                |                       |
| 17.  | Any other details/<br>Discussion held  | NA                  |                            |                                |                       |
| 18.  | 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               |  |
| 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.  |  |
|---------------|--|
| Surveyor Name |  |
| Signature     |  |
| Date          |  |

### **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 | Dhairy a Rathi (7490990797)<br>C/O Anushrar Bhott |
| Signature     | D. M. Pothi                                       |
| Date          | 2410212024  |

## 1) CITY GOLD MALL ,NR. SHYAMAL CROSS ROAD, SATELLITE, AHMEDABAD. T.P NO: 3, F.P NO: 226, SURVEY NO: 310(NEW)

| SR. NO. | FLOOR                 | RATE ( Per sq. ft.) | Referance & Contact No     |
|---------|-----------------------|---------------------|----------------------------|
| 1       | <b>Ground Floor</b>   | 30000/-             | Kunvarji Realty 7984481077 |
| 2       | 1 <sup>st</sup> Floor | 26000/-             | Apurva Shah 9909602776     |
| 3       | 2 <sup>nd</sup> Floor | 22000/-             | Dev Desai 9998898423       |
| 4       | 3 <sup>rd</sup> Floor | 18000/-             | Somish Realty 9429613131   |

### 2) CITY GOLD CENTER, VEJALPUR, AHMEDABAD.

T.P NO: 1, F.P NO: 107, SURVEY NO: 580 Paiki

| SR. NO. | FLOOR   | RATE ( Per sq. ft.) | Referance & Contact No     |
|---------|---|---------------------|----------------------------|
| 1       | Ground, 1 <sup>ST</sup> , 2 <sup>ND</sup> Floor           | 22,000/-            | Nishtha Patel 9925036385   |
| 2       | 3 <sup>rd</sup> , 4 <sup>th</sup> , Floor                 | 16,000/-            | Sachin Jain 9898595367     |
| 3       | 5 <sup>th</sup> , 6 <sup>th</sup> Floor                   | 10,500/-            | Dharmendrasinh 9723232227  |
| 4       | 7 <sup>th</sup> , 8 <sup>th</sup> , 9 <sup>th</sup> Floor | 7,400/-             | Kunvarji Realty 7984481077 |
|         |   |                     |                            |

Rent: For Ground Floor: Rs. 100 to 120/- per sq. ft.

For 1st & 2nd Floor: Rs. 70 to 65/- per sq. ft.

For 3<sup>rd</sup> Floor & Above: Rs. 50 to 45/- per sq. ft.

Note: Rent is Depending upon Building Condition, Amenities & Parking Facilities.