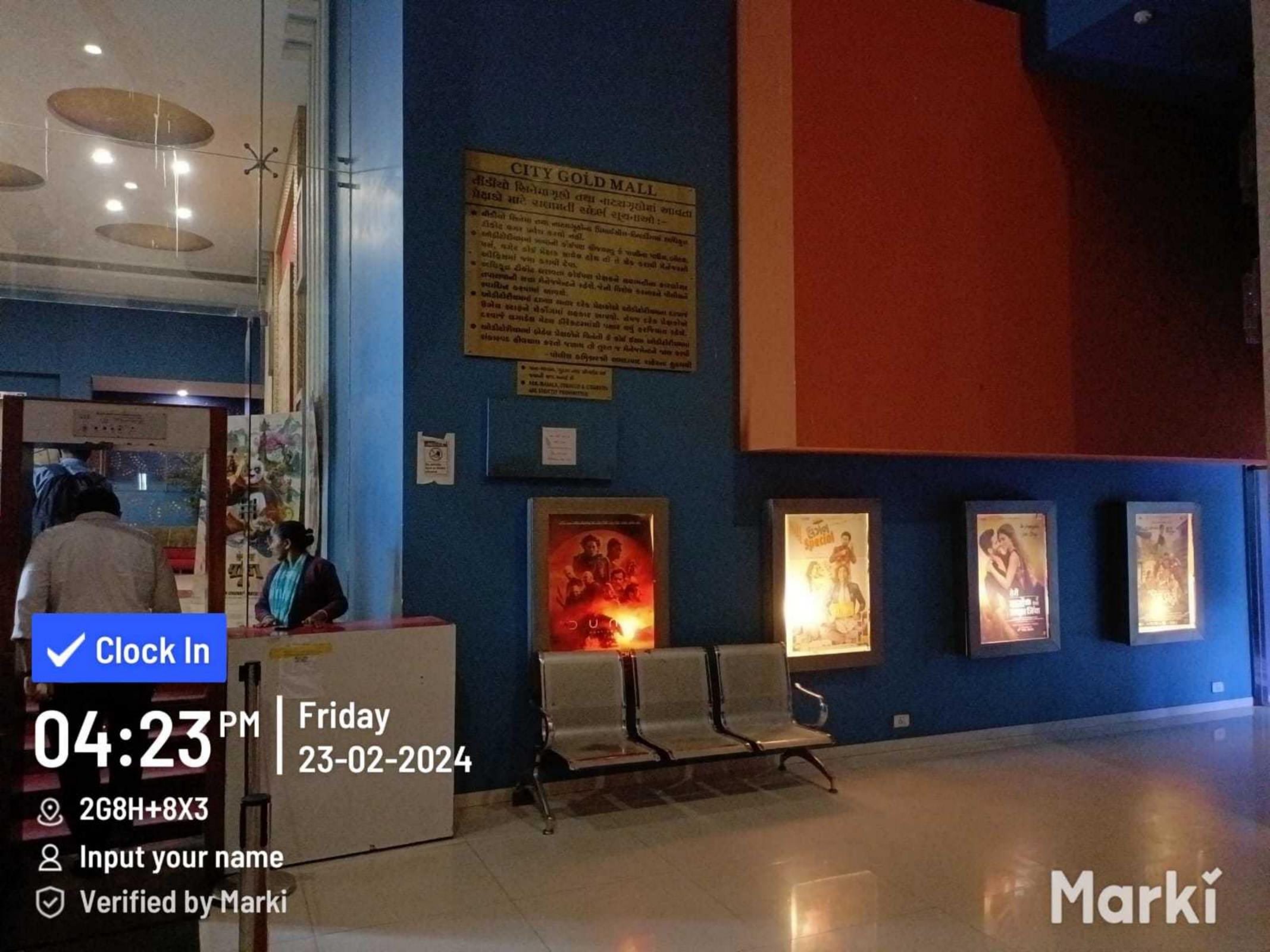
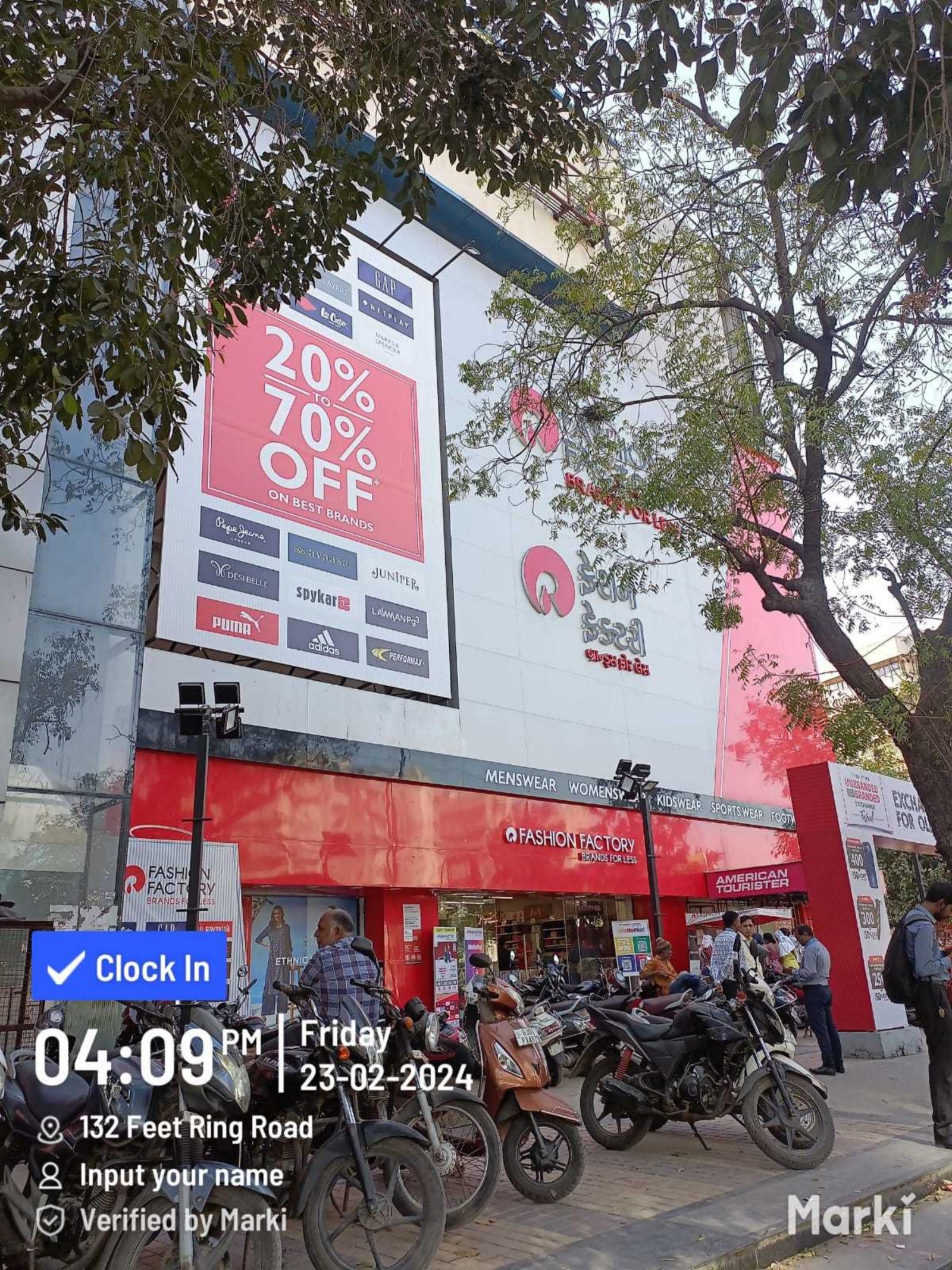
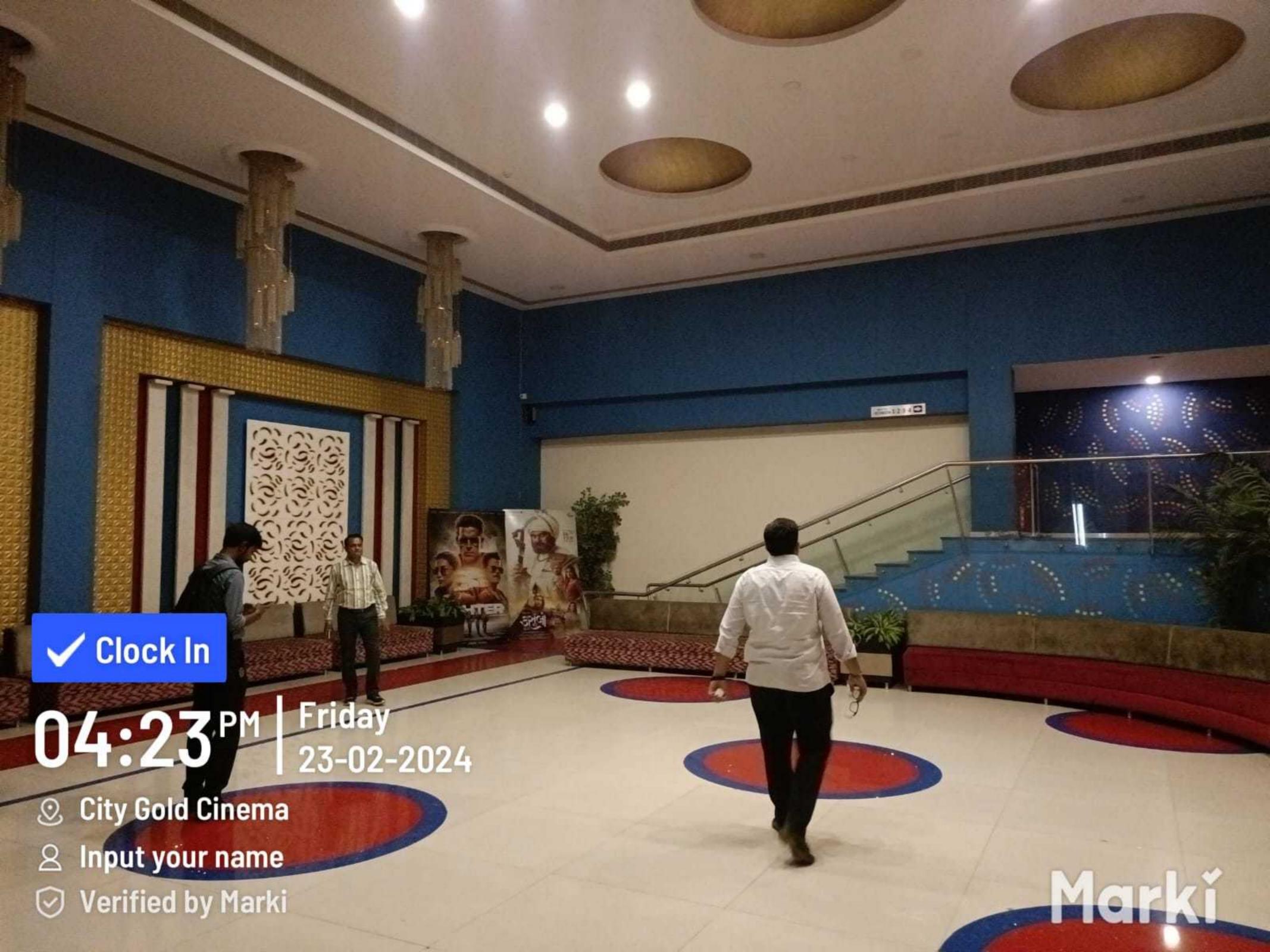


- Input your name
- ∀ Verified by Marki

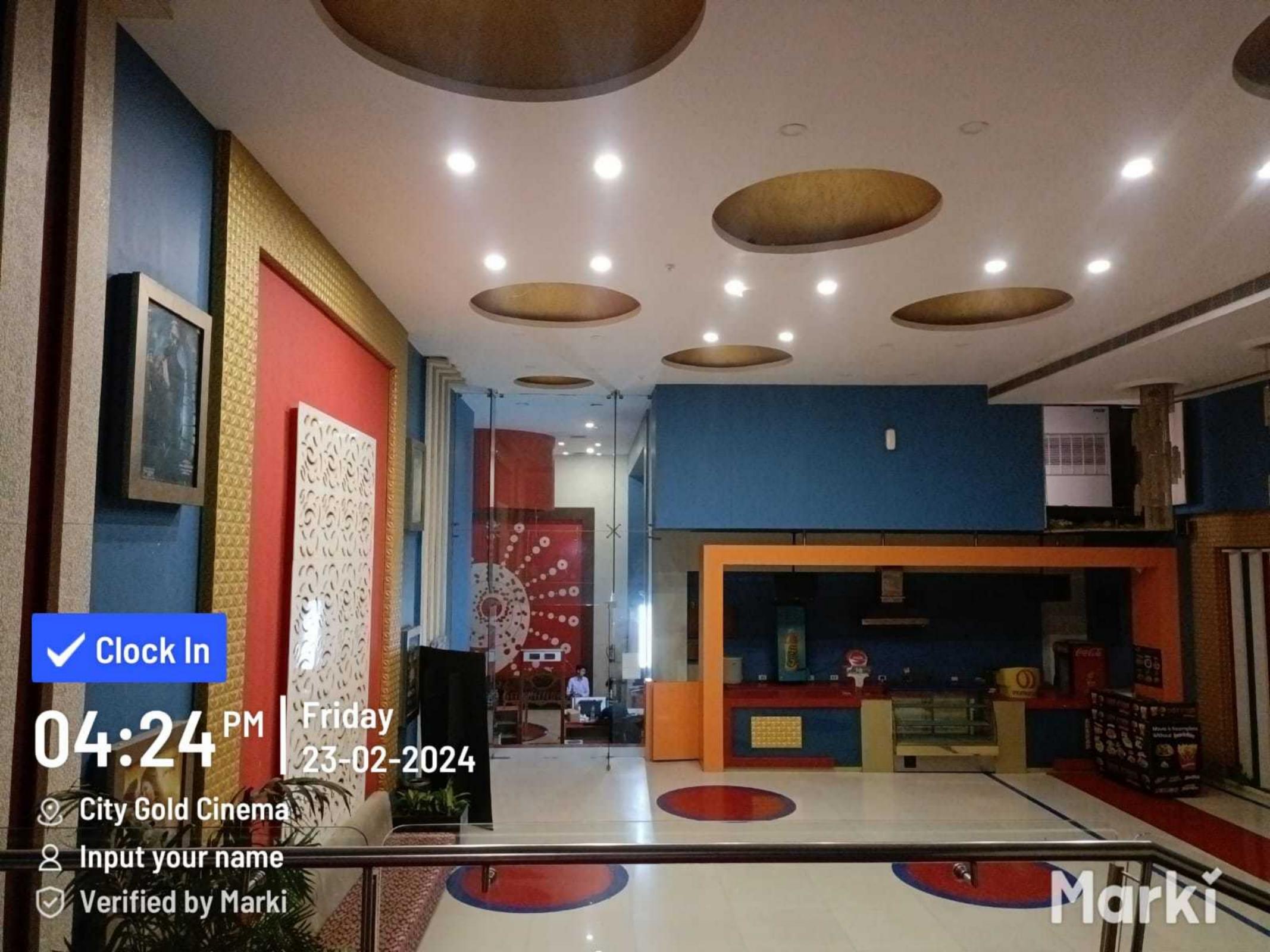
Marki



























































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



			(Ver	ECTION FOR 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 On date	Grade	HOD Engg. 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 eason	properly done	e, Photo photo not tal	graphs not cle	early taken, owner represe	☐ Selfie/ ntative sign	leasurement is no Owner or owner ature not taken, [
by th	ase File is returned he preparer - HOD g. comment & 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		《大学》	
1.	Proposal/ Work Ord		GENERA	L DETAILS			
1.		der or	ation Report,	☐ Construction		e, □ Cost v	etting certificate
	Ref. No.	der or	ation Report, 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, er CE Certifica k [☐ Constructionates, ☐ TEV Re	port, □ LIE □ NBFC □		е
2.	Ref. No. Type of Service	□ Valu □ Othe □ Ban	ration Report, er CE Certifica 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, er CE Certifica k [☐ Construction ates, ☐ TEV Re ☐ PSU ☐ ☐ Private client	port, □ LIE □ NBFC □	☐ Corporate	е
 3. 4. 	Ref. No. Type of Service Type of customer Bank/ FI/ Organizat Name & Address	□ Valu □ Othe □ Ban □ Com	ration Report, er CE Certifica k [npany [☐ Construction ates, ☐ TEV Re ☐ PSU ☐ ☐ Private client	port, □ LIE □ NBFC □ □ Direct o	☐ Corporate	e gh Bank
 3. 4. 5. 	Ref. No. Type of Service Type of customer Bank/ FI/ Organizat Name & Address Case Allotment Offi	□ Valu □ Othe □ Ban □ Com □ Com	ration Report, er CE Certifica k [npany [□ Construction ates, □ TEV Re □ PSU □ Private client □ Contact	port, □ LIE □ NBFC □ □ Direct o	☐ Corporate client throug	e gh Bank
 3. 4. 	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, er CE Certifica k [npany [□ Construction ates, □ TEV Re □ PSU □ Private client □ Contact	Poort, □ LIE □ NBFC □ □ Direct of t Number □ Case for	Corporate client throug	e gh Bank mail Id
2.3.4.5.6.	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 Imail Id

			CASE DETA	<u>IILS</u>		
1.	Type of Property					
2.	Purpose of Valuation/ Assignment	 □ 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 □ Any other: 			sale for NPA A/c., 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 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/ 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:
	 Survey started with proper work order and knowing the source of payment. Survey done with proper documents.
	Done complete homework and studied the documents properly with highlighting the main points before moving for the survey.
	Chosen correct survey form as per the property type.
	All fields of Survey form are properly filled.
	All site special observations and negative and positive factors are clearly mentioned.
	7. Self & client signatures taken on survey form.
	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):

 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.	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	 □ Value assessment of the asset for Periodic Re-Valuation for Bank, □ For DRT Recovery purpose, □ Partition purpose, □ General Valuation purpose 	☐ Distress sale for NPA A/c., Capital Gains Wealth Tax purpose			
10.	Type of Loan	 ☐ Housing Loan, ☐ Housing Take Loan, ☐ Loan against Property, ☐ Loan, ☐ Car Loan, ☐ Project Loenhancement, ☐ Cash Credit Limit, 	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 Valuation	City Gold Center, Vejalpur 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 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 , U 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/ 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	 a. Make: □ RBC, □ RCC, □ GI Shed, □ Tin Shed, □ Stone Patla b. Height: c. Finish □ Simple plaster, □ POP Punning, □ POP False Ceiling,
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	 □ Maintenance issues, □ Finishing issues, □ Seepage issues, □ Water supply issues, □ Electricity issues, □ Structural issues, □ Visible arcale in the building. 				
22.	Any violation done in the property	 □ Visible cracks in the building □ Construction done without Map, □ Construction not as p approved Map, □ Extra covered without sanctioned Map, □ Joine adjacent property, □ Encroached adjacent area illegally 					
23.	Boundary Wall (Only for individual property)	☐ Yes, ☐ No, ☐ Common boun Running Mtr. Height					
24.	Lift/ elevators	✓ Passenger/✓ Commercial Make: Capacity:					
25.	Power backup	☐ Inverter, ☐ DG Set Make:	Capacity:				
26.	Garden/ Landscaping	☐ Yes, ☐ No, ☐ Beautiful, ☐ Or	l 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 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 (Square, Rectangular, Irregular)				
7.	Area/ Size of the Property				
8.	Legal Status (clear, negative, weak)/ No. of owners	e te logi			1434
9.	Location/ surrounding/ neighborhood comparison with the subject property (Similar, Lower, Better, Highly Better than the subject Property)	Base Case			
10.	Distance from the subject Property	0			
11.	Other factors (Corner, 2 side open, North-East facing, Park facing, Legal/ Financial encumbrance, etc.)				
12.	Approach road width	of market are			
13.	Level of Land (Below/ 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/ 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) 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 rsion 5.0) vision: 30.01.2		evision: 31.	10.2020
	Items	Assign	ed To	Assigned to Date	To be completed by date	Submitted On date	Grade	HOD Engg. 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 ason	proper repres	ly done entative	photo not tal	graphs not cl	learly taken, owner repres	☐ Selfie/ entative sign	leasurement is no Owner or owne ature not taken, [
by th	ase File is returned ne preparer - HOD g. comment & ature	Report	prepare	er to collect th	ne missing infor	rmation on his	own.	arning to Surveyo
1.	Proposal/ Work Or Ref. No.	rder or	电电影	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 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 .		自由在中央人员 。1994年
1.	Type of Property					
2.	Purpose of Valuation/ Assignment	☐ Period	collateral mortgage e for NPA A/c., 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, ☐ Letter, ☐ Po ap, ☐ Site P yment receip yment receip	Transfer Deed, ossession Letter lan 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 ne firm in the ill spirit or vested

	File No. VIS-2020 PL-		
	FILE RECEIVER CASE COLLECTION PROC (To be filled by Sui	SUI SECTION SECTION	PLIANCE CHECKLIST
S.NO.	COMPLIANCE CHECKLIST	STATUS	APPROVER SIGNATURE/ 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 marker pen before moving for the survey. During site s fields from the ownership documents then please 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:
	 Survey started with proper work order and knowing the source of payment. Survey done with proper documents. Done complete homework and studied the documents properly with highlighting the main points before moving for the survey. Chosen correct survey form as per the property type. All fields of Survey form are properly filled. All site special observations and negative and positive factors are clearly mentioned. Self & client signatures taken on survey form. Property rates information properly taken, mentioned and verified. Site rough sketch plan made. Proper photographs taken. Selfie with property taken. Selfie and owner photograph with property taken.
В	In case of 3 minor mistakes in any of the above points except Point 1, 2, 3, 4, 6, 8, 10, 11, 12 but all the points are covered.
С	In case of more than 3 minor mistakes and any 1 major mistake in any of the above points and if any points are completely missing except Point 1, 2, 3, 4, 6, 8, 10, 11, 12.
D	In case of 1 major mistake or missing of any 1 point out of 1, 2, 3, 4, 6, 8, 10, 11, 12.
E	In case of more than 1 major mistakes or missing of more than 1 point out of 1, 2, 3, 4, 6, 8, 10, 11, 12.

Note (Survey Grading Matrix):

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

Note (Overall Grading Matrix):

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

	SURVEY PROCESS COMPLIANCE CHECKLIST	
	(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				

	"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	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 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 of compass or Sun direction and also confirm it with nearby people)	132' Rin Road	9 8	esidench Bungalou	, 60	Road	UP PO	ain
2.	Property Facing		☑ East Facing, ☐ North Facing, ☐ West Facing, ☐ South Facing,					
		□ North-East Facing,□ South-West Facing,□ South-East Facing,□ North-West Facing						
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	 □ DDA, □ GDA, □ NOIDA, □ GNIDA, □ YEIDA, □ HUDA, □KMDA, □ MDDA, □ Any other Development Authority: □ Area not within any development authority limits 				
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/ 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 ☐ Mosaic, ☐ Granite ☐ Wooden, ☐ PCC,	eramic Tiles, ☐ Simple marble, ☐ Marble chips, e, ☐ Italian Marble, ☐ Kota stone, f, ☐ Imported Marble, ☐ Pavers, ☐ Chequered ☐ No Flooring, ☐ Under construction, ☐ Any		
9.	Appearance/ Condition of the Building	Internal - ☐ Excellent 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 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 y happened in past)	
S.No	Particulars	Subject 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 (Square, Rectangular, Irregular)				
7.	Area/ Size of the Property				
8.	Legal Status (clear, negative, weak)/ No. of owners				
9.	Location/ surrounding/ neighborhood comparison with the subject property (Similar, Lower, Better, Highly Better than the subject Property)	Base Case			
10.	Distance from the subject Property	0			
11.	Other factors (Corner, 2 side open, North-East facing, Park facing, Legal/ Financial encumbrance, etc.)	16/48 11/2/2018			
12.	Approach road width	e. 12. 44.			
13.	Level of Land (Below/ 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/ 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) 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 On date	Grade	HOD Engg. 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 g. unprepared due eason	rates is r properly represen	not properly done, done, Denoted	☐ Identification ographs not cl aken, ☐ Owner	n is not clearly early taken, r/ owner repre	done, Note: Note	Market survey for Measurement is no Owner or owne gnature not taken		
by t Eng	ase File is returned he preparer - HOD g. comment & nature	Surveyor	defects in the Report preparer	to collect the mi	ssing informat	ion on his o	with warning to wn.		
100	经验证证明		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 Company	☐ PSU ☐ Private client		☐ Corporat			
4.	Bank/ FI/ Organiza 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			
6.7.	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/ Assignment	☐ Period☐ For DF	ic Re-Valuation f RT Recovery pur n purpose, □ G	or Bank, □ [pose, □ Cap	Distress sale fo oital Gains Wea	ollateral mortgage or NPA A/c., 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 Letter, □ Poss ap, □ Site Plar yment receipt, yment receipt	ansfer Deed, ession Letter
9.	Documents received from					
10.	Special Instructions if any:					
11.	I agree to pay the amount me on Valuer firm to distort any vested interest and to benefit 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 (To be filled by Su		PLIANCE CHECKLIST	
S.NO.		STATUS	APPROVER SIGNATURE/ 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 on docume	n is must to identify the Plot. For 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 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:
	 Survey started with proper work order and knowing the source of payment. Survey done with proper documents. Done complete homework and studied the documents properly with highlighting the main points before moving for the survey. Chosen correct survey form as per the property type. All fields of Survey form are properly filled. All site special observations and negative and positive factors are clearly mentioned. Self & client signatures taken on survey form. Property rates information properly taken, mentioned and verified. Site rough sketch plan made. Proper photographs taken. Selfie with property taken. Selfie and owner photograph with property taken.
В	In case of 3 minor mistakes in any of the above points except Point 1, 2, 3, 4, 6, 8, 10, 11, 12 but all the points are covered.
С	In case of more than 3 minor mistakes and any 1 major mistake in any of the above points and if any points are completely missing except Point 1, 2, 3, 4, 6, 8, 10, 11, 12.
D	In case of 1 major mistake or missing of any 1 point out of 1, 2, 3, 4, 6, 8, 10, 11, 12.
E	In case of more than 1 major mistakes or missing of more than 1 point out of 1, 2, 3, 4, 6, 8, 10, 11, 12.

Note (Survey Grading Matrix):

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

Note (Overall Grading Matrix):

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	 □ Vacant Residential Plot, □ Comr Plot, □ Agricultural Land, □ Institutio □ Land for Group Housing Society, □ Land for Farm House 	onal Land,
7.	Property Measurement	☐ Self-measured, ☐ Sample measurement	irement only,
8.	Reason for no measurement	 □ NPA property so didn't go near th □ Land not demarcated Very Lapossible to measure the entire area □ Any other Reason: 	
9.	Purpose of Valuation	 □ Value assessment of the asset fo □ Periodic Re-Valuation for Bank, □ □ For DRT Recovery purpose, purpose, □ Partition purpose, □ Get 	☐ 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							
		 □ North-East Facing, □ South-West Facing □ North-West Facing 							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 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	☐ Normal frontage, ☐ Less frontage, ☐ Large frontage, ☐ NA☐ Yes, ☐ No						
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 (Availa	MARKET CO	MPARABLE RATE IN Transaction already	IFORMATION DETAIL happened in past)	LS
S.No	Particulars	Subject Property	Comparable 1	Comparable 2	Comparable 3
1.	Name (source of information)	NA	Mahasaj 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 (Square, Rectangular, Irregular)				
7.	Area/ Size of the Property				
8.	Legal Status (clear, negative, weak)/ No. of owners				
9.	Location/ surrounding/ neighborhood comparison with the subject property (Similar, Lower, Better, Highly Better than the subject Property)	Base Case			
10.	Distance from the subject Property	0			
11.	Level of Land (Below/ On/ Above road level)				
12.	Frontage to depth ratio (Normal, Less, Large)	No.			
13.	Approach road width				100
14.	Present Use				
15.	Property Demarcation (Yes, No, Partly, Temporarily)				
16.	Other factors (Corner, 2 side open, North-East facing, Park facing, Legal/ Financial encumbrance, etc.)				7
17.	Any other details/ 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	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) 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 pleted date	Submitted On date	I Grade	HOD Engg. 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 sentative pogle Map	photo not to not taken,	ographs aken, □ □ Surv	not cl Owner ey sumn	early taken, / owner repr	☐ Selfie esentative ot filled	Measurement is nel Owner or own signature not take
y t Eng	ase File is returne he preparer - HOD g. comment & nature	Surve	eyor. Repo	ort preparer	to collec	ct the mi	approved fo ssing informa to be done a	ation on his	on with warning own.
	美国的基础			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 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 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/ Assignment	☐ Periodi	assessment of the control of the co	or Bank, □ l ose, □ Cap	Distress oital Gair	sale for Nins Wealth	PA A/c.,
3.	Owner/ Applicant Details		Name	Conta	ct Numb	per	Email Id
					e 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)	 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: □ 					
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 (To be filled by Sui	THE RESERVE OF THE PARTY OF THE	PLIANCE CHECKLIST					
S.NO		STATUS	APPROVER SIGNATURE/ 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'?							
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 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						
	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.							
. 1	f. Take nearby photographs of the Property.							
10.	g. Take a short video to cover property and neighborho 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.
	Done complete homework and studied the documents properly with highlighting the main points before moving for the survey.
	Chosen correct survey form as per the property type.
	All fields of Survey form are properly filled.
	All site special observations and negative and positive factors are clearly mentioned.
	Self & client signatures taken on survey form.
	Property rates information properly taken, mentioned and verified.
	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	 ☐ 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 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	 □ From schedule of the properties mentioned in the deed, □ From name plate displayed on the property, □ Identified by the owner/ owner representative, □ Enquired from nearby people, □ Identification of the property could not be done, □ Survey was not done
6.	Type of Land	 □ Vacant Residential Plot, □ Commercial Plot, □ Vacant Industrial Plot, □ Agricultural Land, □ Institutional Land, □ Land for Group Housing Society, □ Land for Hotel/ Resort, □ Land for Farm House
7.	Property Measurement	☐ Self-measured, ☐ Sample measurement only, ☐ No measurement
8.	Reason for no measurement	 □ NPA property so didn't go near the property, □ Land not demarcated ✓ Very Large uneven land, practically not possible to measure the entire area □ Any other Reason:
9.	Purpose of Valuation	 □ Value assessment of the asset for creating collateral mortgage □ Periodic Re-Valuation for Bank, □ Distress sale for NPA A/c., □ For DRT Recovery purpose, □ Capital Gains Wealth Tax purpose, □ Partition purpose, □ General Value Assessment
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, ☐ Construction ☐ Con
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 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. 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 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- Per Sa. nt.	RS, 7500-80001- per sq. wt.	
5.	Rates Type (Sale/ Buy)	NA			
6.	Shape of the Property (Square, Rectangular, Irregular)				
7.	Area/ Size of the Property				
8.	Legal Status (clear, negative, weak)/ No. of owners				
9.	Location/ surrounding/ neighborhood comparison with the subject property (Similar, Lower, Better, Highly Better than the subject Property)	Base Case			
10.	Distance from the subject Property	0			
11.	Level of Land (Below/ 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 (Yes, No, Partly, Temporarily)				
16.	Other factors (Corner, 2 side open, North-East facing, Park facing, Legal/ Financial encumbrance, etc.)				
17.	Any other details/ 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) 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	Ground Floor	30000/-	Kunvarji Realty 7984481077
2	1 st Floor	26000/-	Apurva Shah 9909602776
3	2 nd Floor	22000/-	Dev Desai 9998898423
4	3 rd 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 ST , 2 ND Floor	22,000/-	Nishtha Patel 9925036385
2	3 rd , 4 th , Floor	16,000/-	Sachin Jain 9898595367
3	5 th , 6 th Floor	10,500/-	Dharmendrasinh 9723232227
4	7 th , 8 th , 9 th 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 3rd Floor & Above: Rs. 50 to 45/- per sq. ft.

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