

DHL Service Centre



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✓ Clock In

04:45 PM | Friday
23-02-2024

📍 2G2M+9X7

👤 Input your name

🛡️ Verified by Marki

Marki



FOR INQUIRY
905 646 4

✓ Clock In entre

04:45 PM | Friday
23-02-2024

📍 City Gold Centre Power House

👤 Input your name

✓ Verified by Marki

DHL

Marki

A photograph of a warehouse interior. A worker in an orange shirt and dark pants stands on a concrete platform. A metal ladder is leaning against a wall of metal shelving units. The ceiling is high with exposed pipes and electrical conduits. A bright light source is visible on the left side of the frame.

✓ Clock In

04:48 PM | Friday
23-02-2024

📍 DHL Express

👤 Input your name

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Marki



✓ Clock In

04:48 PM | Friday
23-02-2024

📍 City Gold Centre Commercial
Building

👤 Input your name

🛡️ Verified by Marki

Marki

✓ Clock In

04:45 PM | Friday
23-02-2024

📍 City Gold Centre Power House

👤 Input your name

✓ Verified by Marki

DHL Service Centre

Marki



✓ Clock In

04:48 PM | Friday
23-02-2024

📍 City Gold Centre Commercial
Building

👤 Input your name

✓ Verified by Marki

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✓ Clock In

04:50 PM | Friday
23-02-2024

📍 53/54

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✓ Verified by Marki

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✓ Clock In

04:53 PM | Friday
23-02-2024

📍 City Gold Centre Commercial
Building

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23-02-2024

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✓ Clock In

05:02 PM | Friday
23-02-2024

📍 Police Chowki-Jivraj Park

👤 Input your name

✓ Verified by Marki

Service Centre

Marki



✓ Clock In

04:57^{PM} | Friday
23-02-2024

📍 City Gold Centre, Baldev Nagar
Society, Mohammedi Park,
Juhapura, Ahmedabad, Gujarat
380051

👤 Input your name

✓ Verified by Marki

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✓ Clock In

05:02 PM | Friday
23-02-2024

📍 Police Chowki-Jivraj Park

👤 Input your name

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DHL Service Centre

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✓ Clock In

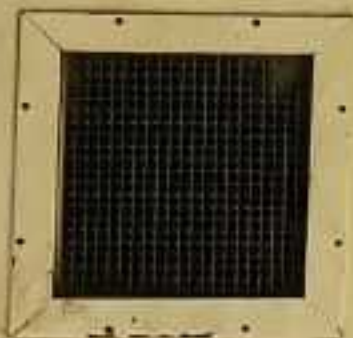
04:55^{PM} | Friday
23-02-2024

📍 2G2M+9X7

👤 Input your name

✓ Verified by Marki

Marki



✓ Clock In

04:30 PM | Friday
23-02-2024

📍 Citi Gold Mall, BF-2, Citi Gold Mall, Near, Shyamal Cross Road,,
132 Feet Ring Rd, Shyamal, Ahmedabad, Gujarat 380015

👤 Input your name

✓ Verified by Marki

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✓ Clock In

04:26 PM | Friday
23-02-2024

📍 City Gold Cinema

👤 Input your name

🛡️ Verified by Marki

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✓ Clock In

04:28 PM | Friday
23-02-2024

📍 City Gold Cinema

👤 Input your name

✓ Verified by Marki

Marki

20%
70% OFF
ON BEST BRANDS



MENSWEAR WOMENSWEAR

KIDSWEAR

FASHION FACTORY
BRANDS FOR LESS

✓ Clock In

04:32 PM | Friday
23-02-2024

📍 Someshwara Bungalows, 5
Jodhpur Village Road, Jodhpur,
Satellite, Ahmedabad 380015
India

👤 Input your name

🔑 Verified by Marki

BRANDS FOR LESS



✓ Clock In

04:28 PM | Friday
23-02-2024

📍 City Gold Cinema

👤 Input your name

✓ Verified by Marki

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✓ Clock In

04:25 PM | Friday
23-02-2024

📍 City Gold Cinema

👤 Input your name

✓ Verified by Marki

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✓ Clock In

04:30 PM | Friday
23-02-2024

📍 Citi Gold Mall, BF-2, Citi Gold Mall, Near Shyamal Cross Road,,
132 Feet Ring Rd, Shyamal,
Ahmedabad, Gujarat 380015

👤 Input your name

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04:24 PM | Friday
23-02-2024

📍 132 Feet Ring Road

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✓ Clock In

04:26 PM | Friday
23-02-2024

📍 City Gold Cinema

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04:28 PM | Friday
23-02-2024

📍 Citi Gold Mall, BF-2, Citi Gold
Mall, Near, Shyamal Cross Road,,
132 Feet Ring Rd, Shyamal,
Ahmedabad, Gujarat 380015

👤 Input your name

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✓ Clock In

04:24 PM | Friday
23-02-2024

📍 City Gold Cinema

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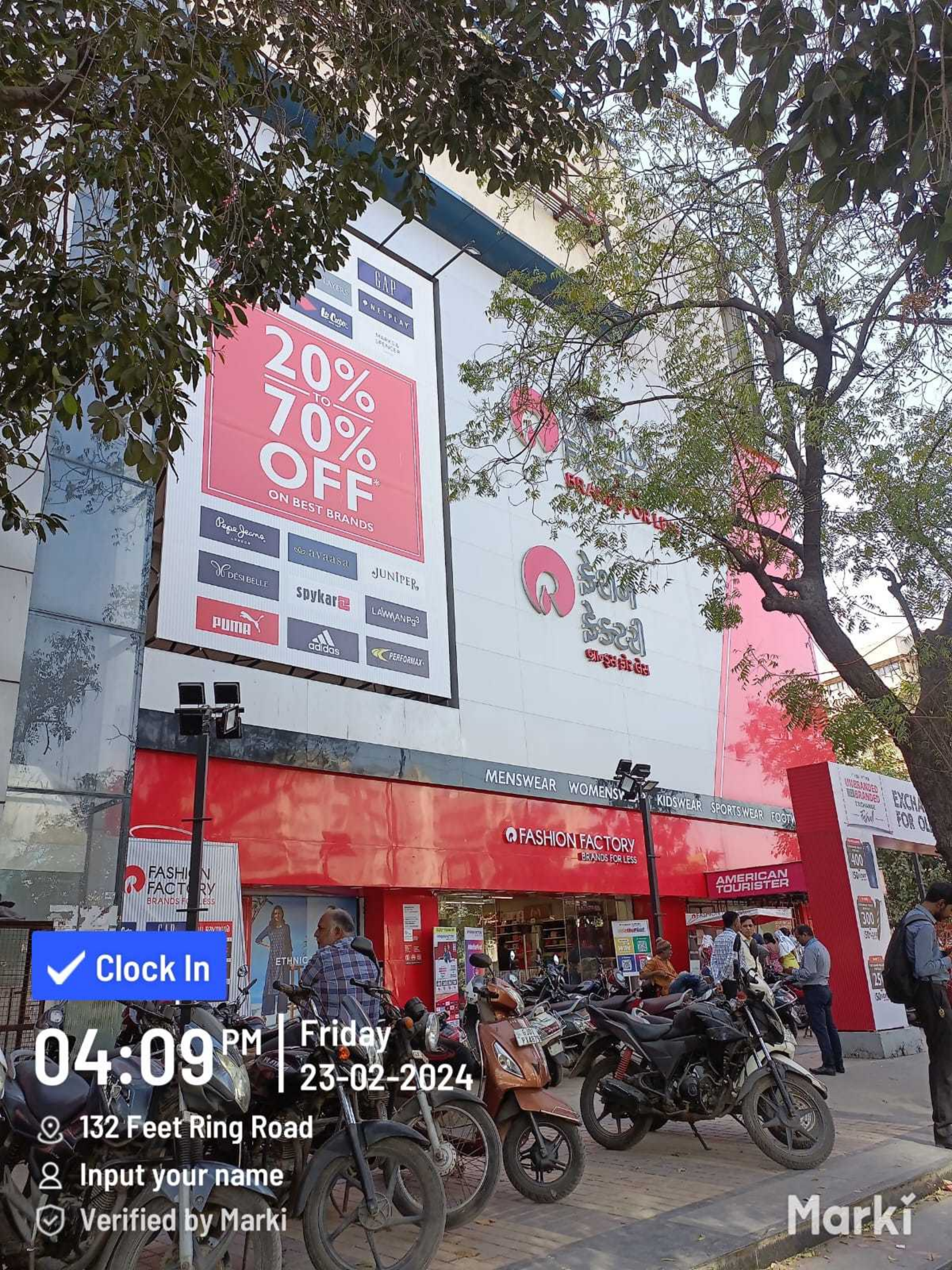
Friday
23-02-2024

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 **Input your name**

 **Verified by Marki**

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23-02-2024

📍 132 Feet Ring Road

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✓ Verified by Marki

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04:23 PM | Friday
23-02-2024

📍 City Gold Cinema

👤 Input your name

✓ Verified by Marki

Marki

CITY GOLD
Book your tickets only on
bookmyshow

FASHION
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✓ Clock In

04:05 PM | Friday
23-02-2024

📍 Jio Fashion Factory

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04:24 PM | Friday
23-02-2024

📍 City Gold Cinema

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23-02-2024

📍 Sanand, Gujarat

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Friday
23-02-2024

📍 Unnamed Road

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✓ Verified by Marki

CH-52275
TY-A

Marki

A landscape photograph showing a dirt path leading through a field with sparse grass and patches of bare earth. On the left, a single tree with green leaves stands prominently. On the right, there is a dense line of trees and bushes. The sky is clear and blue.

✓ Clock In

03:25 PM | Friday
23-02-2024

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03:27^{PM}

Friday

23-02-2024

📍 Sanand, Gujarat

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Friday

23-02-2024

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✓ Clock In

03:28 PM | Friday
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03:34 PM

Friday
23-02-2024

📍 Unnamed Road

👤 Input your name

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CH-52275
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A landscape photograph showing a dirt path leading through a field with sparse vegetation. On the left, a single tree stands prominently. On the right, there is a dense line of trees and bushes. The sky is clear and blue.

✓ Clock In

03:25 PM | Friday
23-02-2024

📍 XF38+V33

👤 Input your name

✓ Verified by Marki

Marki

A photograph of a rural landscape. In the foreground, a dirt path leads towards a small, blue-painted wooden structure, possibly a shop or a small house, which is partially obscured by the shadow of a large tree on the right. The ground is dry and dusty. In the background, there are more trees and a field. The sky is clear and bright. The overall scene is peaceful and rural.

✓ Clock In

03:27 PM | Friday
23-02-2024

📍 Sanand, Gujarat

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✓ Clock In

03:26^{PM}

Friday

23-02-2024

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Marki

A photograph of a rural landscape. In the foreground, there is a dirt road on the right side, bordered by a concrete drainage ditch. To the left of the road is a large field of tall, green grass. In the background, there are several trees, some with dense green foliage and others with bare branches. A small building with a corrugated metal roof is visible in the distance. The sky is clear and blue.

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✓ Clock In

03:34 PM

Friday
23-02-2024

📍 Unnamed Road

👤 Input your name

✓ Verified by Marki

Marki

File No. VIS-20____-20____ PL-

Date of Receiving

File Receiver Name

CASE COLLECTION FORM

(Version 5.0)

Date of implementation: 9.02.2011 | Last Revision: 30.01.2020 | Latest Revision: 31.10.2020

| Items | Assigned To | Assigned to Date | To be completed by date | Submitted On date | Grade | HOD Engg. Signature |
|------------------|-------------|------------------|-------------------------|-------------------|-------|---------------------|
| File Received By | | NA | NA | | | |
| Survey | | | | | | |
| Preparation | | | | | | |

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

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

GENERAL DETAILS

| | | | | | |
|----|---|--|-----------------------|---|--|
| 1. | Proposal/ Work Order or Ref. No. | | | | |
| 2. | Type of Service | <input type="checkbox"/> Valuation Report, <input type="checkbox"/> Construction cost estimate, <input type="checkbox"/> Cost vetting certificate <input type="checkbox"/> Other CE Certificates, <input type="checkbox"/> TEV Report, <input type="checkbox"/> LIE | | | |
| 3. | Type of customer | <input type="checkbox"/> Bank <input type="checkbox"/> PSU <input type="checkbox"/> NBFC <input type="checkbox"/> Corporate <input type="checkbox"/> Company <input type="checkbox"/> Private client <input type="checkbox"/> Direct client through Bank | | | |
| 4. | Bank/ FI/ Organization Name & Address | | | | |
| 5. | Case Allotment Officer/ Fees paying party Details | Name | Contact Number | Email Id | |
| 6. | Case Type | <input type="checkbox"/> Case for Fresh Account | | <input type="checkbox"/> Case for exiting account/ customer | |
| 7. | Fees Details | Amount of Fees | Advance Amount if any | Fees will be paid by | |
| | | | | <input checked="" type="checkbox"/> Bank | <input checked="" type="checkbox"/> Customer |
| 8. | Billing Details | Billed To Party Name | | GSTIN | |
| | | | | | |

| CASE DETAILS | | | | |
|--------------|--|---|----------------|----------|
| 1. | Type of Property | | | |
| 2. | Purpose of Valuation/ Assignment | <input type="checkbox"/> Value assessment of the asset for creating new collateral mortgage <input type="checkbox"/> Periodic Re-Valuation for Bank, <input type="checkbox"/> Distress sale for NPA A/c., <input type="checkbox"/> For DRT Recovery purpose, <input type="checkbox"/> Capital Gains Wealth Tax purpose <input type="checkbox"/> Partition purpose, <input type="checkbox"/> General Value Assessment <input type="checkbox"/> Any other: | | |
| 3. | Owner/ Applicant Details | Name | Contact Number | Email Id |
| 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) | 1. Ownership Documents: <input type="checkbox"/> Sale Deed, <input type="checkbox"/> Power of Attorney, <input type="checkbox"/> Registered Will, <input type="checkbox"/> Relinquishment Deed, <input type="checkbox"/> Transfer Deed, <input type="checkbox"/> Conveyance Deed, <input type="checkbox"/> Allotment Letter, <input type="checkbox"/> Possession Letter 2. Map: <input type="checkbox"/> Cizra Map, <input type="checkbox"/> Approved Map, <input type="checkbox"/> Site Plan 3. Utility Bills: <input type="checkbox"/> Electricity Bill & payment receipt, <input type="checkbox"/> Water Bill & payment receipt, <input type="checkbox"/> House Tax demand & payment receipt 4. Any Other document: <input type="checkbox"/> CLU, <input type="checkbox"/> TIR Report, <input type="checkbox"/> Agreement to Sale, <input type="checkbox"/> Old Valuation Report 5. No documents provided: <input type="checkbox"/> | | |
| 9. | Documents received from | | | |
| 10. | Special Instructions if any: | | | |
| 11. | <i>I agree to pay the amount mentioned above for the preparation of Valuation Report. I agree that I'll not put pressure on Valuer firm to distort any facts and would not try to influence any member or official of the firm in the ill spirit or vested interest and to benefit any individual or organization by any means illegitimately.</i> Customer Signature: | | | |

File No. VIS-20__-20__ PL-

FILE RECEIVER CASE COLLECTION PROCESS COMPLIANCE CHECKLIST
(To be filled by Surveyor)

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

IMPORTANT INSTRUCTIONS TO SURVEYOR

| | |
|-----|--|
| 1. | Please fill the above compliance checklist before moving for the survey. |
| 2. | Please do not do the survey if you do not have proper documents. |
| 3. | For Vacant Plot/ Land – Cizra Map/ Master/ Zonal/ Site Plan is must to identify the Plot. For Agriculture or converted land from agriculture – Mutation documents, CLU is must. |
| 4. | Firstly please first study the documents of the property which needs to get surveyed. |
| 5. | Mark the 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. |
| 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 |
| A | <p>In case all the points below are done properly, timely with full care and diligence:</p> <ol style="list-style-type: none"> 1. Survey started with proper work order and knowing the source of payment. 2. Survey done with proper documents. 3. Done complete homework and studied the documents properly with highlighting the main points before moving for the survey. 4. Chosen correct survey form as per the property type. 5. All fields of Survey form are properly filled. 6. All site special observations and negative and positive factors are clearly mentioned. 7. Self & client signatures taken on survey form. 8. 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. |
| B | In case of 3 minor mistakes in any of the above points except Point 1, 2, 3, 4, 6, 8, 10, 11, 12 but all the points are covered. |
| C | In case of more than 3 minor mistakes and any 1 major mistake in any of the above points and if any points are completely missing except Point 1, 2, 3, 4, 6, 8, 10, 11, 12. |
| D | In case of 1 major mistake or missing of any 1 point out of 1, 2, 3, 4, 6, 8, 10, 11, 12. |
| E | In case of more than 1 major mistakes or missing of more than 1 point out of 1, 2, 3, 4, 6, 8, 10, 11, 12. |

Note (Survey Grading Matrix):

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

Note (Overall Grading Matrix):

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

SURVEY PROCESS COMPLIANCE CHECKLIST

(To be submitted by Surveyor with each Survey)

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

| | |
|---------------|--|
| 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-20__-20__ PL-

Date: 23/02/24 Time: 4:45pm

GENERAL DETAILS

| | | | |
|-----|--|---|--------------|
| 1. | Name of the Surveyor | Dhairya Rathi C/o Anushrav Bhatt | |
| 2. | Property shown by | <input type="checkbox"/> Owner, <input checked="" type="checkbox"/> Representative, <input type="checkbox"/> No one was available, <input type="checkbox"/> Property is locked, survey could not be done from inside | |
| | | Name | Contact No. |
| | | Varun Gupta | 89805 56 464 |
| 3. | Survey Type | <input type="checkbox"/> Full survey (inside-out with measurements & photographs) <input type="checkbox"/> Half Survey (Measurements from outside & photographs) <input type="checkbox"/> Only photographs taken (No measurements) | |
| 4. | Reason for Half survey or only photographs taken | <input type="checkbox"/> Property was locked, <input type="checkbox"/> Possessee didn't allow to inspect the property, <input type="checkbox"/> NPA property so couldn't be surveyed completely | |
| 5. | How Property is Identified | <input type="checkbox"/> From schedule of the properties mentioned in the deed, <input type="checkbox"/> From name plate displayed on the property, <input checked="" type="checkbox"/> Identified by the owner/ owner representative, <input type="checkbox"/> Enquired from nearby people, <input type="checkbox"/> Identification of the property could not be done, <input type="checkbox"/> Survey was not done | |
| 6. | Type of Property | <input type="checkbox"/> Flat in Multistoried Apartment, <input type="checkbox"/> Residential House, <input type="checkbox"/> Low Rise Apartment, <input type="checkbox"/> Residential Builder Floor, <input type="checkbox"/> Commercial Land & Building, <input checked="" type="checkbox"/> Commercial Office, <input type="checkbox"/> Commercial Shop, <input type="checkbox"/> Commercial Floor, <input type="checkbox"/> Shopping Mall, <input type="checkbox"/> Hotel, <input type="checkbox"/> Industrial, <input type="checkbox"/> Institutional, <input type="checkbox"/> School Building, <input type="checkbox"/> Vacant Residential Plot, <input type="checkbox"/> Vacant Industrial Plot, <input type="checkbox"/> Agricultural Land | |
| 7. | Property Measurement | <input type="checkbox"/> Self-measured, <input type="checkbox"/> Sample measurement only, <input type="checkbox"/> No measurement | |
| 8. | Reason for no measurement | <input type="checkbox"/> It's a flat in multi storey building so measurement not required <input type="checkbox"/> Property was locked, <input type="checkbox"/> Owner/ possessee didn't allow it, <input type="checkbox"/> NPA property so didn't enter the property, <input type="checkbox"/> Very Large Property, practically not possible to measure the entire area <input type="checkbox"/> Any other Reason: | |
| 9. | Purpose of Valuation | <input type="checkbox"/> Value assessment of the asset for creating new collateral mortgage <input type="checkbox"/> Periodic Re-Valuation for Bank, <input type="checkbox"/> Distress sale for NPA A/c., <input type="checkbox"/> For DRT Recovery purpose, <input type="checkbox"/> Capital Gains Wealth Tax purpose <input type="checkbox"/> Partition purpose, <input type="checkbox"/> General Value Assessment | |
| 10. | Type of Loan | <input type="checkbox"/> Housing Loan, <input type="checkbox"/> Housing Take Over Loan, <input type="checkbox"/> Home Improvement Loan, <input type="checkbox"/> Loan against Property, <input type="checkbox"/> Construction Loan, <input type="checkbox"/> Educational Loan, <input type="checkbox"/> Car Loan, <input type="checkbox"/> Project Loan, <input type="checkbox"/> Term Loan, <input type="checkbox"/> CC Limit enhancement, <input type="checkbox"/> Cash Credit Limit, <input type="checkbox"/> Industrial Loan, <input type="checkbox"/> NA | |
| 11. | Loan Amount | | |

| OWNERSHIP DETAILS | | |
|-------------------|---|---|
| 1. | Legal Owner Name/s | Kailash Darshan Developers Pvt.Ltd. |
| 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 | |
| 5. | Property constitution | <input type="checkbox"/> Free Hold, <input type="checkbox"/> Lease Hold |

| LOCATION DETAILS | | | | | | | |
|------------------|---|--|---------------|------------------------|-------------|-----------------|---------|
| 1. | Adjoining Properties (Match it with papers with the help of compass or Sun direction and also confirm it with nearby people) | East | West | North | South | | |
| | | Tivraj Park Police Station | Internal Road | Sayan Heights | Sarani Road | | |
| 2. | Property Facing | <input checked="" type="checkbox"/> East Facing, <input type="checkbox"/> North Facing, <input type="checkbox"/> West Facing, <input type="checkbox"/> South Facing, <input type="checkbox"/> North-East Facing, <input type="checkbox"/> South-West Facing, <input type="checkbox"/> South-East Facing, <input type="checkbox"/> North-West Facing | | | | | |
| 3. | Landmark | 132' Ring Road | | | | | |
| 4. | Ward Name/ No. | | | | | | |
| 5. | Zone Name | | | | | | |
| 6. | Main Road Name & Width | Name | Width | Distance from property | | | |
| | | 132' Ring Road | 132' | On Road | | | |
| 7. | Approach Road Name & Width | Sarani Road | | | | | |
| 8. | Location consideration of the Society | <input type="checkbox"/> Within Main city, <input checked="" type="checkbox"/> Within Good Urban developed Area, <input type="checkbox"/> Within developing area, <input type="checkbox"/> Highly posh locality, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> In interiors, <input type="checkbox"/> Remote area, <input type="checkbox"/> Backward, <input type="checkbox"/> Average, <input type="checkbox"/> Poor | | | | | |
| 9. | Special Location consideration of the property | <input checked="" type="checkbox"/> Park Facing, <input type="checkbox"/> Pool Facing, <input checked="" type="checkbox"/> Road Facing, <input type="checkbox"/> Entrance North-East Facing, <input type="checkbox"/> Sunlight facing | | | | | |
| 10. | Characteristics of the locality | <input type="checkbox"/> Urban developed, <input checked="" type="checkbox"/> Urban developing, <input type="checkbox"/> Semi Urban, <input type="checkbox"/> Rural, <input type="checkbox"/> Backward, <input type="checkbox"/> Industrial, <input type="checkbox"/> Institutional | | | | | |
| 11. | Category of Society/ locality | <input type="checkbox"/> High End, <input checked="" type="checkbox"/> Normal, <input type="checkbox"/> Affordable Group Housing, <input type="checkbox"/> EWS, <input type="checkbox"/> HIG, <input type="checkbox"/> MIG, <input type="checkbox"/> LIG | | | | | |
| 12. | Utilities/ Facilities in the locality | <input checked="" type="checkbox"/> Lifts, <input type="checkbox"/> Garden, <input type="checkbox"/> Landscaping, <input type="checkbox"/> Swimming Pool, <input type="checkbox"/> Gym, <input type="checkbox"/> Club House, <input type="checkbox"/> Walk Trails, <input type="checkbox"/> Kids play zone, <input type="checkbox"/> 100% Power Backup | | | | | |
| 13. | Proximity to civic amenities | School | Hospital | Market | Metro | Railway Station | Airport |
| | | ✓ | ✓ | | ✓ | | |
| 14. | Any new development in surrounding area | Avadh Arcade | | | | | |

| | | |
|-----|---|---|
| 15. | Jurisdiction limits | <input type="checkbox"/> Nagar Nigam, <input type="checkbox"/> Nagar Panchayat, <input type="checkbox"/> Gram Panchayat, <input type="checkbox"/> Nagar Palika Parishad, <input type="checkbox"/> Area not within any municipal limits |
| 16. | Jurisdiction Development Authority Name | <input type="checkbox"/> DDA, <input type="checkbox"/> GDA, <input type="checkbox"/> NOIDA, <input type="checkbox"/> GNIDA, <input type="checkbox"/> YEIDA, <input type="checkbox"/> HUDA, <input type="checkbox"/> KMDA, <input type="checkbox"/> MDDA, <input type="checkbox"/> Any other Development Authority: <input type="checkbox"/> Area not within any development authority limits AMC |
| 17. | Municipal Corporation Name | <input type="checkbox"/> NDMC, <input type="checkbox"/> SDMC, <input type="checkbox"/> EDMC, <input type="checkbox"/> Ghaziabad Municipal Corporation, <input type="checkbox"/> Gurgaon Municipal Corporation, <input type="checkbox"/> Faridabad Municipal Corporation, <input type="checkbox"/> Kolkata Municipal Corporation, <input type="checkbox"/> Dehradun Municipal Corporation, <input type="checkbox"/> Area not within any municipal limits, <input type="checkbox"/> Any other Municipal Corporation/ Municipality: AMC |

| PHYSICAL DETAILS | | | |
|------------------|--|--|--------------------|
| 1. | Land Area | As per Title deed | As per Map |
| | | | As per site survey |
| 2. | Any conversion to the land use | Commercial | |
| 3. | Land Type | <input type="checkbox"/> Solid, <input type="checkbox"/> Rocky, <input type="checkbox"/> Marsh Land, <input checked="" type="checkbox"/> Reclaimed Land, <input type="checkbox"/> Water logged, <input type="checkbox"/> Land locked | |
| 4. | Shape of the Land | <input type="checkbox"/> Square, <input checked="" type="checkbox"/> Rectangular, <input type="checkbox"/> Trapezium, <input type="checkbox"/> Triangular, <input type="checkbox"/> Trapezoid, <input type="checkbox"/> Irregular, <input type="checkbox"/> NA | |
| 5. | Level of Land | <input checked="" type="checkbox"/> On road level, <input type="checkbox"/> Below road level, <input type="checkbox"/> Above road level, <input type="checkbox"/> NA | |
| 6. | Frontage to depth ratio | <input checked="" type="checkbox"/> Normal frontage, <input type="checkbox"/> Less frontage, <input type="checkbox"/> Large frontage, <input type="checkbox"/> NA | |
| 7. | Are Boundaries matched | <input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> No relevant papers available to match the boundaries, <input type="checkbox"/> Boundaries not mentioned in available documents | |
| 8. | Is Independent access available to the property | <input type="checkbox"/> Clear independent access is available, <input type="checkbox"/> Access available in sharing of other adjoining property, <input type="checkbox"/> No clear access is available, <input type="checkbox"/> Access is closed due to dispute | |
| 9. | Is property clearly demarcated with permanent boundaries? | <input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Only with Temporary boundaries | |
| 10. | Is the property merged or colluded with any other property | | |
| 11. | Property possessed by at the time of survey | <input type="checkbox"/> Owner, <input type="checkbox"/> Vacant, <input checked="" type="checkbox"/> Lessee, <input type="checkbox"/> Under Construction, <input type="checkbox"/> Couldn't be Surveyed, <input type="checkbox"/> Property was locked, <input type="checkbox"/> Bank sealed, <input type="checkbox"/> Court sealed | |
| 12. | Current activity carried out in the property | <input type="checkbox"/> Residential purpose, <input checked="" type="checkbox"/> Commercial purpose, <input type="checkbox"/> Godown, <input type="checkbox"/> Office, <input type="checkbox"/> Industrial, <input type="checkbox"/> Vacant, <input type="checkbox"/> Locked, <input type="checkbox"/> Any other use: | |

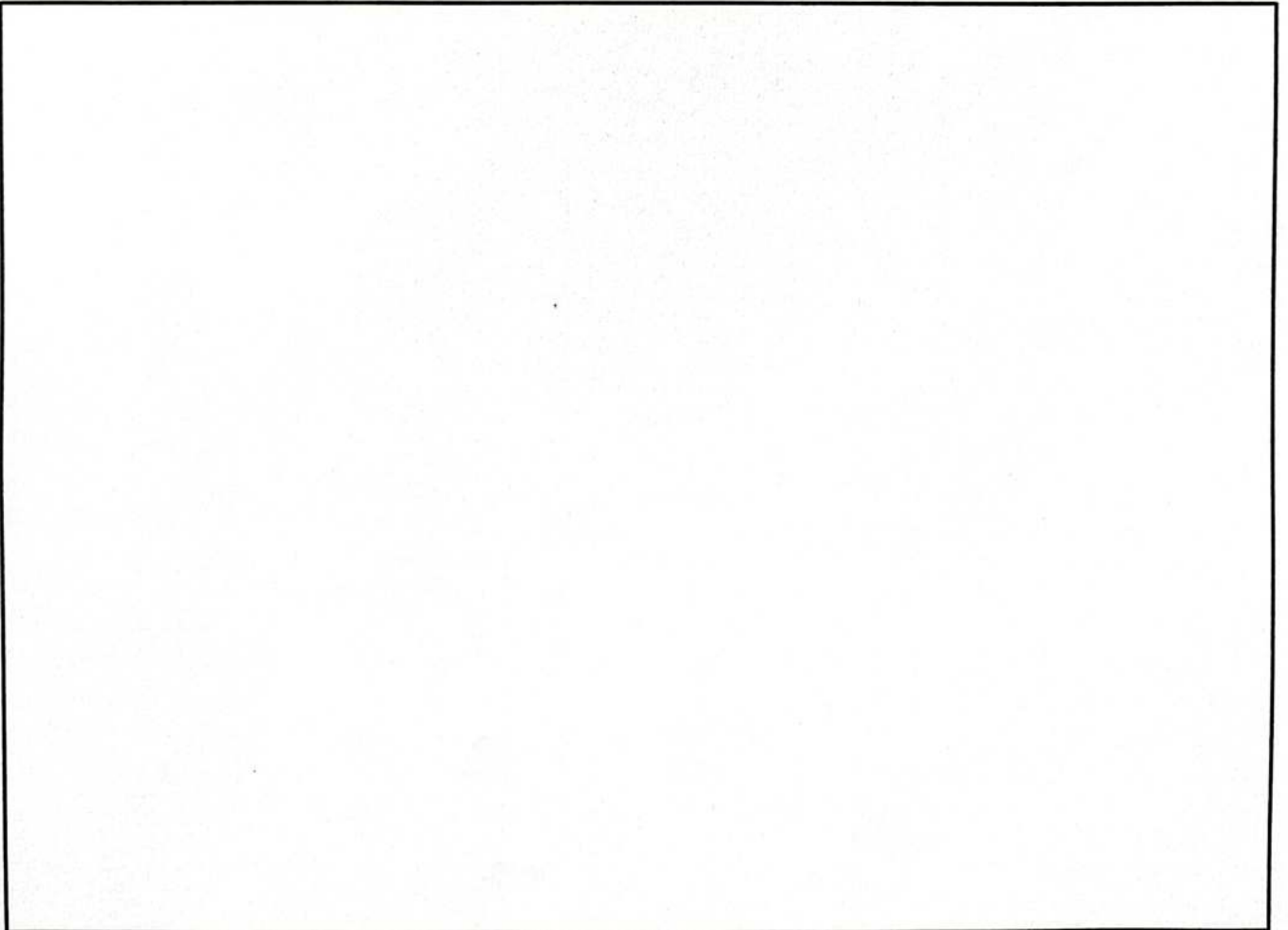
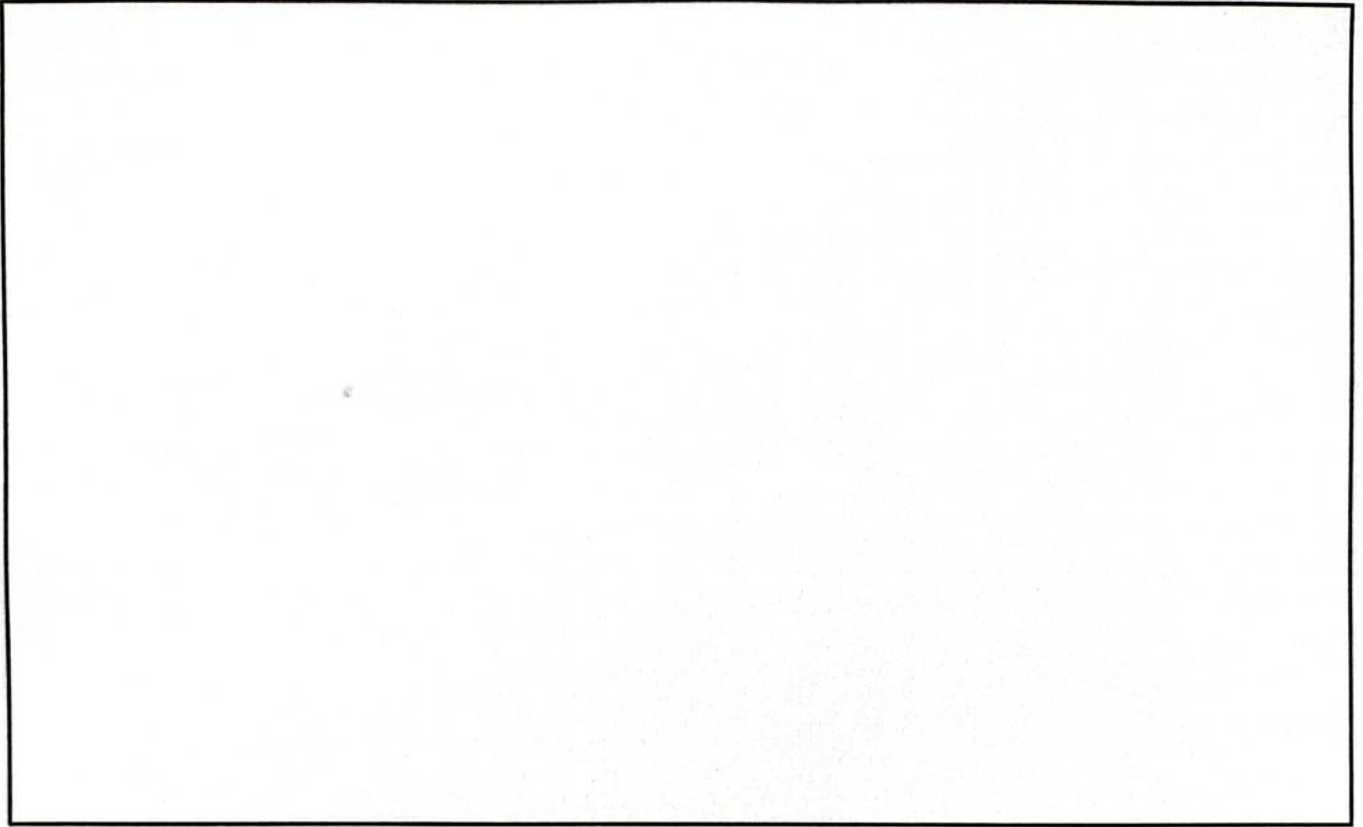
| BUILDING/ CONSTRUCTION/ UTILITY DETAILS | | | | | | | | | |
|---|---|--|--|-------------------|------------|--------------------|--|--|--|
| 1. | Construction Status | <input type="checkbox"/> Built-up property in use, <input type="checkbox"/> Under construction, <input type="checkbox"/> No construction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

| 20. | Maintenance of the Building | <input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Average, <input type="checkbox"/> Poor | | | | | | | | | | | |
|--------------|--|---|--------|--|--|--------------|--------|-------|--------|--|--|--|--|
| 21. | Any defects in the building | <input type="checkbox"/> Maintenance issues, <input type="checkbox"/> Finishing issues, <input type="checkbox"/> Seepage issues, <input type="checkbox"/> Water supply issues, <input type="checkbox"/> Electricity issues, <input type="checkbox"/> Structural issues, <input type="checkbox"/> Visible cracks in the building | | | | | | | | | | | |
| 22. | Any violation done in the property | <input type="checkbox"/> Construction done without Map, <input type="checkbox"/> Construction not as per approved Map, <input type="checkbox"/> Extra covered without sanctioned Map, <input type="checkbox"/> Joined adjacent property, <input type="checkbox"/> Encroached adjacent area illegally | | | | | | | | | | | |
| 23. | Boundary Wall (Only for individual property) | <input type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Common boundary wall of a complex <table border="1" style="width:100%"> <tr> <th>Running Mtr.</th> <th>Height</th> <th>Width</th> <th>Finish</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table> | | | | Running Mtr. | Height | Width | Finish | | | | |
| Running Mtr. | Height | Width | Finish | | | | | | | | | | |
| | | | | | | | | | | | | | |
| 24. | Lift/ elevators | <input checked="" type="checkbox"/> Passenger/ <input checked="" type="checkbox"/> Commercial Make: <u>7</u> Capacity: | | | | | | | | | | | |
| 25. | Power backup | <input type="checkbox"/> Inverter, <input type="checkbox"/> DG Set Make: Capacity: | | | | | | | | | | | |
| 26. | Garden/ Landscaping | <input type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Beautiful, <input type="checkbox"/> Ordinary | | | | | | | | | | | |
| 27. | Parking facilities | <input checked="" type="checkbox"/> Available within the property <input type="checkbox"/> Not available within the property | | <input checked="" type="checkbox"/> On Ground, <input type="checkbox"/> In Basement, <input type="checkbox"/> On still <input type="checkbox"/> On road, <input type="checkbox"/> Acute parking problem | | | | | | | | | |
| 28. | Special Comments/ Observations, if any | | | | | | | | | | | | |

| MARKETABILITY/ SELABILITY/ UTILITY DETAILS | | | | | | |
|--|---|--|------------------|---|----------------|---|
| 1. | Any issues in marketability of the property? | <input type="checkbox"/> Yes, <input type="checkbox"/> No Reason in case of No: <input type="checkbox"/> Location, <input type="checkbox"/> Surrounding, <input type="checkbox"/> Legal aspects, <input type="checkbox"/> Demand, <input type="checkbox"/> Shape, <input type="checkbox"/> Any Other: | | | | |
| 2. | How is Demand & Supply condition in the Market of such properties? | <table border="1" style="width:100%"> <tr> <td>Demand</td> <td><input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor</td> </tr> <tr> <td>Supply</td> <td><input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor</td> </tr> </table> | Demand | <input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor | Supply | <input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor |
| Demand | <input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor | | | | | |
| Supply | <input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor | | | | | |
| 3. | Is property easily sellable & marketable? | <input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No Comments: | | | | |
| 4. | How is the current utility of the property? | <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor | | | | |
| 5. | At what True rate Owner bought this Property? | <table border="1" style="width:100%"> <tr> <td>Year of purchase</td> <td> </td> </tr> <tr> <td>Purchase Price</td> <td> </td> </tr> </table> | Year of purchase | | Purchase Price | |
| Year of purchase | | | | | | |
| 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



PROPERTY MARKET COMPARABLE RATE INFORMATION DETAILS

(Available for Sale or Transaction already happened in past)

| S.No | Particulars | Subject Property | Comparable 1 | Comparable 2 | Comparable 3 |
|------|--|------------------|-----------------|--------------|--------------|
| 1. | Name (source of information) | NA | | | |
| 2. | Contact No. | NA | Refer Word file | | |
| 3. | Type of source of information (Seller/ Property dealer/ nearby people) | NA | | | |
| 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 | | | | |
| 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 | | | | |
| 13. | Level of Land (Below/ On/ Above road level) | | | | |
| 14. | Frontage to depth ratio (Normal, Less, Large) | | | | |
| 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. | |
| Preparer Name | Dhairya Rath (7490990797) |
| Signature | C/o Anuchrav Bhatt D.M. Rath |
| Date | 24/02/2024 |

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

CASE COLLECTION FORM

(Version 5.0)

Date of implementation: 9.02.2011 | Last Revision: 30.01.2020 | Latest Revision: 31.10.2020

| Items | Assigned To | Assigned to Date | To be completed by date | Submitted On date | Grade | HOD Engg. Signature |
|------------------|-------------|------------------|-------------------------|-------------------|-------|---------------------|
| File Received By | | NA | NA | | | |
| Survey | | | | | | |
| Preparation | | | | | | |

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

| | |
|---|---|
| File Returned to HOD Engg. unprepared due to reason | <input type="checkbox"/> Survey not done properly, <input type="checkbox"/> Survey Form not properly filled, <input type="checkbox"/> Market survey for rates is not properly done, <input type="checkbox"/> Identification is not clearly done, <input type="checkbox"/> Measurement is not properly done, <input type="checkbox"/> Photographs not clearly taken, <input type="checkbox"/> Selfie/ Owner or owner representative photo not taken, <input type="checkbox"/> Owner/ owner representative signature not taken, <input type="checkbox"/> Google Map not taken, <input type="checkbox"/> Survey summary sheet not filled |
|---|---|

| | |
|--|--|
| In case File is returned by the preparer - HOD Engg. comment & Signature | <input type="checkbox"/> Minor defects in the survey hence approved for preparation with warning to Surveyor. Report preparer to collect the missing information on his own. <input type="checkbox"/> Major defects in the survey. Survey has to be done again. |
|--|--|

GENERAL DETAILS

| | | | | | |
|----|---|--|-----------------------|---|--|
| 1. | Proposal/ Work Order or Ref. No. | | | | |
| 2. | Type of Service | <input type="checkbox"/> Valuation Report, <input type="checkbox"/> Construction cost estimate, <input type="checkbox"/> Cost vetting certificate <input type="checkbox"/> Other CE Certificates, <input type="checkbox"/> TEV Report, <input type="checkbox"/> LIE | | | |
| 3. | Type of customer | <input type="checkbox"/> Bank <input type="checkbox"/> PSU <input type="checkbox"/> NBFC <input type="checkbox"/> Corporate <input type="checkbox"/> Company <input type="checkbox"/> Private client <input type="checkbox"/> Direct client through Bank | | | |
| 4. | Bank/ FI/ Organization Name & Address | | | | |
| 5. | Case Allotment Officer/ Fees paying party Details | Name | Contact Number | Email Id | |
| 6. | Case Type | <input type="checkbox"/> Case for Fresh Account | | <input type="checkbox"/> Case for exiting account/ customer | |
| 7. | Fees Details | Amount of Fees | Advance Amount if any | Fees will be paid by | |
| | | | | <input checked="" type="checkbox"/> Bank | <input checked="" type="checkbox"/> Customer |
| 8. | Billing Details | Billed To Party Name | | GSTIN | |
| | | | | | |

CASE DETAILS

| | | | | | |
|-----|--|---|----------------|----------------|--|
| 1. | Type of Property | | | | |
| 2. | Purpose of Valuation/ Assignment | <input type="checkbox"/> Value assessment of the asset for creating new collateral mortgage <input type="checkbox"/> Periodic Re-Valuation for Bank, <input type="checkbox"/> Distress sale for NPA A/c., <input type="checkbox"/> For DRT Recovery purpose, <input type="checkbox"/> Capital Gains Wealth Tax purpose <input type="checkbox"/> Partition purpose, <input type="checkbox"/> General Value Assessment <input type="checkbox"/> Any other: | | | |
| 3. | Owner/ Applicant Details | Name | Contact Number | Email Id | |
| | | | | | |
| 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) | 1. Ownership Documents: <input type="checkbox"/> Sale Deed, <input type="checkbox"/> Power of Attorney, <input type="checkbox"/> Registered Will, <input type="checkbox"/> Relinquishment Deed, <input type="checkbox"/> Transfer Deed, <input type="checkbox"/> Conveyance Deed, <input type="checkbox"/> Allotment Letter, <input type="checkbox"/> Possession Letter 2. Map: <input type="checkbox"/> Cizra Map, <input type="checkbox"/> Approved Map, <input type="checkbox"/> Site Plan 3. Utility Bills: <input type="checkbox"/> Electricity Bill & payment receipt, <input type="checkbox"/> Water Bill & payment receipt, <input type="checkbox"/> House Tax demand & payment receipt 4. Any Other document: <input type="checkbox"/> CLU, <input type="checkbox"/> TIR Report, <input type="checkbox"/> Agreement to Sale, <input type="checkbox"/> Old Valuation Report 5. No documents provided: <input type="checkbox"/> | | | |
| 9. | Documents received from | | | | |
| 10. | Special Instructions if any: | | | | |
| 11. | <i>I agree to pay the amount mentioned above for the preparation of Valuation Report. I agree that I'll not put pressure on Valuer firm to distort any facts and would not try to influence any member or official of the firm in the ill spirit or vested interest and to benefit any individual or organization by any means illegitimately.</i> Customer Signature: | | | | |

File No. VIS-20____-20____ PL-

FILE RECEIVER CASE COLLECTION PROCESS COMPLIANCE CHECKLIST
(To be filled by Surveyor)

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

IMPORTANT INSTRUCTIONS TO SURVEYOR

| | |
|-----|--|
| 1. | Please fill the above compliance checklist before moving for the survey. |
| 2. | Please do not do the survey if you do not have proper documents. |
| 3. | For Vacant Plot/ Land – Cizra Map/ Master/ Zonal/ Site Plan is must to identify the Plot. For Agriculture or converted land from agriculture – Mutation documents, CLU is must. |
| 4. | Firstly please first study the documents of the property which needs to get surveyed. |
| 5. | Mark the 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. |
| 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 |
| A | <p>In case all the points below are done properly, timely with full care and diligence:</p> <ol style="list-style-type: none"> 1. Survey started with proper work order and knowing the source of payment. 2. Survey done with proper documents. 3. Done complete homework and studied the documents properly with highlighting the main points before moving for the survey. 4. Chosen correct survey form as per the property type. 5. All fields of Survey form are properly filled. 6. All site special observations and negative and positive factors are clearly mentioned. 7. Self & client signatures taken on survey form. 8. 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. |
| B | In case of 3 minor mistakes in any of the above points except Point 1, 2, 3, 4, 6, 8, 10, 11, 12 but all the points are covered. |
| C | In case of more than 3 minor mistakes and any 1 major mistake in any of the above points and if any points are completely missing except Point 1, 2, 3, 4, 6, 8, 10, 11, 12. |
| D | In case of 1 major mistake or missing of any 1 point out of 1, 2, 3, 4, 6, 8, 10, 11, 12. |
| E | In case of more than 1 major mistakes or missing of more than 1 point out of 1, 2, 3, 4, 6, 8, 10, 11, 12. |

Note (Survey Grading Matrix):

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

Note (Overall Grading Matrix):

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

SURVEY PROCESS COMPLIANCE CHECKLIST

(To be submitted by Surveyor with each Survey)

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

| | |
|---------------|--|
| 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-20__-20__ PL-

Date: 23/02/2024 Time: 4:10 PM

GENERAL DETAILS

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

| OWNERSHIP DETAILS | |
|-------------------|---|
| 1. | Legal Owner Name/s Kailash Darshan Housing Development |
| 2. | Property Purchaser Name Director Mr. Samir Gupta |
| 3. | Property Address under Valuation City Gold Mall, Nr. Shyamal Cross Road, Satellite, Ahmedabad. |
| 4. | Present Residence Address of the Owner/ Purchaser |
| 5. | Property constitution <input checked="" type="checkbox"/> Free Hold, <input type="checkbox"/> Lease Hold |

| LOCATION DETAILS | | | | | | | |
|------------------|---|---|-------------------------------------|-----------------------------------|-------------------------------------|-----------------|---------|
| 1. | Adjoining Properties (Match it with papers with the help of compass or Sun direction and also confirm it with nearby people) | East 132' Ring Road | West Residential Bungalow | North 60' Road | South Jain Upasray | | |
| 2. | Property Facing | <input checked="" type="checkbox"/> East Facing, <input type="checkbox"/> North Facing, <input type="checkbox"/> West Facing, <input type="checkbox"/> South Facing, <input type="checkbox"/> North-East Facing, <input type="checkbox"/> South-West Facing, <input type="checkbox"/> South-East Facing, <input type="checkbox"/> North-West Facing | | | | | |
| 3. | Landmark | Shyamal Cross Road | | | | | |
| 4. | Ward Name/ No. | | | | | | |
| 5. | Zone Name | | | | | | |
| 6. | Main Road Name & Width | Name 132' Ring Road | Width 132' | Distance from property On Road | | | |
| 7. | Approach Road Name & Width | 132' Ring Road | | | | | |
| 8. | Location consideration of the Society | <input type="checkbox"/> Within Main city, <input type="checkbox"/> Within Good Urban developed Area, <input type="checkbox"/> Within developing area, <input type="checkbox"/> Highly posh locality, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> In interiors, <input type="checkbox"/> Remote area, <input type="checkbox"/> Backward, <input type="checkbox"/> Average, <input type="checkbox"/> Poor | | | | | |
| 9. | Special Location consideration of the property | <input checked="" type="checkbox"/> Park Facing, <input type="checkbox"/> Pool Facing, <input checked="" type="checkbox"/> Road Facing, <input type="checkbox"/> Entrance North-East Facing, <input type="checkbox"/> Sunlight facing | | | | | |
| 10. | Characteristics of the locality | <input checked="" type="checkbox"/> Urban developed, <input type="checkbox"/> Urban developing, <input type="checkbox"/> Semi Urban, <input type="checkbox"/> Rural, <input type="checkbox"/> Backward, <input type="checkbox"/> Industrial, <input type="checkbox"/> Institutional | | | | | |
| 11. | Category of Society/ locality | <input checked="" type="checkbox"/> High End, <input type="checkbox"/> Normal, <input type="checkbox"/> Affordable Group Housing, <input type="checkbox"/> EWS, <input type="checkbox"/> HIG, <input type="checkbox"/> MIG, <input type="checkbox"/> LIG | | | | | |
| 12. | Utilities/ Facilities in the locality | <input checked="" type="checkbox"/> Lifts, <input type="checkbox"/> Garden, <input type="checkbox"/> Landscaping, <input type="checkbox"/> Swimming Pool, <input type="checkbox"/> Gym, <input type="checkbox"/> Club House, <input type="checkbox"/> Walk Trails, <input type="checkbox"/> Kids play zone, <input type="checkbox"/> 100% Power Backup | | | | | |
| 13. | Proximity to civic amenities | School | Hospital | Market | Metro | Railway Station | Airport |
| | | | <input checked="" type="checkbox"/> | | <input checked="" type="checkbox"/> | | |
| 14. | Any new development in surrounding area | Iconic Shyamal | | | | | |

| | | |
|-----|---|--|
| 15. | Jurisdiction limits | <input type="checkbox"/> Nagar Nigam, <input type="checkbox"/> Nagar Panchayat, <input type="checkbox"/> Gram Panchayat, <input type="checkbox"/> Nagar Palika Parishad, <input type="checkbox"/> Area not within any municipal limits |
| 16. | Jurisdiction Development Authority Name | <input type="checkbox"/> DDA, <input type="checkbox"/> GDA, <input type="checkbox"/> NOIDA, <input type="checkbox"/> GNIDA, <input type="checkbox"/> YEIDA, <input type="checkbox"/> HUDA, <input type="checkbox"/> KMDA, <input type="checkbox"/> MDDA, <input type="checkbox"/> Any other Development Authority: <input type="checkbox"/> Area not within any development authority limits |
| 17. | Municipal Corporation Name | <input type="checkbox"/> NDMC, <input type="checkbox"/> SDMC, <input type="checkbox"/> EDMC, <input type="checkbox"/> Ghaziabad Municipal Corporation, <input type="checkbox"/> Gurgaon Municipal Corporation, <input type="checkbox"/> Faridabad Municipal Corporation, <input type="checkbox"/> Kolkata Municipal Corporation, <input type="checkbox"/> Dehradun Municipal Corporation, <input type="checkbox"/> Area not within any municipal limits, <input type="checkbox"/> Any other Municipal Corporation/ Municipality: AMC |

| PHYSICAL DETAILS | | | | |
|------------------|--|--|------------|--------------------|
| 1. | Land Area | As per Title deed | As per Map | As per site survey |
| 2. | Any conversion to the land use | Commercial | | |
| 3. | Land Type | <input type="checkbox"/> Solid, <input type="checkbox"/> Rocky, <input type="checkbox"/> Marsh Land, <input checked="" type="checkbox"/> Reclaimed Land, <input type="checkbox"/> Water logged, <input type="checkbox"/> Land locked | | |
| 4. | Shape of the Land | <input type="checkbox"/> Square, <input checked="" type="checkbox"/> Rectangular, <input type="checkbox"/> Trapezium, <input type="checkbox"/> Triangular, <input type="checkbox"/> Trapezoid, <input type="checkbox"/> Irregular, <input type="checkbox"/> NA | | |
| 5. | Level of Land | <input type="checkbox"/> On road level, <input checked="" type="checkbox"/> Below road level, <input type="checkbox"/> Above road level, <input type="checkbox"/> NA | | |
| 6. | Frontage to depth ratio | <input checked="" type="checkbox"/> Normal frontage, <input type="checkbox"/> Less frontage, <input type="checkbox"/> Large frontage, <input type="checkbox"/> NA | | |
| 7. | Are Boundaries matched | <input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> No relevant papers available to match the boundaries, <input type="checkbox"/> Boundaries not mentioned in available documents | | |
| 8. | Is Independent access available to the property | <input checked="" type="checkbox"/> Clear independent access is available, <input type="checkbox"/> Access available in sharing of other adjoining property, <input type="checkbox"/> No clear access is available, <input type="checkbox"/> Access is closed due to dispute | | |
| 9. | Is property clearly demarcated with permanent boundaries? | <input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Only with Temporary boundaries | | |
| 10. | Is the property merged or colluded with any other property | | | |
| 11. | Property possessed by at the time of survey | <input type="checkbox"/> Owner, <input type="checkbox"/> Vacant, <input checked="" type="checkbox"/> Lessee, <input type="checkbox"/> Under Construction, <input type="checkbox"/> Couldn't be Surveyed, <input type="checkbox"/> Property was locked, <input type="checkbox"/> Bank sealed, <input type="checkbox"/> Court sealed | | |
| 12. | Current activity carried out in the property | <input type="checkbox"/> Residential purpose, <input checked="" type="checkbox"/> Commercial purpose, <input type="checkbox"/> Godown, <input type="checkbox"/> Office, <input type="checkbox"/> Industrial, <input type="checkbox"/> Vacant, <input type="checkbox"/> Locked, <input type="checkbox"/> Any other use: | | |

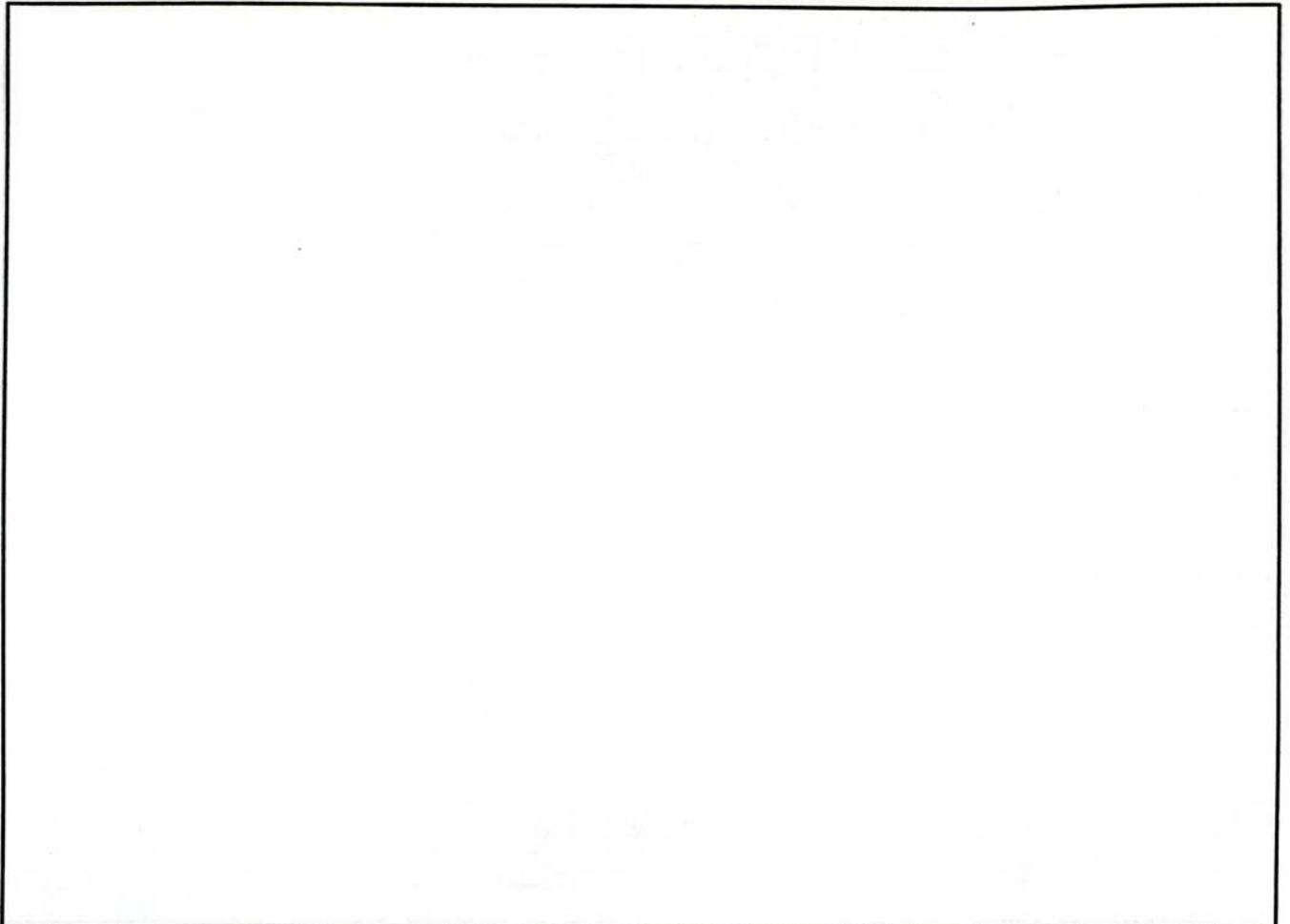
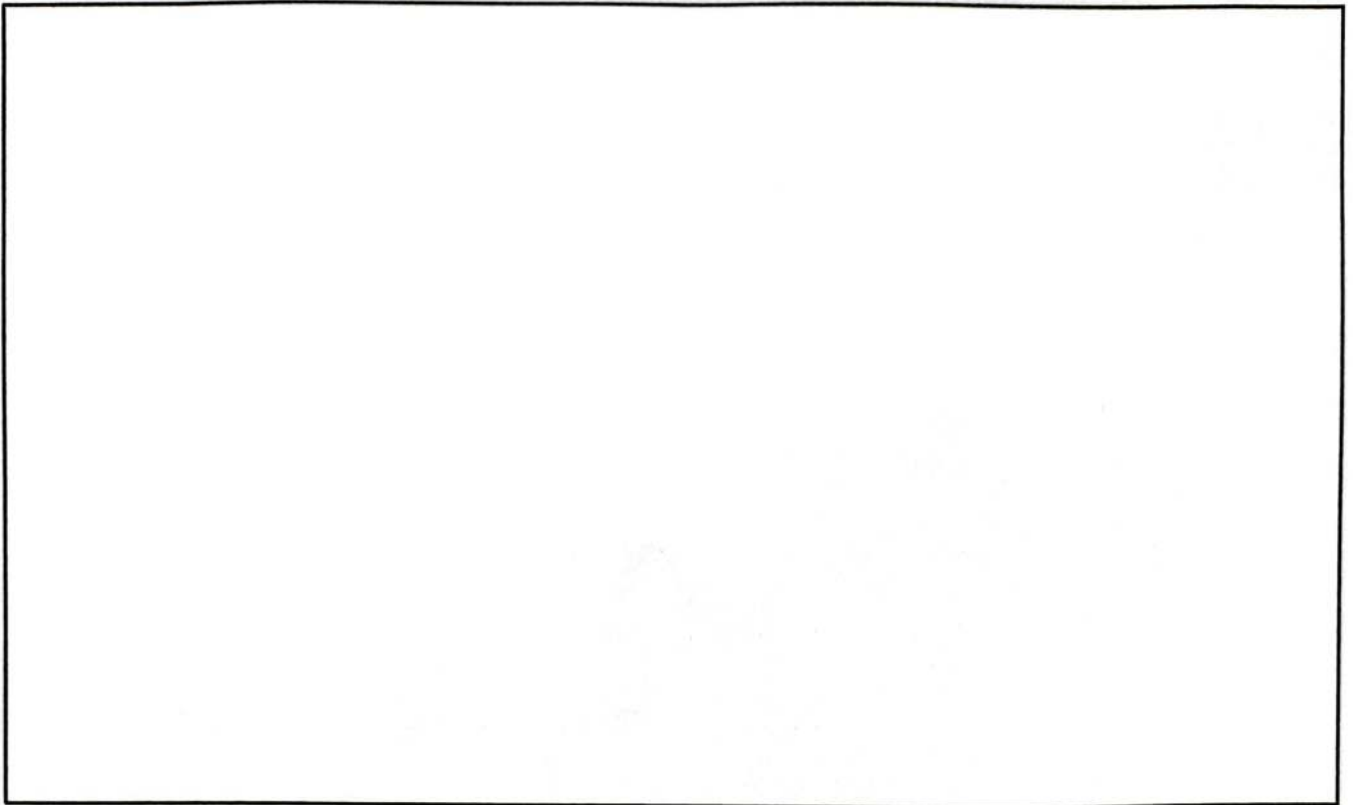
| BUILDING/ CONSTRUCTION/ UTILITY DETAILS | | | |
|---|--|--|------------|
| 1. | Construction Status | <input checked="" type="checkbox"/> Built-up property in use, <input type="checkbox"/> Under construction, <input type="checkbox"/> No construction | |
| 2. | Covered Built-up Area | <input type="checkbox"/>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

| 20. | Maintenance of the Building | <input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Average, <input type="checkbox"/> Poor | | | | | | | | | | | |
|--------------|--|--|--------|--|--|--------------|-------------|-------|--------|--|--|--|--|
| 21. | Any defects in the building | <input type="checkbox"/> Maintenance issues, <input type="checkbox"/> Finishing issues, <input type="checkbox"/> Seepage issues, <input type="checkbox"/> Water supply issues, <input type="checkbox"/> Electricity issues, <input type="checkbox"/> Structural issues, <input type="checkbox"/> Visible cracks in the building | | | | | | | | | | | |
| 22. | Any violation done in the property | <input type="checkbox"/> Construction done without Map, <input type="checkbox"/> Construction not as per approved Map, <input type="checkbox"/> Extra covered without sanctioned Map, <input type="checkbox"/> Joined adjacent property, <input type="checkbox"/> Encroached adjacent area illegally | | | | | | | | | | | |
| 23. | Boundary Wall (Only for individual property) | <input type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Common boundary wall of a complex <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:25%;">Running Mtr.</th> <th style="width:25%;">Height</th> <th style="width:25%;">Width</th> <th style="width:25%;">Finish</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | | | | Running Mtr. | Height | Width | Finish | | | | |
| Running Mtr. | Height | Width | Finish | | | | | | | | | | |
| | | | | | | | | | | | | | |
| 24. | Lift/ elevators | <input type="checkbox"/> Passenger/ <input checked="" type="checkbox"/> Commercial <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:60%;">Make: 5</td> <td style="width:40%;">Capacity: -</td> </tr> </table> | | | | Make: 5 | Capacity: - | | | | | | |
| Make: 5 | Capacity: - | | | | | | | | | | | | |
| 25. | Power backup | <input type="checkbox"/> Inverter, <input type="checkbox"/> DG Set <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:60%;">Make: </td> <td style="width:40%;">Capacity: </td> </tr> </table> | | | | Make: | Capacity: | | | | | | |
| Make: | Capacity: | | | | | | | | | | | | |
| 26. | Garden/ Landscaping | <input type="checkbox"/> Yes, <input checked="" type="checkbox"/> No, <input type="checkbox"/> Beautiful, <input type="checkbox"/> Ordinary | | | | | | | | | | | |
| 27. | Parking facilities | <input checked="" type="checkbox"/> Available within the property <input type="checkbox"/> On Ground, <input checked="" type="checkbox"/> In Basement, <input type="checkbox"/> On stilt <input type="checkbox"/> Not available within the property <input type="checkbox"/> On road, <input type="checkbox"/> Acute parking problem | | | | | | | | | | | |
| 28. | Special Comments/ Observations, if any | | | | | | | | | | | | |

| MARKETABILITY/ SELABILITY/ UTILITY DETAILS | | | | | | |
|--|---|---|------------------|---|----------------|---|
| 1. | Any issues in marketability of the property? | <input type="checkbox"/> Yes, <input type="checkbox"/> No Reason in case of No: <input type="checkbox"/> Location, <input type="checkbox"/> Surrounding, <input type="checkbox"/> Legal aspects, <input type="checkbox"/> Demand, <input type="checkbox"/> Shape, <input type="checkbox"/> Any Other: | | | | |
| 2. | How is Demand & Supply condition in the Market of such properties? | <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:20%;">Demand</td> <td><input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor</td> </tr> <tr> <td>Supply</td> <td><input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor</td> </tr> </table> | Demand | <input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor | Supply | <input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor |
| Demand | <input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor | | | | | |
| Supply | <input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor | | | | | |
| 3. | Is property easily sellable & marketable? | <input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No Comments: | | | | |
| 4. | How is the current utility of the property? | <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor | | | | |
| 5. | At what True rate Owner bought this Property? | <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:60%;">Year of purchase</td> <td> </td> </tr> <tr> <td>Purchase Price</td> <td> </td> </tr> </table> | Year of purchase | | Purchase Price | |
| Year of purchase | | | | | | |
| 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



PROPERTY MARKET COMPARABLE RATE INFORMATION DETAILS

(Available for Sale or Transaction already happened in past)

| S.No | Particulars | Subject Property | Comparable 1 | Comparable 2 | Comparable 3 |
|------|--|------------------|-----------------|--------------|--------------|
| 1. | Name (source of information) | NA | | | |
| 2. | Contact No. | NA | Refer Word File | | |
| 3. | Type of source of information (Seller/ Property dealer/ nearby people) | NA | | | |
| 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 | | | | |
| 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 | | | | |
| 13. | Level of Land (Below/ On/ Above road level) | | | | |
| 14. | Frontage to depth ratio (Normal, Less, Large) | | | | |
| 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. | |
| Preparer Name | Dhairya Rath: (7490990777) C/O Anushrav Bhatt |
| Signature | D.M. Rath, |
| Date | 24/02/2024 |

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

CASE COLLECTION FORM

(Version 5.0)

Date of implementation: 9.02.2011 | Last Revision: 30.01.2020 | Latest Revision: 31.10.2020

| Items | Assigned To | Assigned to Date | To be completed by date | Submitted On date | Grade | HOD Engg. Signature |
|------------------|-------------|------------------|-------------------------|-------------------|-------|---------------------|
| File Received By | | NA | NA | | | |
| Survey | | | | | | |
| Preparation | | | | | | |

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

| | |
|---|---|
| File Returned to HOD Engg. unprepared due to reason | <input type="checkbox"/> Survey not done properly, <input type="checkbox"/> Survey Form not properly filled, <input type="checkbox"/> Market survey for rates is not properly done, <input type="checkbox"/> Identification is not clearly done, <input type="checkbox"/> Measurement is not properly done, <input type="checkbox"/> Photographs not clearly taken, <input type="checkbox"/> Selfie/ Owner or owner representative photo not taken, <input type="checkbox"/> Owner/ owner representative signature not taken, <input type="checkbox"/> Google Map not taken, <input type="checkbox"/> Survey summary sheet not filled |
|---|---|

| | |
|--|--|
| In case File is returned by the preparer - HOD Engg. comment & Signature | <input type="checkbox"/> Minor defects in the survey hence approved for preparation with warning to Surveyor. Report preparer to collect the missing information on his own. <input type="checkbox"/> Major defects in the survey. Survey has to be done again. |
|--|--|

GENERAL DETAILS

| | | | | | |
|----|---|--|---|--|------------------------------------|
| 1. | Proposal/ Work Order or Ref. No. | | | | |
| 2. | Type of Service | <input type="checkbox"/> Valuation Report, <input type="checkbox"/> Construction cost estimate, <input type="checkbox"/> Cost vetting certificate <input type="checkbox"/> Other CE Certificates, <input type="checkbox"/> TEV Report, <input type="checkbox"/> LIE | | | |
| 3. | Type of customer | <input type="checkbox"/> Bank <input type="checkbox"/> Company | <input type="checkbox"/> PSU <input type="checkbox"/> Private client | <input type="checkbox"/> NBFC <input type="checkbox"/> Direct client through Bank | <input type="checkbox"/> Corporate |
| 4. | Bank/ FI/ Organization Name & Address | | | | |
| 5. | Case Allotment Officer/ Fees paying party Details | Name | Contact Number | Email Id | |
| 6. | Case Type | <input type="checkbox"/> Case for Fresh Account | | <input type="checkbox"/> Case for exiting account/ customer | |
| 7. | Fees Details | Amount of Fees | Advance Amount if any | Fees will be paid by | |
| | | | | <input type="checkbox"/> Bank | <input type="checkbox"/> Customer |
| 8. | Billing Details | Billed To Party Name | | | GSTIN |

| | | | |
|--|--|--|--|
| | | | |
|--|--|--|--|

| CASE DETAILS | | | | |
|--------------|--|---|----------------|----------|
| 1. | Type of Property | | | |
| 2. | Purpose of Valuation/ Assignment | <input type="checkbox"/> Value assessment of the asset for creating new collateral mortgage <input type="checkbox"/> Periodic Re-Valuation for Bank, <input type="checkbox"/> Distress sale for NPA A/c., <input type="checkbox"/> For DRT Recovery purpose, <input type="checkbox"/> Capital Gains Wealth Tax purpose <input type="checkbox"/> Partition purpose, <input type="checkbox"/> General Value Assessment <input type="checkbox"/> Any other: | | |
| 3. | Owner/ Applicant Details | Name | Contact Number | Email Id |
| | | | | |
| 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) | 1. Ownership Documents: <input type="checkbox"/> Sale Deed, <input type="checkbox"/> Power of Attorney, <input type="checkbox"/> Registered Will, <input type="checkbox"/> Relinquishment Deed, <input type="checkbox"/> Transfer Deed, <input type="checkbox"/> Conveyance Deed, <input type="checkbox"/> Allotment Letter, <input type="checkbox"/> Possession Letter 2. Map: <input type="checkbox"/> Cizra Map, <input type="checkbox"/> Approved Map, <input type="checkbox"/> Site Plan 3. Utility Bills: <input type="checkbox"/> Electricity Bill & payment receipt, <input type="checkbox"/> Water Bill & payment receipt, <input type="checkbox"/> House Tax demand & payment receipt 4. Any Other document: <input type="checkbox"/> CLU, <input type="checkbox"/> TIR Report, <input type="checkbox"/> Agreement to Sale, <input type="checkbox"/> Old Valuation Report 5. No documents provided: <input type="checkbox"/> | | |
| 9. | Documents received from | | | |
| 10. | Special Instructions if any: | | | |
| 11. | <i>I agree to pay the amount mentioned above for the preparation of Valuation Report. I agree that I'll not put pressure on Valuer firm to distort any facts and would not try to influence any member or official of the firm in the ill spirit or vested interest and to benefit any individual or organization by any means illegitimately.</i> Customer Signature: | | | |

FILE RECEIVER CASE COLLECTION PROCESS COMPLIANCE CHECKLIST
(To be filled by Surveyor)

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

IMPORTANT INSTRUCTIONS TO SURVEYOR

| | |
|-----|--|
| 1. | Please fill the above compliance checklist before moving for the survey. |
| 2. | Please do not do the survey if you do not have proper documents. |
| 3. | For Vacant Plot/ Land – Cizra Map/ Master/ Zonal/ Site Plan is must to identify the Plot. For Agriculture or converted land from agriculture – Mutation documents, CLU is must. |
| 4. | Firstly please first study the documents of the property which needs to get surveyed. |
| 5. | Mark the 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. |
| 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 |
| A | <p>In case all the points below are done properly, timely with full care and diligence:</p> <ol style="list-style-type: none"> 1. Survey started with proper work order and knowing the source of payment. 2. Survey done with proper documents. 3. Done complete homework and studied the documents properly with highlighting the main points before moving for the survey. 4. Chosen correct survey form as per the property type. 5. All fields of Survey form are properly filled. 6. All site special observations and negative and positive factors are clearly mentioned. 7. Self & client signatures taken on survey form. 8. 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. |
| B | In case of 3 minor mistakes in any of the above points except Point 1, 2, 3, 4, 6, 8, 10, 11, 12 but all the points are covered. |
| C | In case of more than 3 minor mistakes and any 1 major mistake in any of the above points and if any points are completely missing except Point 1, 2, 3, 4, 6, 8, 10, 11, 12. |
| D | In case of 1 major mistake or missing of any 1 point out of 1, 2, 3, 4, 6, 8, 10, 11, 12. |
| E | In case of more than 1 major mistakes or missing of more than 1 point out of 1, 2, 3, 4, 6, 8, 10, 11, 12. |

Note (Survey Grading Matrix):

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

Note (Overall Grading Matrix):

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

SURVEY PROCESS COMPLIANCE CHECKLIST

(To be submitted by Surveyor with each Survey)

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

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

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: 3:25 P.m.

GENERAL DETAILS

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

OWNERSHIP DETAILS

| | | |
|----|-------------------------|-------------------------------------|
| 1. | Legal Owner Name/s | Gauriputra Estate Holders Pvt 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 | <input checked="" type="checkbox"/> Free Hold, <input type="checkbox"/> Lease Hold |

| LOCATION DETAILS | | | | | | | |
|------------------|---|--|--------------------|------------------------|--------------|-----------------|---------|
| 1. | Adjoining Properties (Match it with papers with the help of compass or Sun direction and also confirm it with nearby people) | North | South | East | West | | |
| | | Adjoining F.P | Cadila Water Plant | Steel Plant | Railway line | | |
| 2. | Property Facing | <input checked="" type="checkbox"/> East Facing, <input type="checkbox"/> North Facing, <input type="checkbox"/> West Facing, <input type="checkbox"/> South Facing, <input type="checkbox"/> North-East Facing, <input type="checkbox"/> South-West Facing, <input type="checkbox"/> South-East Facing, <input type="checkbox"/> North-West Facing | | | | | |
| 3. | Landmark | Rajkot - Ahmedabad Highway | | | | | |
| 4. | Ward Name/ No. | | | | | | |
| 5. | Zone Name | | | | | | |
| 6. | Main Road Name & Width and distance of the property from it | Name | Width | Distance from property | | | |
| | | Rajkot - Ahmed | 30m | 800 - 900m | | | |
| 7. | Approach Road Name & Width | | | | | | |
| 8. | Location consideration of the Society | <input type="checkbox"/> Within Main city, <input type="checkbox"/> Within Good Urban developed Area, <input type="checkbox"/> Within developing area, <input type="checkbox"/> Highly posh locality, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> In interiors, <input type="checkbox"/> Remote area, <input type="checkbox"/> Backward, <input checked="" type="checkbox"/> Average, <input type="checkbox"/> Poor | | | | | |
| 9. | Location of the Flat | <input type="checkbox"/> Park Facing, <input type="checkbox"/> Pool Facing, <input type="checkbox"/> Road Facing, <input type="checkbox"/> Entrance North-East Facing, <input type="checkbox"/> Sunlight facing | | | | | |
| 10. | Characteristics of the Locality | <input type="checkbox"/> Urban developed, <input type="checkbox"/> Urban developing, <input type="checkbox"/> Semi Urban, <input type="checkbox"/> Rural, <input type="checkbox"/> Backward, <input checked="" type="checkbox"/> Industrial, <input type="checkbox"/> Institutional | | | | | |
| 11. | Category of Society/ Locality | <input type="checkbox"/> High End, <input type="checkbox"/> Normal, <input type="checkbox"/> Affordable Group Housing, <input type="checkbox"/> EWS, <input type="checkbox"/> HIG, <input type="checkbox"/> MIG, <input type="checkbox"/> LIG | | | | | |
| 12. | Utilities/ Facilities in the locality | <input type="checkbox"/> Lifts, <input type="checkbox"/> Garden, <input type="checkbox"/> Landscaping, <input type="checkbox"/> Swimming Pool, <input type="checkbox"/> Gym, <input type="checkbox"/> Club House, <input type="checkbox"/> Walk Trails, <input type="checkbox"/> Kids play zone, <input type="checkbox"/> 100% Power Backup | | | | | |
| 13. | Proximity to civic amenities | School | Hospital | Market | Metro | Railway Station | Airport |
| | | | | | | | |
| 14. | Any new development in surrounding area | Plant & Factories | | | | | |
| 15. | Jurisdiction limits | <input type="checkbox"/> Nagar Nigam, <input type="checkbox"/> Nagar Panchayat, <input type="checkbox"/> Gram Panchayat, <input type="checkbox"/> Nagar Palika Parishad, <input type="checkbox"/> Area not within any municipal limits | | | | | |
| 16. | Jurisdiction Development | <input type="checkbox"/> DDA, <input type="checkbox"/> GDA, <input type="checkbox"/> NOIDA, <input type="checkbox"/> GNIDA, <input type="checkbox"/> YEIDA, <input type="checkbox"/> HUDA, | | | | | |

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

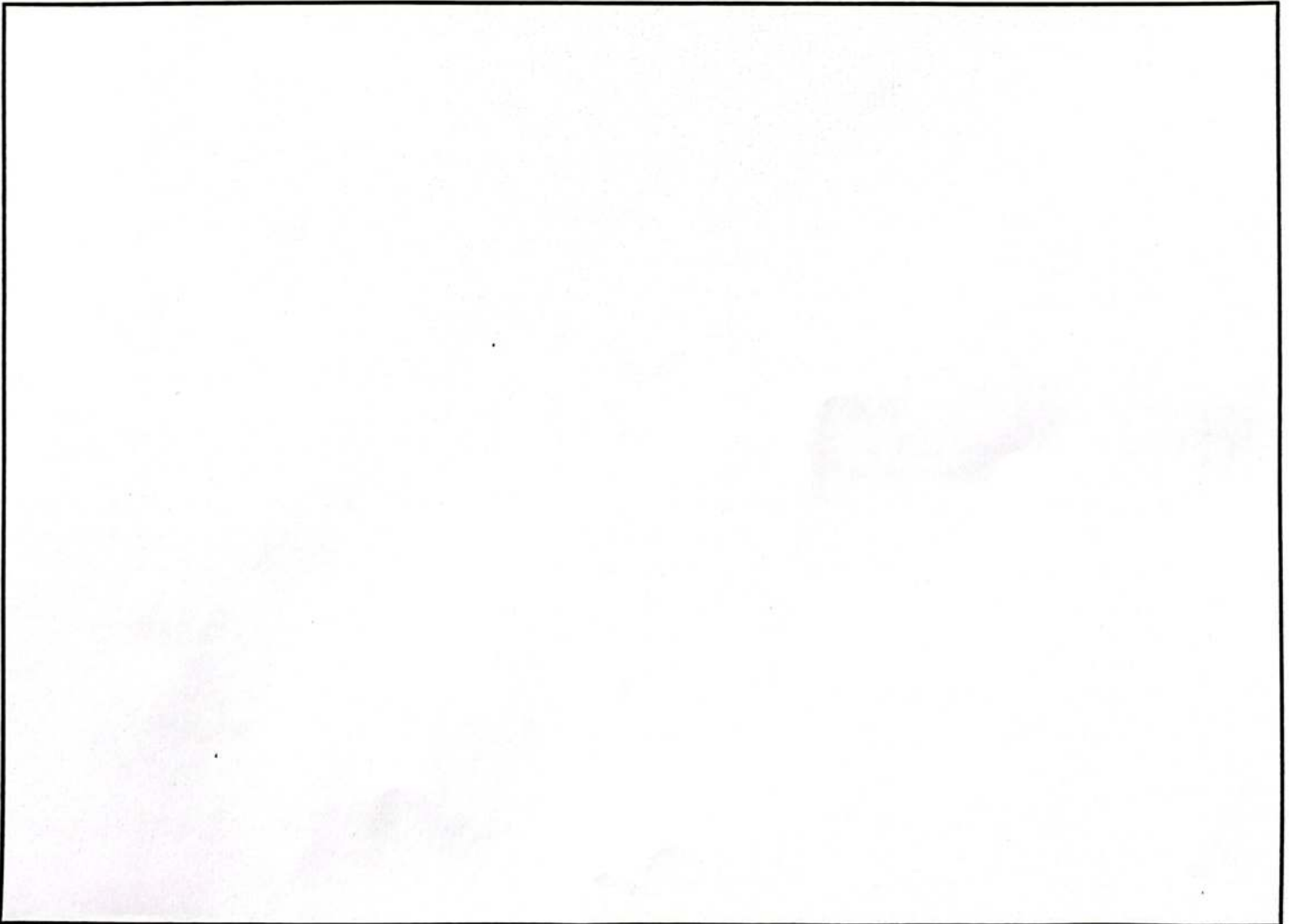
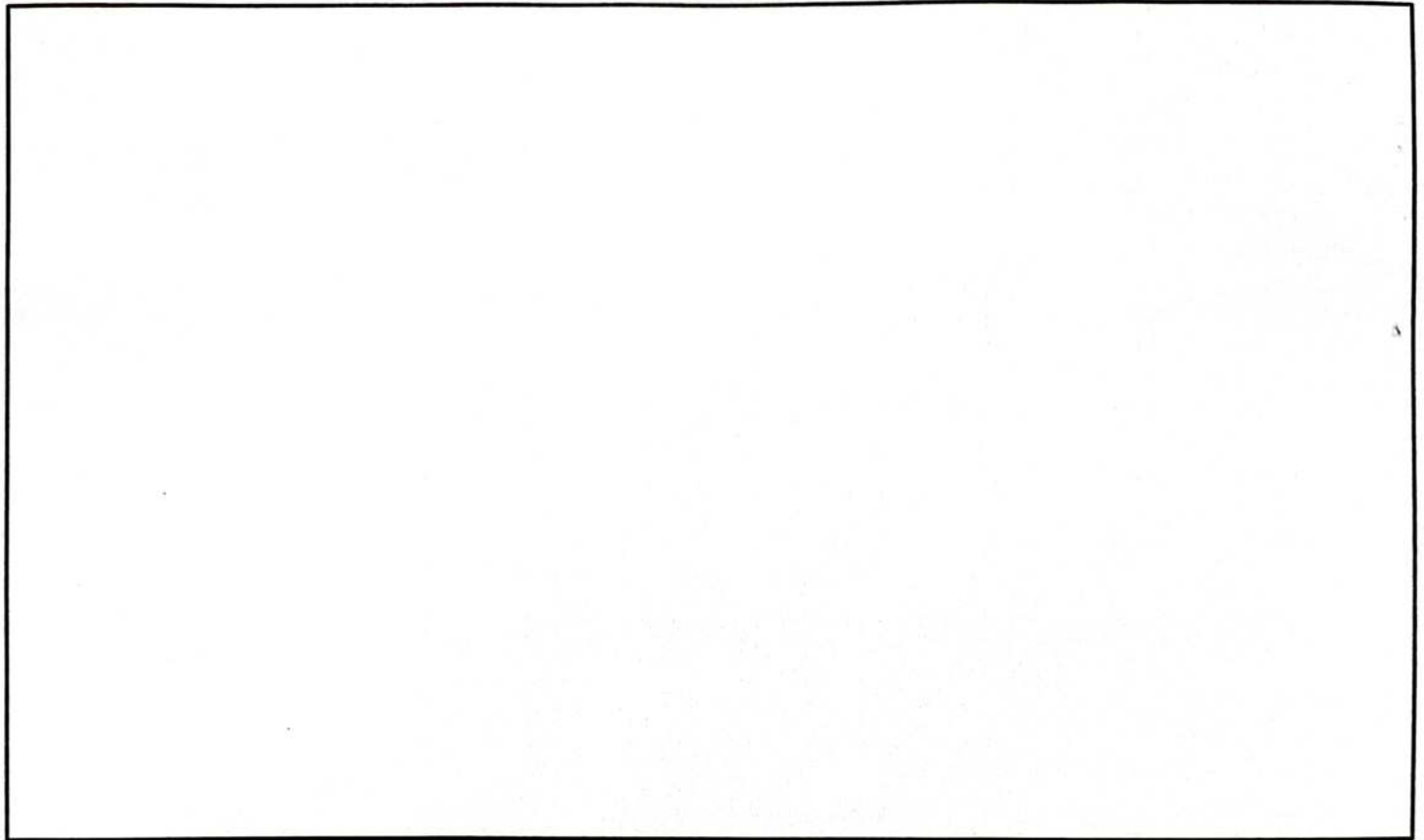
| PHYSICAL DETAILS | | | | |
|------------------|--|--|------------|--------------------|
| 1. | Land Area | As per Title deed | As per Map | As per site survey |
| | As per Part Plan, F-Form | 25532 | | |
| 2. | Any conversion to the land use | | | |
| 3. | Land Type | <input type="checkbox"/> Solid, <input type="checkbox"/> Rocky, <input type="checkbox"/> Marsh Land, <input type="checkbox"/> Reclaimed Land, <input type="checkbox"/> Water logged, <input type="checkbox"/> Land locked | | |
| 4. | Shape of the Land | <input type="checkbox"/> Square, <input type="checkbox"/> Rectangular, <input type="checkbox"/> Trapezium, <input type="checkbox"/> Triangular, <input type="checkbox"/> Trapezoid, <input checked="" type="checkbox"/> Irregular, <input type="checkbox"/> Couldn't confirm since not bounded, <input type="checkbox"/> NA | | |
| 5. | Level of Land | <input type="checkbox"/> On road level, <input type="checkbox"/> Below road level, <input type="checkbox"/> Above road level, <input type="checkbox"/> NA | | |
| 6. | Frontage to depth ratio | <input type="checkbox"/> Normal frontage, <input type="checkbox"/> Less frontage, <input type="checkbox"/> Large frontage, <input type="checkbox"/> NA | | |
| 7. | Are Boundaries matched | <input type="checkbox"/> Yes, <input type="checkbox"/> No | | |
| 8. | Is Independent access available to the property? | <input checked="" type="checkbox"/> Clear independent access is available, <input type="checkbox"/> Access available in sharing of other adjoining property, <input type="checkbox"/> No clear access is available, <input type="checkbox"/> Access is closed due to dispute | | |
| 9. | Is property clearly demarcated with permanent boundaries? | <input type="checkbox"/> Yes, <input checked="" type="checkbox"/> No, <input type="checkbox"/> Only with Temporary boundaries | | |
| 10. | Is the property merged or colluded with any other property | | | |
| 11. | Property currently possessed by | <input type="checkbox"/> Owner, <input checked="" type="checkbox"/> Vacant open land, <input type="checkbox"/> Lessee, <input type="checkbox"/> Under Construction, <input type="checkbox"/> Couldn't be Surveyed, <input type="checkbox"/> Property was locked, <input type="checkbox"/> Bank sealed, <input type="checkbox"/> Court sealed | | |
| 12. | Garden/ Landscaping | <input type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Beautiful, <input type="checkbox"/> Ordinary | | |
| 13. | Boundary Wall (Only for individual property) | Height: | Width: | Finish: |
| 14. | Guard Room | <input type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Area: | | |
| 15. | Water arrangements | <input type="checkbox"/> Jet pump, <input type="checkbox"/> Submersible, <input type="checkbox"/> Jal board supply | | |
| 16. | Power connection | <input type="checkbox"/> No power line available within 5 Kms radius, <input type="checkbox"/> State owned power distribution company line available | | |
| 17. | Current activity carried out on the Land | <input checked="" type="checkbox"/> Vacant, <input type="checkbox"/> Farming, <input type="checkbox"/> Animal husbandry | | |
| 18. | Special comments if any | | | |

MARKETABILITY/ SELABILITY/ UTILITY DETAILS

| | | | |
|----|--|--|--|
| 1. | Any issues in marketability of the property? | <input type="checkbox"/> Yes, <input type="checkbox"/> No Reason in case of No: <input type="checkbox"/> Location, <input type="checkbox"/> Surrounding, <input type="checkbox"/> Legal aspects, <input type="checkbox"/> Demand, <input type="checkbox"/> Shape, <input type="checkbox"/> Any Other: | |
| 2. | How is Demand & Supply condition in the Market of such properties? | Demand | <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor |
| | | Supply | <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor |
| 3. | Is property easily sellable & marketable? | <input type="checkbox"/> Yes, <input type="checkbox"/> No Comments: | |
| 4. | How is the current utility of the property? | <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor | |
| 5. | At what True rate Owner bought this Property? | Year of purchase | |
| | | Purchase Price | |

USE THIS SPACE FOR PROVIDING ANY ADDITIONAL DETAILS/ INFORMATION

DRAW SITE KEY PLAN & SKETCH PLAN



PROPERTY MARKET COMPARABLE RATE INFORMATION DETAILS

(Available for Sale or Transaction already happened in past)

| S.No | Particulars | Subject Property | Comparable 1 | Comparable 2 | Comparable 3 |
|------|--|------------------|------------------------|-----------------------------|--------------|
| 1. | Name (source of information) | NA | Maharaj Broker | Aggrawal Broker | |
| 2. | Contact No. | NA | 9925129437 | 8735829984 | |
| 3. | Type of source of information (Seller/ Property dealer/ nearby people) | NA | Broker | Broker | |
| 4. | Rates/ Price informed | NA | Rs. 8400/- Per sq. mt. | Rs. 7500-8000/- Per sq. mt. | |
| 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) | | | | |
| 12. | Frontage to depth ratio (Normal, Less, Large) | | | | |
| 13. | Approach road width | | | | |
| 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.) | | | | |
| 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 | Dhanya Rathi (7490990797) C/o Anushrav Bhatt |
| Signature | D.M. Rathi. |
| Date | 24/02/2024 |

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

CASE COLLECTION FORM

(Version 5.0)

Date of implementation: 9.02.2011 | Last Revision: 30.01.2020 | Latest Revision: 31.10.2020

| Items | Assigned To | Assigned to Date | To be completed by date | Submitted On date | Grade | HOD Engg. Signature |
|------------------|-------------|------------------|-------------------------|-------------------|-------|---------------------|
| File Received By | | NA | NA | | | |
| Survey | | | | | | |
| Preparation | | | | | | |

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

| | |
|---|---|
| File Returned to HOD Engg. unprepared due to reason | <input type="checkbox"/> Survey not done properly, <input type="checkbox"/> Survey Form not properly filled, <input type="checkbox"/> Market survey for rates is not properly done, <input type="checkbox"/> Identification is not clearly done, <input type="checkbox"/> Measurement is not properly done, <input type="checkbox"/> Photographs not clearly taken, <input type="checkbox"/> Selfie/ Owner or owner representative photo not taken, <input type="checkbox"/> Owner/ owner representative signature not taken, <input type="checkbox"/> Google Map not taken, <input type="checkbox"/> Survey summary sheet not filled |
| | |

| | |
|--|--|
| In case File is returned by the preparer - HOD Engg. comment & Signature | <input type="checkbox"/> Minor defects in the survey hence approved for preparation with warning to Surveyor. Report preparer to collect the missing information on his own. |
| | <input type="checkbox"/> Major defects in the survey. Survey has to be done again. |

GENERAL DETAILS

| | | | | | |
|----|---|--|---|--|------------------------------------|
| 1. | Proposal/ Work Order or Ref. No. | | | | |
| 2. | Type of Service | <input type="checkbox"/> Valuation Report, <input type="checkbox"/> Construction cost estimate, <input type="checkbox"/> Cost vetting certificate <input type="checkbox"/> Other CE Certificates, <input type="checkbox"/> TEV Report, <input type="checkbox"/> LIE | | | |
| 3. | Type of customer | <input type="checkbox"/> Bank <input type="checkbox"/> Company | <input type="checkbox"/> PSU <input type="checkbox"/> Private client | <input type="checkbox"/> NBFC <input type="checkbox"/> Direct client through Bank | <input type="checkbox"/> Corporate |
| 4. | Bank/ FI/ Organization Name & Address | | | | |
| 5. | Case Allotment Officer/ Fees paying party Details | Name | Contact Number | Email Id | |
| 6. | Case Type | <input type="checkbox"/> Case for Fresh Account | | <input type="checkbox"/> Case for exiting account/ customer | |
| 7. | Fees Details | Amount of Fees | Advance Amount if any | Fees will be paid by | |
| | | | | <input type="checkbox"/> Bank | <input type="checkbox"/> Customer |
| 8. | Billing Details | Billed To Party Name | | | GSTIN |

| | | | |
|--|--|--|--|
| | | | |
|--|--|--|--|

CASE DETAILS

| | | | | |
|-----|--|---|----------------|----------|
| 1. | Type of Property | | | |
| 2. | Purpose of Valuation/ Assignment | <input type="checkbox"/> Value assessment of the asset for creating new collateral mortgage <input type="checkbox"/> Periodic Re-Valuation for Bank, <input type="checkbox"/> Distress sale for NPA A/c., <input type="checkbox"/> For DRT Recovery purpose, <input type="checkbox"/> Capital Gains Wealth Tax purpose <input type="checkbox"/> Partition purpose, <input type="checkbox"/> General Value Assessment <input type="checkbox"/> Any other: | | |
| 3. | Owner/ Applicant Details | Name | Contact Number | Email Id |
| | | | | |
| 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 <i>(Any one ownership document and approved site plan/ map is must)</i> | 1. Ownership Documents: <input type="checkbox"/> Sale Deed, <input type="checkbox"/> Power of Attorney, <input type="checkbox"/> Registered Will, <input type="checkbox"/> Relinquishment Deed, <input type="checkbox"/> Transfer Deed, <input type="checkbox"/> Conveyance Deed, <input type="checkbox"/> Allotment Letter, <input type="checkbox"/> Possession Letter 2. Map: <input type="checkbox"/> Cizra Map, <input type="checkbox"/> Approved Map, <input type="checkbox"/> Site Plan 3. Utility Bills: <input type="checkbox"/> Electricity Bill & payment receipt, <input type="checkbox"/> Water Bill & payment receipt, <input type="checkbox"/> House Tax demand & payment receipt 4. Any Other document: <input type="checkbox"/> CLU, <input type="checkbox"/> TIR Report, <input type="checkbox"/> Agreement to Sale, <input type="checkbox"/> Old Valuation Report 5. No documents provided: <input type="checkbox"/> | | |
| 9. | Documents received from | | | |
| 10. | Special Instructions if any: | | | |
| 11. | <i>I agree to pay the amount mentioned above for the preparation of Valuation Report. I agree that I'll not put pressure on Valuer firm to distort any facts and would not try to influence any member or official of the firm in the ill spirit or vested interest and to benefit any individual or organization by any means illegitimately.</i> Customer Signature: | | | |

FILE RECEIVER CASE COLLECTION PROCESS COMPLIANCE CHECKLIST
(To be filled by Surveyor)

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

IMPORTANT INSTRUCTIONS TO SURVEYOR

| | |
|-----|--|
| 1. | Please fill the above compliance checklist before moving for the survey. |
| 2. | Please do not do the survey if you do not have proper documents. |
| 3. | For Vacant Plot/ Land – Cizra Map/ Master/ Zonal/ Site Plan is must to identify the Plot. For Agriculture or converted land from agriculture – Mutation documents, CLU is must. |
| 4. | Firstly please first study the documents of the property which needs to get surveyed. |
| 5. | Mark the 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. |
| 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 |
| A | <p>In case all the points below are done properly, timely with full care and diligence:</p> <ol style="list-style-type: none"> 1. Survey started with proper work order and knowing the source of payment. 2. Survey done with proper documents. 3. Done complete homework and studied the documents properly with highlighting the main points before moving for the survey. 4. Chosen correct survey form as per the property type. 5. All fields of Survey form are properly filled. 6. All site special observations and negative and positive factors are clearly mentioned. 7. Self & client signatures taken on survey form. 8. 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. |
| B | In case of 3 minor mistakes in any of the above points except Point 1, 2, 3, 4, 6, 8, 10, 11, 12 but all the points are covered. |
| C | In case of more than 3 minor mistakes and any 1 major mistake in any of the above points and if any points are completely missing except Point 1, 2, 3, 4, 6, 8, 10, 11, 12. |
| D | In case of 1 major mistake or missing of any 1 point out of 1, 2, 3, 4, 6, 8, 10, 11, 12. |
| E | In case of more than 1 major mistakes or missing of more than 1 point out of 1, 2, 3, 4, 6, 8, 10, 11, 12. |

Note (Survey Grading Matrix):

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

Note (Overall Grading Matrix):

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

SURVEY PROCESS COMPLIANCE CHECKLIST**(To be submitted by Surveyor with each Survey)**

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

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

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: 3:25 Pm |
|-------------------------------|------------------|---------------|

GENERAL DETAILS

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

OWNERSHIP DETAILS

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

| | | |
|----|---|--|
| | Valuation | |
| 4. | Present Residence Address of the Owner/ Purchaser | |
| 5. | Property constitution | <input checked="" type="checkbox"/> Free Hold, <input type="checkbox"/> Lease Hold |

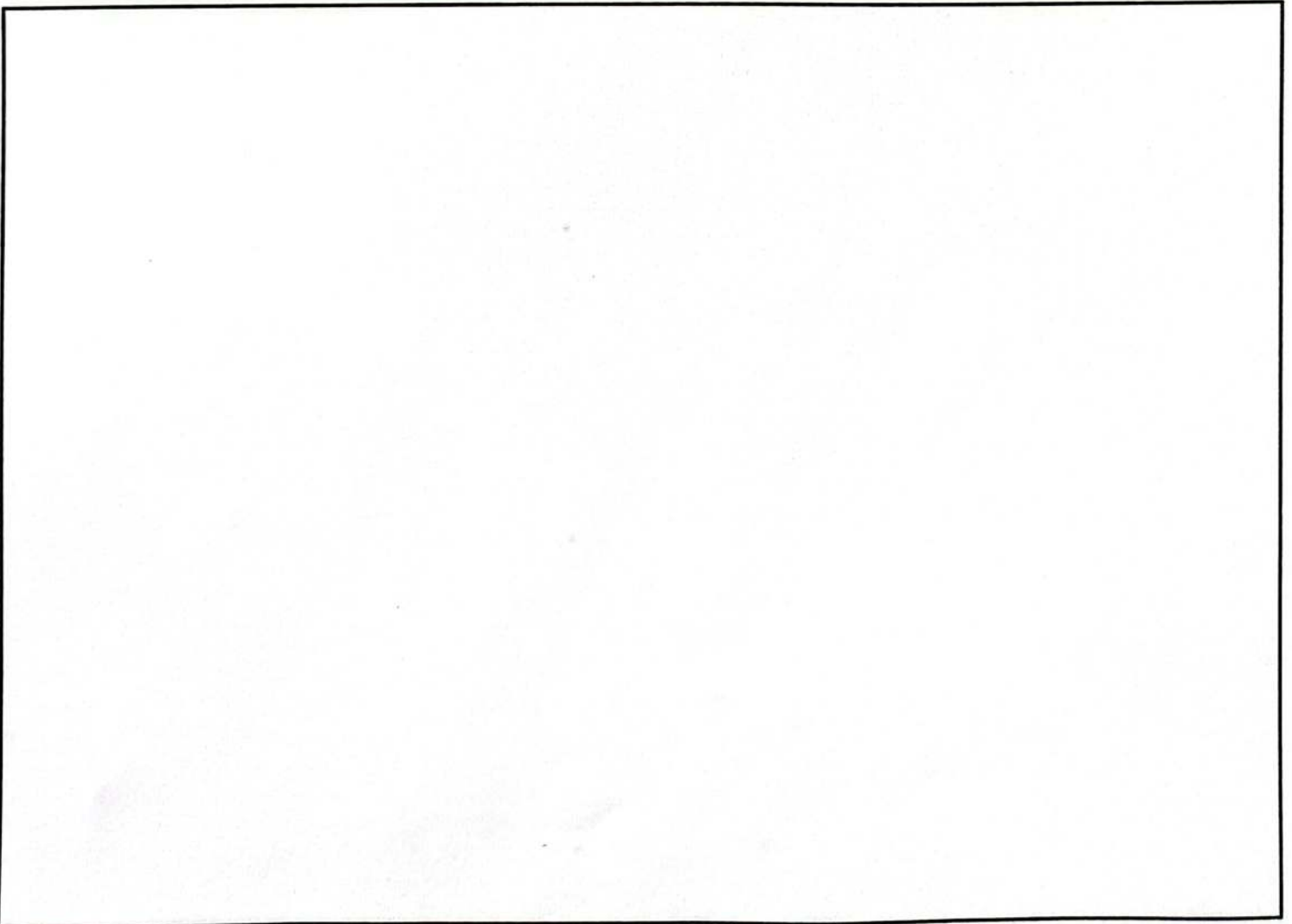
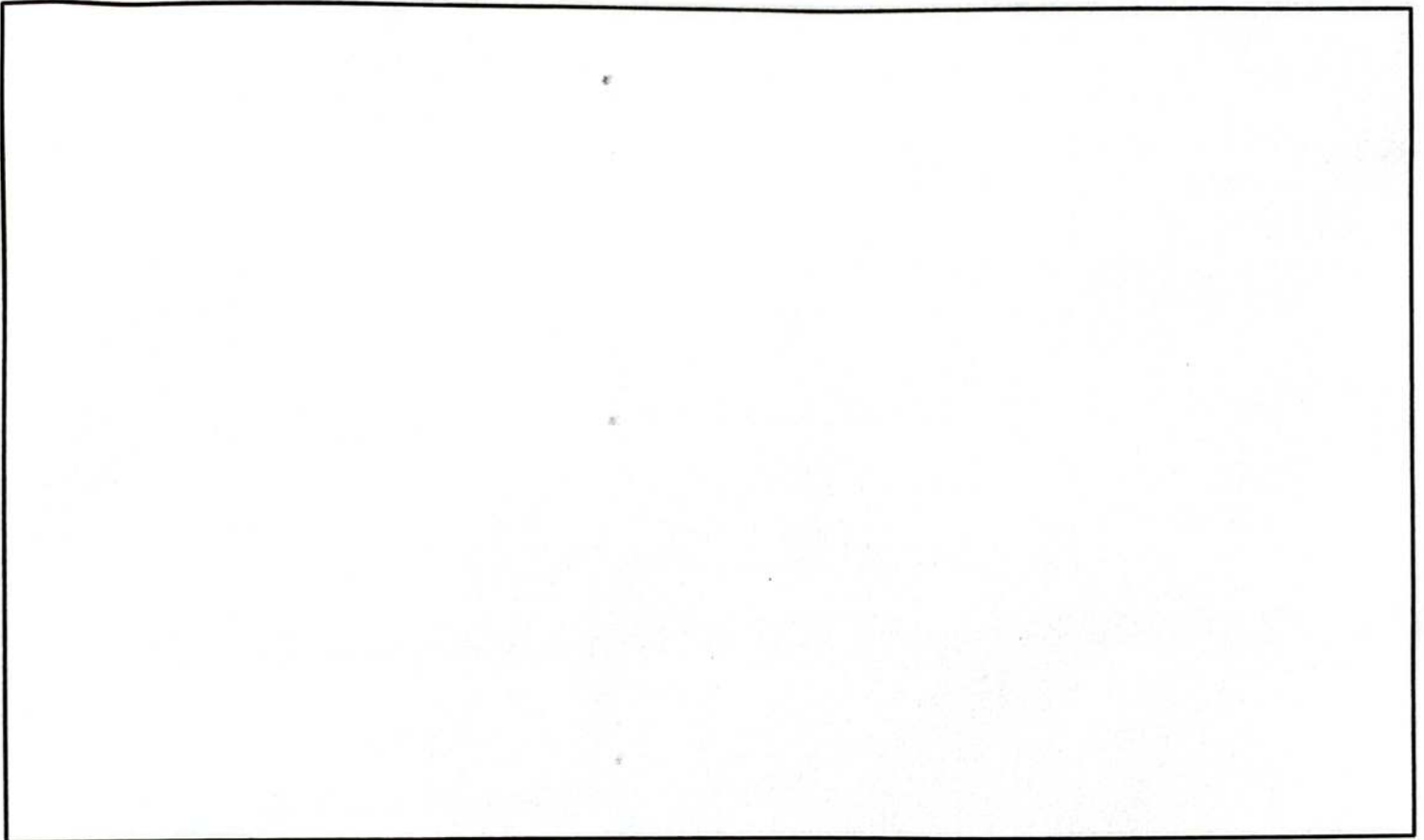
LOCATION DETAILS

| | | | | | | | |
|-----|---|--|--------------------|------------------------|--------------|-----------------|---------|
| 1. | Adjoining Properties (Match it with papers with the help of compass or Sun direction and also confirm it with nearby people) | North | South | East | West | | |
| | | Adjoining F.P | Cadila Water plant | Steel Plant | Railway Line | | |
| 2. | Property Facing | <input checked="" type="checkbox"/> East Facing, <input type="checkbox"/> North Facing, <input type="checkbox"/> West Facing, <input type="checkbox"/> South Facing, <input type="checkbox"/> North-East Facing, <input type="checkbox"/> South-West Facing, <input type="checkbox"/> South-East Facing, <input type="checkbox"/> North-West Facing | | | | | |
| 3. | Landmark | Rajkot - Ahmedabad Highway | | | | | |
| 4. | Ward Name/ No. | | | | | | |
| 5. | Zone Name | | | | | | |
| 6. | Main Road Name & Width and distance of the property from it | Name | Width | Distance from property | | | |
| | | Rajkot - Ahm | 30 m | 800-900 m | | | |
| 7. | Approach Road Name & Width | | | | | | |
| 8. | Location consideration of the Society | <input type="checkbox"/> Within Main city, <input type="checkbox"/> Within Good Urban developed Area, <input type="checkbox"/> Within developing area, <input type="checkbox"/> Highly posh locality, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> In interiors, <input type="checkbox"/> Remote area, <input type="checkbox"/> Backward, <input checked="" type="checkbox"/> Average, <input type="checkbox"/> Poor | | | | | |
| 9. | Location of the Flat | <input type="checkbox"/> Park Facing, <input type="checkbox"/> Pool Facing, <input type="checkbox"/> Road Facing, <input type="checkbox"/> Entrance North-East Facing, <input type="checkbox"/> Sunlight facing | | | | | |
| 10. | Characteristics of the Locality | <input type="checkbox"/> Urban developed, <input type="checkbox"/> Urban developing, <input type="checkbox"/> Semi Urban, <input type="checkbox"/> Rural, <input type="checkbox"/> Backward, <input checked="" type="checkbox"/> Industrial, <input type="checkbox"/> Institutional | | | | | |
| 11. | Category of Society/ Locality | <input type="checkbox"/> High End, <input type="checkbox"/> Normal, <input type="checkbox"/> Affordable Group Housing, <input type="checkbox"/> EWS, <input type="checkbox"/> HIG, <input type="checkbox"/> MIG, <input type="checkbox"/> LIG | | | | | |
| 12. | Utilities/ Facilities in the locality | <input type="checkbox"/> Lifts, <input type="checkbox"/> Garden, <input type="checkbox"/> Landscaping, <input type="checkbox"/> Swimming Pool, <input type="checkbox"/> Gym, <input type="checkbox"/> Club House, <input type="checkbox"/> Walk Trails, <input type="checkbox"/> Kids play zone, <input type="checkbox"/> 100% Power Backup | | | | | |
| 13. | Proximity to civic amenities | School | Hospital | Market | Metro | Railway Station | Airport |
| | | | | | | | |
| 14. | Any new development in surrounding area | Yes, Plant & Factories | | | | | |
| 15. | Jurisdiction limits | <input type="checkbox"/> Nagar Nigam, <input type="checkbox"/> Nagar Panchayat, <input type="checkbox"/> Gram Panchayat, <input type="checkbox"/> Nagar Palika Parishad, <input type="checkbox"/> Area not within any municipal limits | | | | | |
| 16. | Jurisdiction Development | <input type="checkbox"/> DDA, <input type="checkbox"/> GDA, <input type="checkbox"/> NOIDA, <input type="checkbox"/> GNIDA, <input type="checkbox"/> YEIDA, <input type="checkbox"/> HUDA, | | | | | |

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

| PHYSICAL DETAILS | | | | |
|------------------|--|--|------------|--------------------|
| 1. | Land Area | As per Title deed | As per Map | As per site survey |
| | As per Pant Plan & F-Form | 30735 | | |
| 2. | Any conversion to the land use | | | |
| 3. | Land Type | <input type="checkbox"/> Solid, <input type="checkbox"/> Rocky, <input type="checkbox"/> Marsh Land, <input type="checkbox"/> Reclaimed Land, <input type="checkbox"/> Water logged, <input type="checkbox"/> Land locked | | |
| 4. | Shape of the Land | <input type="checkbox"/> Square, <input type="checkbox"/> Rectangular, <input type="checkbox"/> Trapezium, <input type="checkbox"/> Triangular, <input type="checkbox"/> Trapezoid, <input checked="" type="checkbox"/> Irregular, <input type="checkbox"/> Couldn't confirm since not bounded, <input type="checkbox"/> NA | | |
| 5. | Level of Land | <input type="checkbox"/> On road level, <input checked="" type="checkbox"/> Below road level, <input type="checkbox"/> Above road level, <input type="checkbox"/> NA | | |
| 6. | Frontage to depth ratio | <input type="checkbox"/> Normal frontage, <input type="checkbox"/> Less frontage, <input type="checkbox"/> Large frontage, <input type="checkbox"/> NA | | |
| 7. | Are Boundaries matched | <input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No | | |
| 8. | Is Independent access available to the property? | <input checked="" type="checkbox"/> Clear independent access is available, <input type="checkbox"/> Access available in sharing of other adjoining property, <input type="checkbox"/> No clear access is available, <input type="checkbox"/> Access is closed due to dispute | | |
| 9. | Is property clearly demarcated with permanent boundaries? | <input type="checkbox"/> Yes, <input checked="" type="checkbox"/> No, <input type="checkbox"/> Only with Temporary boundaries | | |
| 10. | Is the property merged or colluded with any other property | | | |
| 11. | Property currently possessed by | <input type="checkbox"/> Owner, <input checked="" type="checkbox"/> Vacant open land, <input type="checkbox"/> Lessee, <input type="checkbox"/> Under Construction, <input type="checkbox"/> Couldn't be Surveyed, <input type="checkbox"/> Property was locked, <input type="checkbox"/> Bank sealed, <input type="checkbox"/> Court sealed | | |
| 12. | Garden/ Landscaping | <input type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Beautiful, <input type="checkbox"/> Ordinary | | |
| 13. | Boundary Wall (Only for individual property) | Height: | Width: | Finish: |
| 14. | Guard Room | <input type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Area: | | |
| 15. | Water arrangements | <input type="checkbox"/> Jet pump, <input type="checkbox"/> Submersible, <input type="checkbox"/> Jal board supply | | |
| 16. | Power connection | <input type="checkbox"/> No power line available within 5 Kms radius, <input type="checkbox"/> State owned power distribution company line available | | |
| 17. | Current activity carried out on the Land | <input checked="" type="checkbox"/> Vacant, <input type="checkbox"/> Farming, <input type="checkbox"/> Animal husbandry | | |
| 18. | Special comments if any | | | |

DRAW SITE KEY PLAN & SKETCH PLAN



MARKETABILITY/ SELABILITY/ UTILITY DETAILS

| | | | |
|----|--|--|--|
| 1. | Any issues in marketability of the property? | <input type="checkbox"/> Yes, <input type="checkbox"/> No Reason in case of No: <input type="checkbox"/> Location, <input type="checkbox"/> Surrounding, <input type="checkbox"/> Legal aspects, <input type="checkbox"/> Demand, <input type="checkbox"/> Shape, <input type="checkbox"/> Any Other: | |
| 2. | How is Demand & Supply condition in the Market of such properties? | Demand | <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor |
| | | Supply | <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor |
| 3. | Is property easily sellable & marketable? | <input type="checkbox"/> Yes, <input type="checkbox"/> No Comments: | |
| 4. | How is the current utility of the property? | <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor | |
| 5. | At what True rate Owner bought this Property? | Year of purchase | |
| | | Purchase Price | |

USE THIS SPACE FOR PROVIDING ANY ADDITIONAL DETAILS/ INFORMATION

PROPERTY MARKET COMPARABLE RATE INFORMATION DETAILS

(Available for Sale or Transaction already happened in past)

| S.No | Particulars | Subject Property | Comparable 1 | Comparable 2 | Comparable 3 |
|------|--|------------------|----------------------------|--------------------------------|--------------|
| 1. | Name (source of information) | NA | Maharaj | Agarwal Broker | |
| 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. 8,400/- Per Sq. mt. | Rs. 7500-8000/- per Sq. mt. | |
| 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) | | | | |
| 12. | Frontage to depth ratio (Normal, Less, Large) | | | | |
| 13. | Approach road width | | | | |
| 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.) | | | | |
| 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 Rath (7490990777) C/o Anushkar Bhatt |
| Signature | D. M. Rath |
| Date | 24/02/2024 |

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 Apurva Shah 9909602776 Dev Desai 9998898423 Somish Realty 9429613131 |
| 2 | 1 st Floor | 26000/- | |
| 3 | 2 nd Floor | 22000/- | |
| 4 | 3 rd Floor | 18000/- | |

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 Sachin Jain 9898595367 Dharmendrasinh 9723232227 Kunvarji Realty 7984481077 |
| 2 | 3 rd , 4 th , Floor | 16,000/- | |
| 3 | 5 th , 6 th Floor | 10,500/- | |
| 4 | 7 th , 8 th , 9 th Floor | 7,400/- | |

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.