

File No.	RKA/DNCR/...../.....
Date of Receiving	16/02/24
File Receiver Name	DHAWPC

### 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	DHAWPC					
Preparation						

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

File Returned to HOD Engg. unprepared due to reason

☐ Survey not done properly, ☐ Survey Form not properly filled, ☐ Market survey for rates is not properly done, ☐ Identification is not clearly done, ☐ Measurement is not properly done, ☐ Photographs not clearly taken, ☐ Selfie/ Owner or owner representative photo not taken, ☐ Owner/ owner representative signature not taken, ☐ Google Map not taken, ☐ Survey summary sheet not filled

In case File is returned by the preparer - HOD Engg. comment & Signature

☐ Minor defects in the survey hence approved for preparation with warning to Surveyor. Report preparer to collect the missing information on his own.  
☐ Major defects in the survey. Survey has to be done again.

### GENERAL DETAILS

1.	Proposal/ Work Order or Ref. No.	V15(2023-24) - P1761-660-1017		
2.	Type of Service	<input checked="" type="checkbox"/> Valuation Report, <input type="checkbox"/> Construction cost estimate, <input type="checkbox"/> Cost vetting certificate <input type="checkbox"/> Other CE Certificates, <input type="checkbox"/> TEV Report, <input type="checkbox"/> LIE		
3.	Type of customer	<input type="checkbox"/> Bank <input type="checkbox"/> PSU <input type="checkbox"/> NBFC <input type="checkbox"/> Corporate <input type="checkbox"/> Company <input checked="" type="checkbox"/> Private client <input type="checkbox"/> Direct client through Bank		
4.	Bank/ FI/ Organization Name & Address	STATE BANK OF INDIA, IFB, NEAR CHINCH PHATAK SIGNAL, S.V. ROAD, MALAD (W), MUMBAI - 4000		
5.	Case Allotment Officer/ Fees paying party Details	Name	Contact Number	Email Id
		PRIVATE CLIENT PAYAL SHAH	7506054753	payal@grubstakefr.com
6.	Case Type	<input checked="" 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
		18,000 + GST	Total Amount Received	<input type="checkbox"/> Bank <input checked="" type="checkbox"/> Customer
8.	Billing Details	Billed To Party Name		GSTIN



# CASE DETAILS

1.	Type of Property	COMMERCIAL OFFICE.		
2.	Purpose of Valuation/ Assignment	<input checked="" 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
		ANANDSH MIS. BEAUTIFUL	9869501955	-
4.	Account Name	MIS. BEAUTIFUL PROPERTIES PVT. LTD.		
5.	Property Address	OFFICE NO 1,2,3 PLOT CTS NO. 640-B, VILLAGE AMBIVADI, ANDHERI, VEERA DESAI ROAD, ANDHERI WEST, MUMBAI - 400058.		
6.	Who will coordinate on site for the site survey	Name	Contact Number	
		ANANDSH	9869501955	
7.	Preferred time of survey	Date	Time	
		4:00	16/02/24	
8.	Documents Received (Any one ownership document and approved site plan/ map is must)	1. <b>Ownership Documents:</b> <input checked="" type="checkbox"/> Sale Deed, <input type="checkbox"/> Power of Attorney, <input type="checkbox"/> Registered Will, <input type="checkbox"/> Relinquishment Deed, <input type="checkbox"/> Transfer Deed, <input type="checkbox"/> Conveyance Deed, <input type="checkbox"/> Allotment Letter, <input type="checkbox"/> Possession Letter 2. <b>Map:</b> <input type="checkbox"/> Cizra Map, <input checked="" type="checkbox"/> Approved Map, <input type="checkbox"/> Site Plan 3. <b>Utility Bills:</b> <input type="checkbox"/> Electricity Bill & payment receipt, <input type="checkbox"/> Water Bill & payment receipt, <input type="checkbox"/> House Tax demand & payment receipt 4. <b>Any Other document:</b> <input type="checkbox"/> CLU, <input type="checkbox"/> TIR Report, <input checked="" type="checkbox"/> Agreement to Sale, <input type="checkbox"/> Old Valuation Report 5. <b>No documents provided:</b> <input type="checkbox"/>		
9.	Documents received from	APPROVED MAP. AGREEMENT		
10.	Special Instructions if any:			

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.

Customer Signature:



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

COMPLIANCE CHECKLIST	STATUS	APPROVER SIGNATURE/ REMARKS IN CASE OF ANY (X)
1. Is Case collection Form properly filled by Receiver?	<input checked="" type="checkbox"/>	
2. Is purpose of the assignment understood clearly by the receiver?	<input checked="" type="checkbox"/>	
3. Has receiver checked if this is a new case or existing case of the Bank?	<input checked="" type="checkbox"/>	
4. Has receiver fixed the fees with the manager/ client and sent quotation properly or have taken approval of the work over email?	<input checked="" type="checkbox"/>	
5. Has receiver taken proper Work Order/ Email/ CESA form formality?	<input checked="" type="checkbox"/>	
6. In case of private case or for fresh case 50% advance is received?	<input checked="" type="checkbox"/>	
7. Is document checklist email sent to the customer?	<input checked="" type="checkbox"/>	
8. Has the received documents is having 'documents provided by stamp'?	<input checked="" type="checkbox"/>	

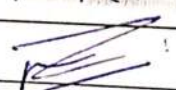
## **IMPORTANT INSTRUCTIONS TO SURVEYOR**

- Please fill the above compliance checklist before moving for the survey.
- Please do not do the survey if you do not have proper documents.
- For Vacant Plot/ Land – Cizra Map/ Master/ Zonal/ Site Plan is must to identify the Plot. For Agriculture or converted land from agriculture – Mutation documents, CLU is must.
- Firstly please first study the documents of the property which needs to get surveyed.
- Mark the **Owner/ Area/ Boundaries** mentioned in the ownership documents with bold florescent marker pen before moving for the survey. **During site survey if any difference is found in the above fields from the ownership documents then please contact the owner immediately to know the reason for the difference.**
- Confirm ongoing property rates in the subject location through public domain, property sites and contact dealers to show you the available properties in that area during your survey.
- Identify the Property clearly by matching the boundaries and area mentioned in the property papers.**
- Do sample physical or google measurements of the property.**
- PHOTOGRAPH INSTRUCTIONS:**
  - Take owner/ representative photograph along with the property.
  - Take your selfie along with the property and the owner/ representative.
  - Take full scale photo of the property with gate.
  - Take photo of the property along with abutting road, towards left, right and center.
  - Take multiple photos of inside-out of the property.
  - Take nearby photographs of the Property.
  - Take a short video to cover property and neighborhood.
- Take Google Map location.
- Check main road name & width and approach road width and distance of property from main road.
- Check Jurisdiction Municipal Limits & Ward Name.
- Fill each column of survey form diligently in detail and tick the appropriate option clearly.**
- Check any defects or negativity in the property and comment in detail on survey form.**
- Do extensive market rate enquiries and confirm for any recent past transactions.**
- 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 PROCESS COMPLIANCE CHECKLIST****(To be submitted by Surveyor with each Survey)**

COMPLIANCE CHECKLIST POINTS		STATUS
1.	Did you take proper property documents to carry out the survey?	<input checked="" type="checkbox"/>
2.	Have you properly studied & highlighted Owner/ Area/ Boundaries in the property documents with bold florescent before moving for the survey?	<input checked="" type="checkbox"/>
3.	Did you check prominent landmark nearby the subject property and mentioned in the survey form?	<input checked="" type="checkbox"/>
4.	Did you identified the Property clearly by matching the boundaries and area mentioned in the property papers?	<input checked="" type="checkbox"/>
5.	Did you check if property is merged with any other property or it is an independent property?	<input checked="" type="checkbox"/>
6.	Did you checked the flat size with eye estimation or based on number of bed rooms?	<input checked="" type="checkbox"/>
7.	Did you check for any construction violations in the flat?	<input checked="" type="checkbox"/>
8.	Did you check municipal limits/ jurisdiction/ ward?	<input checked="" type="checkbox"/>
9.	Did you take Google Map location and shared it to Maps whatsapp group?	<input checked="" type="checkbox"/>
10.	Did you check society reputation?	<input checked="" type="checkbox"/>
11.	Have you taken property full scale photograph with gate?	<input checked="" type="checkbox"/>
12.	Have you taken owner/ representative photograph with the property?	<input checked="" type="checkbox"/>
13.	Have you taken your selfie with the property along with owner/ representative?	<input checked="" type="checkbox"/>
14.	Have you taken photograph of the society gate along with abutting road and towards left and right of the property?	<input checked="" type="checkbox"/>
15.	Have you taken multiple photographs of the property from inside-out?	<input checked="" type="checkbox"/>
16.	Did you check nearby development and whereabouts and commented on survey form?	<input checked="" type="checkbox"/>
17.	Did you check any defects or negativity in the society & flat in terms of location, legality, disputes, marketability, salability, etc. and commented on survey form in detail?	<input checked="" type="checkbox"/>
18.	Have you filled all the columns of survey form including survey summary sheet properly?	<input checked="" type="checkbox"/>
19.	Have you taken self-attested documents from owner/ representative and stamped "documents provided by stamp"?	<input checked="" type="checkbox"/>
20.	Did you check any defects or negativity in the property in terms of location, legality, disputes, marketability, salability, etc. and commented on survey form in detail?	<input checked="" type="checkbox"/>
21.	Have you confirmed any recent past transactions during market enquiries and enquired property rates locally very rigorously?	<input checked="" type="checkbox"/>
22.	Did you take signatures of the owner/ representative on undertaking and survey summary sheet?	<input checked="" type="checkbox"/>
23.	Did you signed the undertaking?	<input checked="" type="checkbox"/>

For File No.	V/S(2023-24)-PC761-660-1017
Surveyor Name	DHAWAL VANJARI
Signature	
Date	16/02/24



# MULTI STORIED FLATS 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: 16/02/24 Time: 4:00

## GENERAL DETAILS

1.	Name of the Surveyor	DHAWAC	
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.
		ANDESH	9869501955
3.	Survey Type	<input checked="" type="checkbox"/> Full survey (inside-out with measurements & photographs) <input type="checkbox"/> Half Survey (Measurements from outside & photographs) <input type="checkbox"/> Only photographs taken (No measurements)	
4.	Reason for Half survey or only photographs taken N.A	<input type="checkbox"/> Property was locked, <input type="checkbox"/> Possessee didn't allow to inspect the property, <input type="checkbox"/> NPA property so couldn't be surveyed completely	
5.	How Property is Identified	<input checked="" type="checkbox"/> From schedule of the properties mentioned in the deed, <input 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.	Property Measurement	<input checked="" type="checkbox"/> Self-measured, <input type="checkbox"/> Sample measurement only, <input type="checkbox"/> No measurement	
7.	Purpose of Valuation	<input checked="" 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	
8.	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	
	Loan Amount		

## OWNERSHIP DETAILS

Legal Owner Name/s	M/S. BEAUTIFUL PROPERTIES PVT. LTD
Property Purchaser Name	
Property Address under Valuation	OFFICE NO 1,2,3, BHAYESHA CO-OP SOCIETY
Present Residence Address of the Owner/ Purchaser	



### LOCATION DETAILS

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

6

2. Property Facing

- ☐ East Facing, ☐ North Facing, ☐ West Facing, ☐ South Facing,  
☐ North-East Facing, ☐ South-West Facing, ☐ South-East Facing,  
☐ North-West Facing

3. Landmark

NEAR ANDHERI SPORTS COMPLEX

4. Ward Name/ No.

5. Zone Name

6. Main Road Name & Width

Name

Width

Distance from property

JP ROAD

30m

20m

7. Approach Road Name & Width

VEERA DESAI ROAD - 24m

8. Location consideration of the  
Society

- ☒ Within Main city, ☐ Within Good Urban developed Area, ☐ Within  
developing area, ☐ Highly posh locality, ☐ Very Good, ☐ Good,  
☐ Ordinary, ☐ In interiors, ☐ Remote area, ☐ Backward, ☐ Average,  
☐ Poor

9. Location of the Flat

- ☐ Park Facing, ☐ Pool Facing, ☒ Road Facing, ☐ Entrance North-East  
Facing, ☐ Sunlight facing

10. Characteristics of the Locality

- ☒ Urban developed, ☐ Urban developing, ☐ Semi Urban, ☐ Rural,  
☐ Backward, ☐ Industrial, ☐ Institutional

11. Proximity to civic amenities

School

Hospital

Market

Metro

Railway Station

Airport

50m

50m

50m

25m

150m

12km

12. Any new Development in  
surrounding area

N.A

13. Jurisdiction limits

MCGM

- ☐ Nagar Nigam, ☐ Nagar Panchayat, ☐ Gram Panchayat,  
☐ Nagar Palika Parishad, ☐ Area not within any municipal limits

14. Jurisdiction Development  
Authority Name

MCGM

- ☐ DDA, ☐ GDA, ☐ NOIDA, ☐ GNIDA, ☐ YEIDA, ☐ HUDA, ☐ KMDA,  
☐ MDDA, ☐ Any other Development Authority:  
☐ Area not within any development authority limits

5. Municipal Corporation Name

MCGM

- ☐ NDMC, ☐ SDMC, ☐ EDMC, ☐ Ghaziabad Municipal Corporation,  
☐ Gurgaon Municipal Corporation, ☐ Faridabad Municipal Corporation,  
☐ Kolkata Municipal Corporation, ☐ Dehradun Municipal Corporation,  
☐ Area not within any municipal limits, ☐ Any other Municipal Corporation/  
Municipality:



# PHYSICAL DETAILS

1.	Covered Built-up Area <i>RERA CARPET</i> (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		
		As per Title deed	As per Map	As per site survey
		2676.36 sq. ft.	2676.36 sq. ft.	2508.68 sq. ft.
2.	Are Boundaries matched	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No		
3.	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		
4.	Is the property merged or colluded with any other property	N.A.		
5.	Construction Status	<input type="checkbox"/> Built-up property in use, <input type="checkbox"/> Under construction, <input type="checkbox"/> Construction not started		
6.	Total Number of Floors in the Building	G + 13 FLOOR		
7.	Floor on which Flat is situated	1st FLOOR.		
8.	Type of Flat	COMMERCIAL.		
9.	Age of Building/ Recent Improvements done	1 YEAR		
10.	Type of Group Housing Society	<input checked="" type="checkbox"/> High End, <input type="checkbox"/> Normal, <input type="checkbox"/> Affordable Group Housing		
11.	Appearance/ Condition of the Building	Internal - <input checked="" type="checkbox"/> Excellent, <input 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 construction, <input type="checkbox"/> No Survey External - <input checked="" type="checkbox"/> Excellent, <input 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 construction		
12.	Maintenance of the Building	<input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Average, <input type="checkbox"/> Poor		
13.	Fixed Wooden Work	<input checked="" type="checkbox"/> Excellent, <input 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		
14.	Interior decoration	<input checked="" type="checkbox"/> Excellent, <input 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		
5.	Any defects in the Group Housing Society	-		
	Any violation done in the flat	-		
	Utilities/ Facilities in the Group Housing Society	<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		
	Property currently possessed by	<input type="checkbox"/> Owner, <input checked="" type="checkbox"/> Vacant, <input type="checkbox"/> Lessee, <input type="checkbox"/> Under Construction, <input type="checkbox"/> Couldn't be Surveyed, <input type="checkbox"/> Property was locked, <input type="checkbox"/> Bank sealed, <input type="checkbox"/> Court sealed		



Special Comments if any

☐ Residential purpose, ☐ Commercial purpose, ☐ Godown,  
☐ Office, ☐ Vacant, ☐ Locked, ☐ Any other use:

### MARKETABILITY/ SELABILITY/ UTILITY DETAILS

1.	Reputation/ class of developer	<input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor	
2.	Reputation of society	<input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor	
3.	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:	
4.	How is Demand & Supply condition in the Market of such properties?	Demand	<input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor
		Supply	<input checked="" type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor
5.	Is property easily sellable & marketable?	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No Comments:	
6.	How is the current utility of the property?	<input checked="" type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor	
7.	At what True rate Owner bought this Property?	Year of purchase	
		Purchase Price	

### USE THIS SPACE FOR PROVIDING ANY ADDITIONAL DETAILS/ INFORMATION

NOTES : ① GROUND FLOOR - SHOPS.

FIRST FLOOR - COMMERCIAL OFFICES.

2<sup>ND</sup> TO 13<sup>TH</sup> FLOOR - RESIDENTIAL

② SEPERATE LOBBY AND LIFT FOR COMMERCIAL OFFICES.

③ NEAR ANDHERI SPORTS COMPLEX AND METRO STATION.



# PROPERTY MARKET COMPARABLE RATE INFORMATION DETAILS

(Available for Sale or Transaction already happened in past)

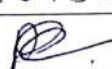
S.No	Particulars	Subject Property	Comparable 1	Comparable 2	Comparison
1.	Name (source of information)	NA	KAPOOR	DIPESHA	
2.	Contact No.	NA	9820048891	9869486859	
3.	Type of source of information (Seller/ Property dealer/ nearby people)	NA	PROPERTY DEALER	PROPERTY DEALER	
4.	Rates/ Price informed	NA	45K-50K/ sq.ft on carpet	46K-55K/ sq.ft on carpet	
5.	Rates Type (Sale/ Buy)	NA	SACRE	SACRE	
6.	Area/ Size of the Flat		2500 sq.ft commercial	1500 sq.ft	
7.	Legal Status (clear, negative, weak)/ No. of owners		CLEAR	CLEAR	
8.	Location/ surrounding/ neighborhood comparison with the subject property (Similar, Lower, Better, Highly Better than the subject Property)	Base Case	SURROUNDING	SURROUNDING	
9.	Distance from the subject Property	0	100 M	250 M	
10.	Society comparison (Similar, Lower, Better, Highly Better than the subject society)		SIMILAR RCD + COMM	SIMILAR	
11.	Other factors (Corner, 2 side open, North-East facing, Park facing, Legal/ Financial encumbrance, etc.)		-	-	
12.	Any other details/ Discussion held	NA			
13.	Present expected Sale Value of the overall property?		12 cr - 15 cr.		



## UNDERTAKING BY THE CUSTOMER

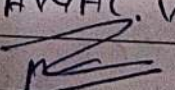
I confirm that I have made the inspection of the subject property to the surveyor of R.K Associates, which is correct property in question for which the documents have been provided/ submitted by me, I further confirm that I am aware of all the information related to the subject property and I have provided 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	ANDESH
Relationship with owner	9869501955
Signature	
Mobile No.	EMPLOYEE ✓
Date	16/02/24

## UNDERTAKING BY THE SURVEYOR

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

For File No.	
Surveyor Name	DHAWAL KANJARI
Signature	
Date	16/02/24



## UNDERTAKING BY THE PREPARER

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

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

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

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

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

For File No.	
Preparer Name	
Signature	
Date	

OFFICE 2  
EAST - STAG PARKING  
WEST - OFFICE NO. 02  
NORTH - ENTRY  
SOUTH - STAIRCASE

OFFICE 2  
EAST - PASSAGE  
WEST - ENTRY  
NORTH - OFFICE NO. 1  
SOUTH - STAIRCASE

OFFICE 3  
EAST - PASSAGE  
WEST - ENTRY  
NORTH - OFFICE NO. 2  
SOUTH - STAIRCASE

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