| 1115 (20 | .24-21)- | PL 290 | -003 | 3-212- | 749 | |
|-----------------------------------------------------------------------------------|-------------------------------------------|--------------------------------------------|--------------------------------------------------|-----------------------------------------------------|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| File No. | RKA/DNCR/ | | | AS | SOC | LATES" |
| Date of Receiving | 13-8-4 | 4 | ,1 - | | TECHNO ENGINEE | |
| File Receiver Name | Subharh | | 1/3 1 | indus Tu | roes | 141. |
| Date of imple | <u>0</u> mentation: 9.02.20 | (Vers | ECTION FOR sion 5.0) vision: 30.01.20 | | evision: 31 | 10.2020 |
| Items | Assigned To | Assigned to Date | To be completed by date | Submitted On date | Grade | HOD Engg. Signature |
| File Received By | Subharh | NA | NA | | | |
| Survey | Mohit | 4/9/24 | 4/0/24 | | | |
| Preparation | | | | | | |
| A - Very Good, B | - Satisfactory, C - | Average, D - | Poor, E - Extre | emely Poor | | |
| File Returned to HOD Engg. unprepared due to reason | rates is not properly done representative | operly done, e, Photog photo not ta | ☐ Identification graphs not cl | n is not clearly learly taken, r/ owner repre | done, Selfie esentative | ☐ Market survey for Measurement is not / Owner or owner signature not taken. |
| In case File is returned by the preparer - HOD Engg. comment & Signature | Surveyor. Rep | ort preparer to | survey hence to collect the miney. Survey has | issing informa | tion on his | on with warning to own. |
| | | GENERA | I DETAILS | | 医 | NAME OF THE PARTY |

| | | GENER | AL DETAILS | | | |
|----|---------------------------------------------------|---------------------------------------|-----------------------------------|------------|------------------|--------------------------|
| 1. | Proposal/ Work Order or Ref. No. | Via Mail | | | | |
| 2. | Type of Service | ☐ Valuation Repor ☐ Other CE Certific | t, ☐ Construction cates, ☐ TEV Re | | | etting certificate |
| 3. | Type of customer | ☐ Bank | | NBFC | ☐ Corporate | |
| 4. | Bank/ FI/ Organization Name & Address | Dintmict Name | | | | |
| 5. | Case Allotment Officer/ Fees paying party Details | Name | | 4 . 5 6 . | Er | mail Id |
| 6. | Case Type | ☐ Case for Free | sh Account | □ Case | for exiting acco | ount/ customer |
| 7. | Fees Details | Amount of Fees | Advance Amo | unt if any | Fees wil | l be paid by ☐ Customer |
| 8. | Billing Details | 1. | Party Name | | GSTI | N |
| | | Indu | , Tube | U | Pag | e 1 of 12 |

| | | CASE DETAILS | | |
|-----|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 1 | Type of Property | Book of tail | ond 8 Building | |
| 2 | Purpose of Valuation/ Assignment | □ Value assessment of the asset for creating new collateral mortgage □ Periodic Re-Valuation for Bank, □ Distress sale for NPA A/c., □ For DRT Recovery purpose, □ Capital Gains Wealth Tax purpose □ Partition purpose, □ General Value Assessment □ Any other: Share Transfer | | |
| 3. | Owner/ Applicant Details | | act Number Email Id | |
| 4. | Account Name | Mr Indus Tubes 140 | | |
| 5. | Property Address | Flat No - A-68 W | rond Vichan Colony II H, Setton 3 Nehou N. | |
| 6 | Who will coordinate on site for the site survey | Name Contact Number R. K. Grael 9818577210 | | |
| 7. | Preferred time of survey | Date 4/9/24 | Time Time | |
| 8. | Documents Received (Any one ownership document and approved site plan/ map is must) | Ownership Documents: □ Sale □ Registered Will, □ Relinquishme □ Conveyance Deed, □ Allotment Map: □ Cizra Map, □ Approved M Utility Bills: □ Electricity Bill & pareceipt, □ House Tax demand & pareceipt, □ House Tax demand & pareceipt, □ Old Valuation Report | ent Deed, Transfer Deed, Letter, Possession Letter Transfer Deed, Letter, Description Transfer Deed, Transfer Deed, | |
| 9. | Documents received from | Client. | | |
| 10. | Special Instructions if any: | | | |
| 11. | and the to distort ally i | entioned above for the preparation of Valuat facts and would not try to influence any me any individual or organization by any means | ion Report. I agree that I'll not put pressure mber or official of the firm in the ill spirit or illegitimately. | |

| | 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? | 9 | TEMPTITION CASE OF AIRT (A) | | | |
| 2. | Is purpose of the assignment understood clearly by the receiver? | | | | | |
| 3. | Has receiver checked if this is a new case or existing case of the Bank? | | | | | |
| 4. | Has receiver fixed the fees with the manager/ client and sent quotation properly or have taken approval of the work over email? | | | | | |
| 5. | Has receiver taken proper Work Order/ Email/ CESA form formality? | | | | | |
| 6. | In case of private case or for fresh case 50% advance is received? | 2 | | | | |
| 7. | Is document checklist email sent to the customer? | | | | | |
| 8. | Has the received documents is having 'documents provided by stamp'? | - | | | | |

IMPORTANT INSTRUCTIONS TO SURVEYOR

| 1. | Please fill the above compliance checklist before moving for the survey. |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2. | ricase do not do the survey if you do not have proper documents |
| 3. | For Vacant Plot/ Land - Cizra Man/ Master/ Zonal/ Site Plan is must be identify the |
| | and the state of t |
| 4. | is sty please list study the documents of the property which poods to get average |
| 5. | walk tile Owlief Area/ Boundaries mentioned in the ownership decided |
| | the survey of any difference of the curvey if any difference is |
| | The mid ownership documents then please contact the current |
| | and reason for the unference. |
| 6 | Confirm ongoing property rates in the subject location through public domain, property sites and |
| | The state of the s |
| 7 | recently the Property clearly by matching the boundaries and area mentioned in the |
| _ | |
| 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 |
| | college full scale photo of the property with gate |
| | d. Take photo of the property along with abutting road, towards left, right, and appear |
| | c rake multiple photos of inside-out of the property |
| | lake nearby photographs of the Property |
| 4.0 | 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. | Shook danisalction Municipal Limits & Ward Name |
| 13. | Fill each column of survey form diligently in detail and tick the appropriate antical details |
| 14. | and defects of fleddivity in the property and comment in detail an account |
| 15. | of cateriaive ilidiate liquiries and confirm for any recent past transaction |
| 16. | in case customer appears to be providing misleading information to the second of the s |
| | money or cash then immediately report to the Management & Bank. |

| In case all the points below are done properly, timely with full care and diligence: 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 point 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. 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 property takes or missing of any 1 point out of 1. 2, 3, 4, 6, 8, 10, 14, 12. In case of 1 major mistake or missing of any 1 point out of 1. 2, 3, 4, 6, 8, 10, 14, 10. | GRADE | SURVEY GRADING MATRIX |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------------------------------------------------------------------------------------------------------------|
| Survey started with proper work order and knowing the source of payment. Survey done with proper documents. Done complete homework and studied the documents properly with highlighting the main point before moving for the survey. Chosen correct survey form as per the property type. All fields of Survey form are properly filled. All site special observations and negative and positive factors are clearly mentioned. Self & client signatures taken on survey form. Property rates information properly taken, mentioned and verified. Site rough sketch plan made. Proper photographs taken. Selfie with property taken. Selfie and owner photograph with property taken. Selfie and owner photograph with property taken. 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. 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. In case of 1 major mistake or missing of any 1 point out of 1, 2, 3, 4, 6, 9, 40, 44, 40, 9, 40, 44, 40, 9, 40, 44, 40, 9, 40, 44, 40, 9, 40, 44, 40, 9, 40, 44, 40, 9, 40, 44, 40, 9, 40, 44, 40, 9, 40, 44, 40, 9, 40, 44, 40, 9, 40, 44, 40, 9, 40, 44, 40, 9, 40, 44, 40, 9, 40, 44, 40, 9, 40, 44, 40, 9, 40, 44, 40, 9, 40, 44, 40, 9, 40, 44, 40, 9, 40, 44, 40, 9, 40, 44, 40, 9, 40, 44, 40, 9, 40, 44, 40, 9, 40, 44, 40, 9, 40, 44, 40, 9, 40, 44, 40, 9, 40, 44, 40, 9, 40, 44, 40, 9, 40, 44, 40, 9, 40, 44, 40, 9, 40, 44, 40, 9, 40, 44, 40, 9, 40, 44, 40, 9, 40, 40, 40, 40, 40, 40, 40, 40, 40, 40 | | PARAMETERS/ CRITERIA |
| Done complete homework and studied the documents properly with highlighting the main point before moving for the survey. Chosen correct survey form as per the property type. All fields of Survey form are properly filled. All site special observations and negative and positive factors are clearly mentioned. Self & client signatures taken on survey form. Property rates information properly taken, mentioned and verified. Site rough sketch plan made. Proper photographs taken. Selfie with property taken. Selfie and owner photograph with property taken. 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. In case of more than 3 minor mistakes and any 1 major mistake in any of the above points and if any pare completely missing except Point 1, 2, 3, 4, 6, 8, 10, 11, 12. In case of 1 major mistake or missing of any 1 point out of 1, 2, 3, 4, 6, 8, 10, 14, 14, 10. | | are done properly, timely with full care and diligence: |
| 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. 13. Selfie and owner photograph with property taken. 14. 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. 15. Case of more than 3 minor mistakes and any 1 major mistake in any of the above points and if any property missing except Point 1, 2, 3, 4, 6, 8, 10, 11, 12. 16. Description of the property taken. 17. Description of the property taken. 18. Description of the property taken. 19. Description of the property taken. 10. Description of the property taken. 10. Description of the property taken. 11. Description of the property taken. 12. Description of the property taken. 13. Description of the property taken. 14. Description of the property taken. 15. Description of the property taken. 16. Description of the property taken. 17. Description of the property taken. 18. Description of the property taken. 19. Description of taken. 19. Description of taken. | | 2. Our vey done with proper documents |
| 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. 12. Selfie and owner photograph with property taken. 13. Selfie and owner photograph with property taken. 14. Concase 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. Concase of more than 3 minor mistakes and any 1 major mistake in any of the above points and if any property taken. Do not be above points and if any property taken are completely missing except Point 1, 2, 3, 4, 6, 8, 10, 11, 12. Do not be above points and if any property taken are completely missing except Point 1, 2, 3, 4, 6, 8, 10, 11, 12. | | |
| 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. 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 property taken. D In case of 1 major mistake or missing of any 1 point out of 1, 2, 3, 4, 6, 8, 10, 11, 12. | | 3. All fields of Survey form are properly filled |
| Description of the above points are covered. Description of the above points except Point 1, 2, 3, 4, 6, 8, 10, 11, 12 but all the are completely missing except Point 1, 2, 3, 4, 6, 8, 10, 11, 12. Description of the above points are covered. Description of the above points are covered. Description of the above points are in any of the above points and if any property taken. Description of the above points and if any property taken. Description of the above points and if any property taken. Description of the above points and if any property taken. Description of the above points and if any property taken. Description of the above points and if any property taken. Description of the above points and if any property taken. Description of the above points and if any property taken. Description of the above points and if any property taken. Description of the above points are covered. | | and a short signatures taken on shrew form |
| 11. Selfie with property taken. 12. Selfie and owner photograph with property taken. 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 property 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. | | of the rough sketch plan made. |
| 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 properties 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. | | 10. Proper photographs taken. |
| C 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. In case of more than 3 minor mistakes and any 1 major mistake in any of the above points and if any properties of 1 major mistake or missing of any 1 point out of 1, 2, 3, 4, 6, 8, 10, 11, 12. | | 12. Selfie and owner photograph with property taken |
| In case of more than 3 minor mistakes and any 1 major mistake in any of the above points and if any page completely missing except Point 1, 2, 3, 4, 6, 8, 10, 11, 12. In case of 1 major mistake or missing of any 1 point out of 1, 2, 3, 4, 6, 8, 10, 11, 12. | В | points are covered. |
| Ill case of 1 major mistake or missing of any 1 point out of 1, 2, 3, 4, 6, 9, 40, 44, 40 | С | In case of more than 3 minor mistakes and any 1 major mistake in any of the above |
| 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. | D | In case of 1 major mistake or missing of any 1 point out of 1, 2, 3, 4, 6, 9, 40, 44, 40 |
| | 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 | |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| S.NO. | (To be submitted by Surveyor with each Survey) | |
| 1. | COMPLIANCE CHECKLIST POINTS | STATUS |
| | Did you take proper property documents to carry out the survey? | 4 |
| 2. | Have you properly studied & highlighted Owner/ Area/ Boundaries in the property documents with bold florescent before moving for the survey? | 4 |
| 3 | form? | 0 |
| 4. | Did you identified the Property clearly by matching the boundaries and area mentioned in the property papers? | |
| 5. | Did you check if property is merged with any other property or it is an independent property? | <u> </u> |
| 6. | Did you checked the flat size with eye estimation or based on number of bed rooms? | |
| 7. | Did you check for any construction violations in the flat? | |
| 8 | Did you check municipal limits/ jurisdiction/ ward? | <u> </u> |
| 9 | Did you take Google Map location and shared it to Maps whatsapp group? | |
| 10. | Did you check society reputation? | 2 |
| 11. | Have you taken property full scale photograph with gate? | |
| 12. | Have you taken owner/ representative photograph with the property? | 12/2 |
| 13. | Have you taken your selfie with the property along with owner/ representative? | |
| 14. | Have you taken photograph of the society gate along with abutting road and towards left and right of the property? | |
| 15 | Have you taken multiple photographs of the property from inside-out? | |
| 16. | form? | |
| 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? | |
| 18 | Have you filled all the columns of survey form including survey summary sheet properly? | <u> </u> |
| 19. | Have you taken self-attested documents from owner/ representative and stamped "documents provided by stamp"? | × |
| 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? | - |
| 21. | enquired property rates locally very rigorously? | |
| 22. | Did you take signatures of the owner/ representative on undertaking and survey summary sheet? | 0 |
| 23. | Did you signed the undertaking? | |

| For File No. | ·VI) (2024-25)-PL-290-9033-252-329 |
|---------------|------------------------------------|
| Surveyor Name | 2019 |
| Signature | Motor |
| Date | 4/9/24 |

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/...../. Time: 10'.3 . A M Date: 4

| | | GENERAL DETAILS | | | |
|------|-------------------------------------|-------------------------------------|---------------------------------------|--|--|
| . 1. | Name of the Surveyor | restit Yalan | | | |
| 2. | Property shown by | ☐ Owner, ☐ Representative, ☐ | No one was available, Property i | | |
| | | locked, survey could not be done fr | | | |
| | | Name | Contact No. | | |
| | | A. K Grael | 98185 77210 | | |
| 3. | Survey Type | Full survey (inside-out with mea | surements & photographs) | | |
| | | ☐ Half Survey (Measurements from | | | |
| | | ☐ Only photographs taken (No me | | | |
| 4. | Reason for Half survey or only | | sessee didn't allow to inspect the | | |
| | photographs taken | property, NPA property so couldn | n't be surveyed completely | | |
| 5. | How Property is Identified | From schedule of the propertie | es mentioned in the deed. From | | |
| | | name plate displayed on the prope | rty, Identified by the owner, owner | | |
| | | | earby people, Identification of the | | |
| | | property could not be done, Surv | | | |
| 6. | Property Measurement | Self-measured, ☐ Sample meas | | | |
| 7. | Purpose of Valuation | □ Value assessment of the asset for | | | |
| | | | | | |
| | | ☐ Periodic Re-Valuation for Bank, ☐ | Distress sale for NPA A/c., | | |
| | | ☐ For DRT Recovery purpose, ☐ C | apital Gains Wealth Tax purpose | | |
| | | ☐ Partition purpose, ☐ General Val | ue Assessment | | |
| 8. | Type of Loan | | | | |
| 0. | Type of Loan | | Over Loan, Home Improvement | | |
| | | Loan, 🗆 Loan against Property, 🗆 | Construction Loan, Educational | | |
| | | Loan, Car Loan, Project Lo | an, 🗆 Term Loan, 🗆 CC Limit | | |
| | | enhancement, Cash Credit Limit, I | | | |
| 9. | Loan Amount | | | | |
| | | | | | |
| | | OWNERSHIP DETAILS | | | |
| 1. | Legal Owner Name/s | M/s Indies Tuber | | | |
| 2. | Property Purchaser Name | 11 | | | |
| 3. | Property Address under Valuation | Octor Page No -) | | | |
| 4. | 4. Present Residence Address of the | | | | |
| | Owner/ Purchaser | Kisky deed. | | | |

| 5. | Property constitution | Free Hold, | ☐ Lease Hold | | | | |
|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|-----------------|-------------|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| | | LOCATION | DETAILS | | | | |
| 1. | rejening rioperties | North | South | | East | West | |
| | (Match it with papers with the help | sales Profesty | ater by | 10 -01 | | West | |
| | of compass or Sun direction and | | H-38/3 | | me asked | Road | |
| - 2. | also confirm it with nearby people) Property Facing | 3311 | | 7 | | , | |
| - | r roperty racing | ☐ East Facing, ☐ | North Facing, | West Fa | cing, South | Facing, | |
| | | □ North-East Facir | ng, South-We | st Facing, | ☐ South-East | Facing. | |
| | | ☐ North-West Fac | | | | | |
| 3. | Landmark | | | A. 1 | | | |
| 4. | Ward Name/ No. | New Roles | y Lond | Weben | (Nagar | (1) | |
| 5. | Zone Name | | | | | | |
| 6. | Main Road Name & Width | Name | | Width | Dietanco | from property | |
| | | Robert Mar | | | | | |
| 7. | Approach Road Name & Width | Internal | Soully | non | / U P | rom oc | |
| 8. | Location consideration of the | ☐ Within Main cit | y. Within Go | ood Urban | developed A | rea / Within | |
| | Society | developing area, | Highly posh loc | ality, 🗌 Ve | ery Good. 🗆 G | Good | |
| | | □ Ordinary, □ In interiors, □ Remote area, □ Backward, □ Average. | | | | | |
| 9. | Location of the Flat | Poor Park Facing | Pool Facing | Dand F | | | |
| | | ☐ Park Facing, ☐ Facing, ☐ Sunlight | facing | Road Fa | cing, L Entrai | ice North-East | |
| 10 | Characteristics of the Locality | ☐ Urban developed | | loping, | Semi Urban, [| Rural | |
| | | □ Backward, □ Ind | | | | | |
| 11. | Proximity to civic amenities | School Hos | spital Market | Metro | Railway Sta | tion Airport | |
| | | ~ 150 mtg~ 1 | So A ~ 100 | t ~ 616 | 2 3/10 | The second secon | |
| 12. | Any new Development in | | | | Caribal | | |
| | surrounding area | New Resid | lethis is | ety | naduran | | |
| 13 | Jurisdiction limits | Nagar Nigam, | Nagar Panchaya | at. Gran | n Panchavat | | |
| | | ☐ Nagar Palika Par | | | | mite | |
| 14. | Jurisdiction Development | DDA, GDA, 🗆 | | | | | |
| | Authority Name | ☐ MDDA, ☐ Any oth | | | | LI KIVIDA, | |
| | | | | 0.50 | | | |
| 15. | Municipal Corporation Name | Area not within ar | | | | | |
| | The state of polation Name | □ NDMC, □ SDMC, | □ EDMC, QG | haziabad l | Viunicipal Corp | oration, | |
| | | ☐ Gurgaon Municipa | al Corporation, | Faridaba | ad Municipal Co | orporation, | |
| | | ☐ Kolkata Municipal | | | | - In the state of | |
| | the second secon | Area not within an | | | | | |
| | | | , sepan minu | -, - ruly | with withhelpa | O TPO TALION / | |
| | | Municipality: | | | | | |

Property constitution

| Country | PHYSICAL DETAILS | | | |
|----------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|
| Covered Built-up Area | ☐ Covered Area, ☐ Floor Area, ☐ Super Area, ☐ Carpet Area | | | |
| (Tick one on the basis of which valuation is to be calculated) | As per Title deed As per Map As per site survey | | | |
| | Ves. No. 69.6 mtr Per f | | | |
| | | | | |
| to the property? | Clear independent access is available, Access available in sharing of other adjoining property, No clear access is available, Access is closed due to dispute | | | |
| . Is the property merged or | | | | |
| colluded with any other property | No | | | |
| Construction Status | Built-up property in use, ☐ Under construction, ☐ Construction not started | | | |
| Total Number of Floors in the Building | 6+2 | | | |
| Floor on which Flat is situated | whole | | | |
| Type of Flat | 28HIC (20 alosom +2 littles + 16 attracts | | | |
| Age of Building/ Recent Improvements done | ~ Lo years | | | |
| | ☐ High End, ☐ Normal, ☐ Affordable Group Housing | | | |
| Appearance/ Condition of the Building | Internal - Excellent, Very Good, Good, Ordinary, | | | |
| | ☐ Average, ☐ Poor ☐ Under construction, ☐ No construction, | | | |
| | □ No Survey | | | |
| | External - Excellent, Very Good, Good, Ordinary, | | | |
| | ☐ Average, ☐ Poor ☐ Under construction, ☐ No construction | | | |
| Maintenance of the Building | ☐ Very Good, Average, ☐ Poor | | | |
| Fixed Wooden Work | ☐ Excellent, ☐ Very Good, ☐ Good, ☐ Simple, ☐ Ordinary, | | | |
| | ☐ Average, ☐ Below Average, ☐ No wooden work, ☐ No survey | | | |
| Interior decoration | ☐ Excellent, ☐ Very Good, ☐ Good, ☐ Simple, ☐ Ordinary, | | | |
| | ☐ Average, ☐ Below Average, ☐ No wooden work, ☐ No Survey | | | |
| Any defects in the Group Housing Society | MA | | | |
| Any violation done in the flat | NA | | | |
| Utilities/ Facilities in the Group | ☐ Lifts, ☐ Garden, ☐ Landscaping, ☐ Swimming Pool, ☐ Gym, | | | |
| Housing Society | ☐ Club House, ☐ Walk Trails, ☐ Kids play zone, ☐ 100% Power Backup | | | |
| | | | | |
| Property currently possessed by | ☐ Owner, Vacant, ☐ Lessee, ☐ Under Construction, ☐ Couldn't | | | |
| | (Tick one on the basis of which valuation is to be calculated) Are Boundaries matched Is Independent access available to the property? Is the property merged or colluded with any other property Construction Status Total Number of Floors in the Building Floor on which Flat is situated Type of Flat Age of Building/ Recent Improvements done Type of Group Housing Society Appearance/ Condition of the Building Fixed Wooden Work Interior decoration Any defects in the Group Housing Society Any violation done in the flat Utilities/ Facilities in the Group | | | |

| MARKETABILITY/SELABILITY/ UTLITY DETAILS | 19. | Current activity carried out in the property | ☐ Residential purpose, ☐ Commercial purpose, ☐ Godown, ☐ Office, ☐ Vacant, ☐ Locked, ☐ Any other use: |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----------------------------------------------|-------------------------------------------------------------------------------------------------------|
| Reputation/ class of developer Very Good, Average, Low, Poor | 20 | Special Comments if any | |
| Reputation/ class of developer Very Good, Average, Low, Poor | | MARKETÁRI | |
| Reputation of society Very Good Average Low Poor Any issues in marketability of the property? Reason in case of No: Location Surrounding | 1. | Reputation/ class of developer | |
| Any issues in marketability of the property? Any issues in marketability of the property? Yes, No Reason in case of No: Location, Surrounding, Legal aspects, Demand, Shape, Any Other | 2. | | □ Very Good, □ Good, □ Average, □ Low, □ Poor |
| Property? Pess No Reason in case of No: Location, Surrounding, Legal aspects, Demand Shape, Any Other How is Demand & Supply condition in the Market of such properties? Supply Very Good Good, Average, Low, Poor Supply Very Good Good, Average, Low, Poor Supply Very Good, Average, Low, Poor Supply Very Good, Average, Low, Poor How is the current utility of the property? Year of purchase Purchase Purchase Purchase Price USE THIS SPACE FOR PROVIDING ANY ADDITIONAL DETAILS/ INFORMATION A - 68, or ord wides Colony (Plat) Poor Rem A - 68, or ord Colony (Plat) Poor Rem A - 69, or ord Colony (Plat) Poor Rem A - 69, or ord Colony (Plat) Poor Rem A - 69, or ord Colony (Plat) Poor Rem A - 69, or ord Colony (Plat) Poor Rem A - 69, or ord Colony (Plat) Poor Rem A - 69, or ord Colony (Plat) Poor Rem A - 69, or ord Colony (Plat) Poor Rem A - 69, or ord Colony (Plat) Poor Rem A - 69, or ord Colony (Plat) Poor Rem A - 69, or ord Colony (Plat) Poor Rem A - 69, or ord Colony (Plat) Poor Rem A - 69, or ord Colony (Plat) Poor Rem A - 69, or ord Colony (Plat) Poor Rem A - 69, or ord Colony (Plat) Poor Rem A - 69, or ord Colony (Plat) Poor Rem A - 69, or ord Colony (Plat) Poor Rem A - 69, or ord Colony (Plat) Poor Rem A - 69, or ord Colony (Plat) Poor Rem A - 69, or ord Colony (Plat) Poor Rem A - 69, or ord Colony (Plat) Poor Rem A - 69, or ord Colony (Plat) Poor Rem A - 69, or ord Colony (Plat) Poor Rem A - 69, or ord Colony (Plat) Poor Rem A - 69, or ord Colony (Plat) Poor Rem A - 69, or ord Colony (Plat) Poor Rem A - 69, or ord Colony (Plat) Poor Rem A - 69, or ord Colony (Plat) | 3. | | |
| How is Demand & Supply condition in the Market of such properties? Legal aspects, Demand, Shape, Any Other | | | 20-10 100000000 000000000000000000000000 |
| How is Demand & Supply condition in the Market of such properties? Is property easily sellable & | | | Reason in case of No: Location, Surrounding, |
| in the Market of such properties? Supply Very Good, Average, Low, Poor Is property easily sellable & Yes, No Comments: How is the current utility of the property? At what True rate Owner bought this Property? At what True rate Owner bought this Property? WISE THIS SPACE FOR PROVIDING ANY ADDITIONAL DETAILS/INFORMATION A - 68, or and without colony (Plat) Area = 2 63.13 sq mb (75.50 square yourd) Per Rem Float 38/3 TIL 14 (Poor area are applyed.) Float 38/3 TIL 14 (Poor area are applyed.) At a = 69.6 sq meller At a = 69.6 sq meller | | | ☐ Legal aspects, ☐ Demand, ☐ Shape, ☐ Any Other |
| in the Market of such properties? Supply Very Good, Average, Low, Poor Is property easily sellable & Yes, No Comments: How is the current utility of the property? At what True rate Owner bought this Property? At what True rate Owner bought this Property? WISE THIS SPACE FOR PROVIDING ANY ADDITIONAL DETAILS/INFORMATION A - 68, or and without colony (Plat) Area = 2 63.13 sq mb (75.50 square yourd) Per Rem Float 38/3 TIL 14 (Poor area are applyed.) Float 38/3 TIL 14 (Poor area are applyed.) At a = 69.6 sq meller At a = 69.6 sq meller | 4. | How is Demand & Supply condition | Domand D.V. O. 15 |
| Sproperty easily sellable & Very Good Good Average Low, Poor | | in the Market of such properties? | Total, E cood, E Average, E Low, E Poor |
| The state current utility of the property? At what True rate Owner bought this Property? Purchase Price Purchase Price Purchase Price Purchase Price A - 68, or ord hiden colony (Plat) Area = 2 63.13 sy mb. (75.50 synone yourd) Per Rem property order Float 38/3 TIL 17 (Poor order order of the compile by the control of the compile by the control of the compile. At = 69.6 sy meter | | | Low, Poor |
| How is the current utility of the property? At what True rate Owner bought this Property? At what True rate Owner bought this Property? Purchase Price USE THIS SPACE FOR PROVIDING ANY ADDITIONAL DETAILS/ INFORMATION A - 68, around histors colony (Plat) Area = 2 63.13 sq mb. (75.50 square yourd) Per Rem including = 2 Gr + 2 That 3813 The later one of a caupid by the employer. At = 69.6 sq meter At = 69.6 sq meter | 5. | | Ves, □ No |
| property? At what True rate Owner bought this Property? Purchase Price Purchase Price USE THIS SPACE FOR PROVIDING ANY ADDITIONAL DETAILS/ INFORMATION A - 68, or and without colony (Plat) Area = 2 63.13 sq mts (75.50 square youl) Per Rem pridding = 2 Grt 2 Float 38/3 TIL 14 floor area occupil by the cr. Gr. = 69.6 sq meter 2 44 = 69.6 sq meter | | marketable? | Comments: |
| property? At what True rate Owner bought this Property? Purchase Price Purchase Price USE THIS SPACE FOR PROVIDING ANY ADDITIONAL DETAILS/ INFORMATION A - 68, or and without colony (Plat) Area = 2 63.13 sq mts (75.50 square youl) Per Rem pridding = 2 Grt 2 Float 38/3 TIL 14 floor area occupil by the cr. Gr. = 69.6 sq meter 2 44 = 69.6 sq meter | | | |
| property? At what True rate Owner bought this Property? Purchase Price Purchase Price USE THIS SPACE FOR PROVIDING ANY ADDITIONAL DETAILS/ INFORMATION A - 68, or and without colony (Plat) Area = 2 63.13 sq mts (75.50 square youl) Per Rem pridding = 2 Grt 2 Float 38/3 TIL 14 floor area occupil by the cr. Gr. = 69.6 sq meter 2 44 = 69.6 sq meter | 6 | How is the current utility of the | |
| At what True rate Owner bought this Property? Year of purchase Purchase Price Purchase Price USE THIS SPACE FOR PROVIDING ANY ADDITIONAL DETAILS/ INFORMATION A - 68, or and without colony (Plot) Area = 2 63.13 sq mtm (75.50 square yourd) Per Rem Per Rem Flood 38/3 TIL 17 (Poor or la occupid by the cn. Cn. = 69.6 sq meter 24 = 69.6 sq meter At = 69.6 sq meter | | | ☐ Excellent, ☐ Very Good, ☐ Good, ☐ Average, ☐ Low, ☐ Poor |
| Purchase Price USE THIS SPACE FOR PROVIDING ANY ADDITIONAL DETAILS/INFORMATION A - 68, around without colony (Plat) Area = 263.13 sy mts (75.50 square yourd) Per Rem induig = 267.6 sq mater 24 = 69.6 sq mater 24 = 69.6 sq mater | 7. | | Year of purchase |
| LISE THIS SPACE FOR PROVIDING ANY ADDITIONAL DETAILS/ INFORMATION A - 68, around likes colony (Plat) Area = 2 63.13 sq mbr (75.50 square yourd) Per Rem Flot 38/3 TIL 17 (Poor area accupied by the cy. Cy. = 69.6 sq males 2tt = 69.6 sq males | | | |
| A-68, anond his colony (Plat) Drea = 263.13 sq mtr. (75.50 square yours) Per Rem Flot 3813 TIL 17 floor area accupit by the cr. Cr. = 69.6 sq meter 24 = 69.6 sq meter | | | |
| 21. Cr. = 69.6 say meter employee. | 2 | nea = 2 63.13 sq. | |
| 2 th = 69.6 sy meter | | | |
| 2 th = 69.6 sy meter | | | |
| 2 th = 69.6 sy meter | C - | | |
| and place of the | C | 1. C1. = 69.6 AN | meter employee. |
| 2 rd North Az | 4 | 1. C1. = 69.6 AN | meter employee. |
| Page 9 of 12 | 2 | 1. Cr. = 69.6 say | meter employer. |

| S.No | raiticulars | Subject Property | Comparable 1 | Comparable 2 | Comparable 3 |
|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|----------------|------------------|--------------|
| 1. | Name (source of information) | NA | And Mehora | Noveh | |
| 2. | Contact No. | NA | 9899112244 | 9810662726 | |
| 3 | Type of source of information (Seller/ Property dealer/ nearby people) | NA | Posterty deale | Perfecto | |
| 4. | Rates/ Price informed | NA | 90 k-1 loph | 1 loth - 1,10,00 | 2200 |
| 5. | Rates Type (Sale/ Buy) | NA | Buy | of fer equie | yourd |
| 6. | Area/ Size of the Flat | | 100 by sound | 200 8y yourd | |
| 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 | realinia | Similar | |
| 9. | Distance from the subject Property | 0 | notoral loge | Sone butish | |
| 0. | Society comparison (Similar, Lower, Better, Highly Better than the subject society) | | 4 . ^ | ralimile | |
| 1 | Other factors (Corner, 2 side open, North- East facing, Park facing, Legal/ Financial encumbrance, etc.) | | | | |
| | Any other details/ Discussion held | NA | | | |
| | | | | | |
| | Present expected Sale Value of the overall property? | | | | |

UNDERTAKING BY THE CUSTOMER

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 | Morkosel |
|-------------------------|-------------|
| Relationship with owner | 2 entland |
| Signature | 4 |
| Mobile No. | 98185 77210 |
| Date | 04/09/24 |

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 | Melit |
| Signature | |
| Date | 04/09/54 |

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.

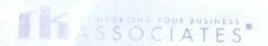
In case at any point of time in future, if I am found guilty of illegitimately distorting the facts in the Valuation or any other professional services which company offers in the market on being influenced by the customer or Bank representative (officer or agent) or for whatsoever reason then I'd solely 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 | s 12. | |

Enclosure: 6



SURVEY SUMMARY SHEET (TO BE ENCLOSED WITH VALUATION REPORT)

(Version 1.0) | Date of implementation: 10.04.2017

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

| 1. | File No. | | | |
|-----|--------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|---------------------------------------------|
| 2. | Name of the Surveyor | Mality las | | |
| 3. | Borrower Name | Tolus Calas | | |
| 4. | Name of the Owner | 11 | | |
| 5. | Property Address which has to be valued | Refer Page No - 2 | | |
| 6. | Property shown & identified by at spot | ☐ Owner, ☐ Representative, ☐ No on could not be done from inside | ne was available, | Property is locked, surve |
| | | Name | | Contact No. |
| | | R. K broel | 981 | 8577210 |
| 7. | How Property is Identified by the Surveyor | ☐ From schedule of the properties or displayed on the property, ☐ Identific Enquired from nearby people, ☐ Identific Survey was not done | nentioned in the | e deed, From name plate |
| 8. | Are Boundaries matched | ☐ Yes, ☐ No, ☐ No relevant pa☐ Boundaries not mentioned in availab | pers available | to match the boundaries, |
| 9. | Survey Type | ☐ Full survey (inside-out with measure ☐ Half Survey (Measurements from out ☐ Only photographs taken (No measure | ments & photog | raphs) |
| 10. | Reason for Half survey or only photographs taken | ☐ Property was locked, ☐ Possessee of property so couldn't be surveyed complete. | didn't allow to in | spect the property, \(\square\) NPA |
| 11. | Type of Property | ☐ Flat in Multistoried Apartment ☐ Re Residential Builder Floor, ☐ Commercial Commercial Shop, ☐ Commercial Floor ☐ Institutional, ☐ School Building, ☐ V Plot, ☐ Agricultural Land | al Land & Buildin | g, Commercial Office, All. Hotel Industrial |
| 12. | Property Measurement | ☐ Self-measured, ☐ Sample measureme | ont 🗆 N | |
| 13. | Reason for no measurement | ☐ It's a flat in multi storey building so m ☐ Property was locked, ☐ Owner/ pos didn't enter the property, ☐ Very La measure the area within limited time ☐ | neasurement not ssessee didn't al arge Property | required low it, NPA property so |
| 14. | Land Area of the Property | | er Map | As per site survey |
| 15. | Covered Built-up Area | As per Title deed As pe | er Map | As per site survey |
| 16. | Property possessed by at the time of survey | Defer Poge No-11 ☐ Owner, ☐ Vacant, ☐ Lessee, ☐ Und ☐ Property was locked, ☐ Bank sealed, ☐ | der Construction, | . ☐ Couldn't be Surveyed, |
| 17. | Any negative observation of the | NA - | _ court sealed | Tenot |

| 9 | property during survey | NO |
|-----|------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 18. | Is independent access available to the property | ☐ Clear independent access is available, ☐ Access available in sharing of other adjoining property, ☐ No clear access is available, ☐ Access is closed due to dispute |
| 19. | Is property clearly demarcated with permanent boundaries? | Yes, ☐ No, ☐ Only with Temporary boundaries |
| 20. | Is the property merged or colluded with any other property | Wo |
| 21. | Local Information References on property rates | Please refer attached sheet named 'Property rate Information Details.' |

Endorsement:

1. Signature of the Person who was present from the owner side to identify the property:

Undertaking: I have shown the correct property and provided the correct information about the property to the surveyor of R.K Associates to the best of my knowledge for which Valuation has to be prepared. In case I have shown wrong property or misled the valuer company in any way then I'll be solely responsible for this unlawful act.

Name of the Person:

Signature:

Date:

Mr R. K Good

In case not signed then mention the reason for it: \Box No one was available, \Box Property is locked, \Box Owner/ representative refused to sign it,
Any other reason:

Surveyor Signature who did site inspection:

Undertaking: I have inspected the property and cross verified the property details at site to the extent of a. Matching boundaries of the property, b. Sample measurement of its area, c. Physical condition, d. Property rates as per local information with what is mentioned in the property documents provided to me by the Bank/ interested organization. I have not come under influence of anyone during site inspection and have only recorded the true and factual details in the survey form which I come across during the site survey. I understand that giving any manipulative information in the survey form will lead to incorrect Valuation report which is an unlawful act and i'll be solely responsible for doing it.

Name of the Surveyor:

Signature:

Date:

VIS (2024-25)-12 290-0033-252-329

File No.

Date of Receiving RKA/DNCR/..../...



M/s Indu Tubes Itd.

CASE COLLECTION FORMAT (INDUSTRIAL PLANT SURVEY FORM)

| | Items | Assigned To | Assigned to Date | To be completed by date | Submitted On date | Grade | HOD Engg. Signature |
|------------------|---------------------------------------------------------------------------------------------------------------------|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|------------------------------------------------|-------------------------------------------|------------------------------------------------------------------------------------|
| | File Received By | Subhash | NA | NA | | | NA |
| | Survey | Ashil & Nischay | 2/9/24 | 2/9/29 | | | |
| | Preparation | | | | | | |
| | A - Very Good, | B - Satisfactor | y, C - Average, | D - Poor, E - Ex | tremely Poor | | |
| | repared due to son | clearly done Selfie/ Own | e, Measurement Measurement | ent is not properly | done. □ Pho not taken, □ | tographs no Owner/ own | dentification is not of clearly taken, ner representative eet not filled |
| rep | ase File is returne barer - HOD Engg. iment & Signature | S | urveyor. Report | t preparer to colle | ct the missing | information | |
| om | parer - HOD Engg. Iment & Signature | S | urveyor. Report | | ct the missing | information | n on his own. |
| om 1. | Proposal or Ref | S | urveyor. Report | t preparer to colle | ct the missing | information | n on his own. |
| repom 1. | Proposal or Ref. Type of Service | No. | urveyor. Report Major defects i | in the survey. Sur | ct the missing | information | n on his own. |
| om | Proposal or Ref | No. | Major defects in GENE | RAL DETAILS Ha; | vey has to be | done agair | n on his own. |
| 1. 2 | Proposal or Ref. Type of Custome | No. | GENE Valuation Re Bank Company | RAL DETAILS Ha; Poort PSU | vey has to be NBFC | done agair | n on his own. The porate through Bank |
| nrep om 1. | Proposal or Ref. Type of Service | No. | GENE Valuation Re Bank Company | RAL DETAILS Ha; Port Private | □ NBFC | done agair Correct client | rporate through Bank |
| 1. 2. 3. | Proposal or Ref. Type of Service Type of Custome | No. | GENE Valuation Re Bank Company 8-08 / 6 | RAL DETAILS Ha; Port PSU Private Cuttur | vey has to be NBFC | done agair Conirect client | n on his own. |
| 1. 2. 3. | Proposal or Ref. Type of Service Type of Custome Bank/ FI/ Organi Name & Address | No. Per ization s Officer/ ty Details | GENE Valuation Re Bank Company 8-08 1 6 Diptaict | RAL DETAILS Ha; Port PSU Private Cu fru | NBFC | done agair Cor irect client | rporate through Bank Och; -100 |
| 1. 2 3. | Proposal or Ref. Type of Service Type of custome Bank/ FI/ Organi Name & Address Case Allotment | No. Per ization s Officer/ ty Details | GENE Valuation Re Bank Company B-08 / C Nam | RAL DETAILS Ha; Port PSU Private Cu fru | NBFC e client De P; Lumpo Contact Numb | Confirect client | rporate through Bank Peth; -1100 Email Id |
| 1. 2 3. 4. 5. | Proposal or Ref. Type of Service Type of Custome Bank/ FI/ Organi Name & Address Case Allotment of Fees paying part | No. Per ization s Officer/ ty Details | GENE Valuation Re Bank Company B-08 / C Nam | RAL DETAILS Ha; Port PSU Private Cuttur Teresh Account | NBFC e client Dower, Top P; Lampo Contact Numb | Concinect client Solo Case for exicusto | rporate through Bank Peth; -1100 Email Id |
| 1. 2. 3. | Proposal or Ref. Type of Service Type of custome Bank/ FI/ Organi Name & Address Case Allotment Fees paying par | No. Per ization s Officer/ ty Details | GENE Wajor defects in GENE Via Valuation Re Bank Company 8-08 / 6 Dintuict Nam Case for | RAL DETAILS Ha; Port PSU Private Cuttur Teresh Account | NBFC Contact Numb | Concinect client Solo Case for exicusto | rporate through Bank Peth; -1100 Email Id sting account/ mer ent will be paid by |

| | | CASE DETAILS |
|-----|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | Name of the Industry/ Account | V/s Indus Tubes Ltd. |
| 2. | Type of Property | ☐ Small Manufacturing Unit ☐ Medium Scale Industrial Unit, ☐ Large Scale |
| | | Industrial Plant, □ Very Large Scale Industrial Plant |
| 3. | Owner/ Applicant Details | Name Contact Number Email Id |
| 4. | Account Name | 1. 1 |
| 5. | Plant Address | GI Road Chhaporaula, Dist: Grayfam |
| | | Budh Negar, War predesh. 201305 |
| 6. | Who will coordinate on site | Name Contact Number |
| | for the site survey | Hr. Goel 981857721D. |
| 7. | Preferred time of survey | Date 2/09/2024 Time 4.00pm. |
| 8. | Documents Received (Any one ownership document and approved site plan/ map is must) | Ownership Documents: Sale Deed, Power of Attorney, Will Relinquishment Deed, Transfer Deed, Conveyance Deed, Allotment Letter, Possession Letter, Agreement to Sell, Mortgage Deed, Indenture of Mortgage Map: Rizra Map, Sanctioned Map, Site Plan Project Approval Documents: Actory Registration, Memorandum of Understanding with the State Govt. Industrial Entrepreneurs Memorandum, Environment Clearance, Fire NOC Any Other document: TIR Report, Asset Register, Building Area Statement, CLU Document, Detailed Project Report, Invoices of the Major Equipment's, Daily Performance Report, TEV Report, LIE Report, Production data of last one week, Plant maintenance log, Copy of last paid Electricity Bill, Copy of municipal tax receipt Any other: |
| 0 | | 5. No documents provided: □ |
| 9. | Special Instructions if any: | |
| 10. | on Valuer firm to distort any fa | ntioned above for the preparation of Valuation Report. I agree that I'll not put pressure acts and would not try to influence any member or official of the firm in the ill spirit or any individual or organization by any means illegitimately. |

IMPORTANT INSTRUCTIONS

*FILE PREPARER TO START PREPARING THE FILES ONLY AFTER ENSURING THE STATUS OF ALL THE BELOW POINTS IS COMPLETED. FOR ANY EXCEPTION PLEASE BRING IT INTO NOTICE OF SENIOR GENERAL MANAGER (OPERATIONS), OTHERWISE PENAL ACTION WILL BE TAKEN AGAINST THE FILE PREPARER.

| 1. | Please do not accept the case if you do not have proper documents. |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2. | Understand the nature of Industry before moving for survey |
| 3. | Study the Plant Inventory sheet or FAR properly before moving for survey |
| 4. | Firstly please take & study the current applicable ownership 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. | Identify the Property clearly by matching the boundaries and area mentioned in the property papers. |
| 7. | Check whether Building Measurement Area is given in the Map or if they have any Building Area sheet or if self-measurement has to be carried out before moving for survey. |
| 8. | Take Google Map location. |
| 9 | Take one photograph of the property along with abutting road. |
| 10. | Take nearby photographs of the Property. |
| 11. | Check Jurisdiction Municipal Limits & Ward Name. |
| 12. | Fill the details in the Survey form and tick the appropriate option clearly. |
| 13. | In case customer is found providing misleading information to you or trying to influence you by money or cash then immediately report to the Management & Bank. |

| S.No. | CHECKLIST | STATUS |
|-------|------------------------------------------------------------|--------|
| 1. | IS PURPOSE OF THE ASSIGNMENT UNDERSTOOD CLEARLY | |
| 2. | IS WORK ORDER/ EMAIL/ CESA FORM FORMALITY COMPLETED | |
| 3. | FOR PRIVATE CASE OR FOR FRESH CASE 50% ADVANCE IS RECEIVED | Q |
| 4. | IS DOCUMENT CHECKLIST PROVIDED TO THE CUSTOMER | 1 |

| S.NO. | CHECKLIST | STATUS |
|-------|---------------------------------------------------------------------------------------------------|--------|
| 1. | Check nearby prominent landmark | 1 |
| 2. | DO CLEAR IDENTIFICATION OF THE PROPERTY | 0 |
| 3. | Match the boundaries of the property and its directions with the help of compass or sun direction | |
| 4. | Do sample measurement | |
| 5. | CHECK IF ANY BUILDING VIOLATIONS DONE | |
| 6. | Click multiple proper photographs of the property from inside-out | 1 |
| 7. | Take selfie with the available representative | |

| 8. | Send Google Map location at maps@rkassociates.org | |
|-----|-------------------------------------------------------------------------|---|
| 9 | Check municipal jurisdiction | 1 |
| 10. | Check Main road name & width and its distance from the subject property | × |
| 11. | Check Lane width on which property is located | / |
| 12 | Check any defects or negativity in the property | 1 |
| 13. | CONFIRM PROPERTY RATES LOCALLY | |
| 14. | CHECK NEARBY DEVELOPMENT | 1 |

SPECIAL INSTRUCTIONS:

- During Survey please follow the blocks mentioned in the plant layout and clearly mention the details of each block. Use separate sheet wherever space is not adequate in the form.
- 2. During survey please keep P&M inventory sheet in hand and cross check the machines from the list.
- 3. Mention type, height & area of shed of each block clearly.
- 4. Take photographs of the machines including its machine plate.
- 5 In case machine is not in running condition then test the condition of the machine by moving its lever, pulley and check oil condition.

| | SURVEY GRADING MATRIX |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| GRADE | PARAMETERS/ CRITERIA |
| A | In case all the points below are done properly, timely with full care and diligence: |
| | Survey started with proper work order and knowing the source of payment. Survey done with proper documents. Done complete homework and studied the documents properly with highlighting the main points before moving for the survey. Chosen correct survey form as per the property type. All fields of Survey form are properly filled. All site special observations and negative and positive factors are clearly mentioned. Self & client signatures taken on survey form. Property rates information properly taken, mentioned and verified. Site rough sketch plan made. Proper photographs taken. Selfie with property taken. |
| В | 12. Selfie and owner photograph with property taken. 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):

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.

INDUSTRIAL PLANT SURVEY FORM
(FOR INDUSTRIAL PROPERTIES ONLY)
(Version 2.0) | Date of implementation: 9.02.2011 | Date of Revision: 04.01.2018, 15.06.2019

| | | | 2 | |
|---------------------|-------|-----|-----|------------|
| File No. RKA/DNCR// | Date: | 2/9 | /24 | Time: Y:00 |

| | | GENERAL DETAILS | |
|----|--------------------------------------------------|-------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| 1. | Name of the Surveyor | Nischary & Ashil | |
| 2. | Property shown by | □ Owner/ Director, □ Company | Representative, No one was |
| | | available, Property is locked, sur | vey could not be done from inside |
| | 0.00 | Name | Contact No. |
| | | Goel. | 9818 577210. |
| 3. | Survey Type | random measurements & photogra | aphs), Half Survey (Approximate m outside & photographs), Only |
| 4. | Reason for Half survey or only photographs taken | ☐ Property was locked, ☐ Posse | was hostile and survey couldn't be property, Very Large irregular |
| 5. | How Property is Identified | name plate displayed on the proper | s mentioned in the deed rom ty, dentified by the owner/ owner earby people, ldentification of the ey was not done |
| 6. | Type of Industry | □ Small Manufacturing Unit, ☑ Med Scale Industrial Plant, □ Very Large | ium Scale Industrial Unit, □ Large |
| 7. | Property Measurement | ☐ Self-measured, ☐ Sample measured | rement only, No measurement |
| 8. | Reason for no measurement | □ Property was locked/ sealed, □ 0 NPA property so didn't enter the practically not possible to measure to | property, Very Large Property, |
| 9. | Purpose of Valuation | ☐ Value assessment of the asset fo☐ Periodic Re-Valuation for Bank, ☐ | |

| 4 | | | | | | |
|-----|---------------------------------------------------------------------------------------------------------------|------------------|---------------------------------------------------------------------|-------------|-----------|--------------------|
| | | Gains Wealth T | overy purpose, □ ax purpose, □ Pa For company med purpose: | rtition pur | pose, 🗆 G | Seneral Value |
| 10. | Type of Loan | Townson our | □ Term Loan, □ C al Loan, □ Busine | | | ent, Cash Credit |
| 11. | Loan Amount | | | | | |
| | | | | | | |
| 1. | Name of the Industry | OWNERSHIP | 1 | | | |
| 2. | Legal Owner Name/s | Indu | Tubes h | itel. | | |
| 3. | | 11 | | | | |
| | Property Purchaser Name | Rym | deed | | | |
| 4. | Plant Address under Valuation | Refu | Mg mass 2 | | | |
| 5. | Present Residence Address of | | | | | |
| | the Owner/ Director | Keju | deed | | | |
| 6. | Property constitution | ☐ Free Hold, ☐ L | ease Hold | | | |
| | | LOCATION | DETAILS | | The sales | |
| 1. | Adjoining Properties | East | West | No | orth | South |
| | (Match it with papers with the help of compass or Sun direction and also confirm it with nearby people) | JD Industry | Madhumani Enclave | Road | | Vacant land |
| 2. | Property Facing | □ Fast Facing | North Facing | □ West F | acing [| South Facing, |
| | | | ng, South-Wes | | | n-East Facing, |
| 3. | Landmark | 到 加 | dus Tubes | ulso | 11 | |
| 4. | Ward Name/ No. | | T Road. | Corre | D. | |
| 5. | Zone Name | | Chhapsaul | on. | | |
| 6. | Main Road Name & Width | Name | Wid | | Distanc | e from property |
| | | GT ROA | d. 18 | m | Ou | 1 Road. |
| 7. | Approach Road Name & Width | | Aul. | | 0 | c 100501, |
| 8. | Are proper road facilities available? | Yes, □ No | Tony, | | | |
| 9. | Type of Approach Road | | Metalled, □ Ceme | | | |

towards the property

 $\hfill\square$ No proper approach road available, $\hfill\square$ Very narrow approach road

| 10. | Location characteristics | □ Within | well-develo | ped notifie | d Industr | ial area, Within | averagely | |
|-----|--------------------------------------------------------------------------|---------------------------------------------------------------------------|----------------------|---------------|-------------|------------------------------------|-------------|--|
| | | maintaine | ed Industrial | area, □ Wit | thin un-no | tified Industrial area | a, 🗆 Within | |
| | | Main city | , Within o | city suburb | s, 🗆 With | in urban develope | d Area, □ | |
| | | Within ur | ban develop | oing zone, | □ Within | urban undevelope | d area, 🗆 | |
| | | Within u | rban remote | e area, 🗆 | Within | commercial area, | □ Within | |
| | | Institution | al area, \square | Out of m | unicipal I | imits, no civic infr | astructure | |
| | | available, | □ Within ru | ral village a | area, 🗆 In | interiors, Within | Backward | |
| | | area, □ W | /ithin Remot | e area | | | | |
| 11. | Classification of the Locality | □ Urban | developed, | □ Urban d | eveloping | , □ Semi Urban, □ | Rural, 🗆 | |
| | | Backward | , 🗆 Industria | al, 🗆 Institu | tional | | | |
| 12. | Location consideration | □ Corner | Plot, □ 2 si | de open, 🗆 | 3 side op | oen, □ On >30' wid | le road, □ | |
| | | Near to Metro station, ☐ Near to Market, ☐ Near to Highway, ☐ Entrance | | | | | | |
| | | North-East Facing, □ Ordinary location within locality, ₩ ood Location | | | | | | |
| | | within the locality, Normal Location within the locality, Average | | | | | | |
| | | Location within locality, □ Poor location within the locality, □ Property | | | | | | |
| | | towards en | nd of the loc | ality, 🗆 An | y other | | | |
| 13. | Is Plant part of notified Industrial Area? If yes then | □ Yes, □ | Ńo | | 1 12 | | | |
| | name of Industrial area/ estate & governing authority managing it. | | | | | | | |
| 14. | Proximity to civic amenities | School | Hospital | Market | Metro | Railway Station | Airport | |
| 15 | A | 286m | 2.8km | 1.5/cm | _ | 6 cm | _ | |
| 15. | Any new development in surrounding area | No. | | | | | | |
| 16. | Jurisdiction limits | Nagar I | Nigam, □ N | lagar Pano | hayat, 🗆 | Gram Panchayat, | □ Nagar | |
| | | Palika Par | ishad, 🗆 Are | ea not with | in any mu | nicipal limits | | |
| 17. | Jurisdiction Development | Name: | 60 BA | · Core | ebue | Norda. | | |
| | Authority Name | □ Area no | Fudu t within any | developme | ent authori | Norda. evelopment ity limits | vsuby. | |
| 18. | Municipality/ Municipal | Name: | | | | | | |
| | Corporation Name | | | | | | | |

| | | □ Area not within any municipal limits | | | |
|-----|----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|--|--|
| 19. | Surrounding land uses and adjoining/ nearby establishment details | Industroual & Residentel. | | | |
| 20. | Is the location proper for the subject industry? | Yes. | | | |
| 21. | Is it a standalone Industry in this area? is it a belt for the subject nature of Industry? | No. | | | |
| 22. | In case Industry gets closed then does the land can be used for any other purpose? | Yes. | | | |
| | | PHYSICAL DÉTAILS | RECEIVED THE | | |
| 1. | Land Area | As per Title deed As per Map As per s | ite survey | | |
| 2. | Any conversion to the land use | No | | | |
| 3. | Land Type | Solid, Rocky, Marsh Land, Reclaimed Land, Water logged | | | |
| 4. | Shape of the Land | □ Square, □ Rectangular, □ Trapezium, □ Triangular, □ T | | | |
| 5. | Level of Land | ☐ On road level, ☐ Below road level, ☐ Above road level, ☐ | NA | | |
| 6. | Frontage to depth ratio | □ Normal frontage, □ Less frontage, □ Large frontage, □ N | IA | | |
| 7. | Are Boundaries matched | ☐ Yes, ☐ No, ☐ No relevant papers available to match the ☐ Boundaries not mentioned in available documents, ☐ Ver parcel forming multiple lands so not possible to match it with | y large land | | |
| 8. | is independent access available to the property | parcel forming multiple lands so not possible to match it with papers lear independent access is available, Access is available in sharing of other adjoining property, No clear access is available, Access is closed due to dispute, Land locked | | | |
| 9. | Is property clearly demarcated with permanent boundaries? | Yes, □ No, □ Only partially, □ Only with Temporary boun | daries, | | |
| 10. | Is the property merged or colluded with any other property | No. | | | |
| 11. | Is complete property mortgaged with the Bank under valuation or only portion of it? | | | | |
| 12. | Property possessed by at the time of survey | Owner, Vacant, Lessee, Under Construction, Surveyed, Property was locked. Bank sealed. Court | | | |

□ Industrial, □ Vacant, □ Locked, □ Sealed □ Any other use:

13. Current activity carried out in

the property

| • | The state of the s | G/ CONSTRUCTION/ L | JTLITY DE | TAILS | | |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-----------------------------------------------|---------------------|--|
| 1. | Construction Status | □ Built-up property in us | se, 🗆 Unde | construction, | ☐ No construction | |
| 2. | Covered Built-up Area | As per Title deed | As pe | er Map | As per site survey | |
| | RCC | Delai | le Gr | nen on | Next Proge. | |
| | Shed | 0 | | | | |
| 3. | Building Type | □ RCC Framed Structu Ordinary brick wall structu □ Scrap abandoned structu | cture, She | | | |
| 4. | Appearance/ Condition of the Building | Internal - □ Excellent, □ Very Good, □ Good, □ Ordinary. Average, □ Poor □ Under construction, □ No Survey | | | | |
| | | External - □ Excellent, □ Very Good, □ Good, □ Ordinary, □ Average, □ Poor □ Under construction | | | | |
| 5. | Maintenance of the Building | □ Very Good, □ Average, □ Poor, □ Under construction | | | ruction | |
| 6. | Age of Building/ Recent Improvements done | 1987 | | | | |
| 7. | Maintenance of the Building | □ Very Good, Averag | e, 🗆 Poor | | | |
| 8. | Any defects in the building | ☐ Maintenance issues, ☐ Finishing issues, ☐ Seepage issues, ☐ Water supply issues, ☐ Electricity issues, ☐ Structural issues, ☐ Visible cracks in the building | | | | |
| 9. | Any violation done in the property | ☐ Construction done without Map, ☐ Construction not as per approved Map, ☐ Extra covered without sanctioned Map, ☐ Joined adjacent property, ☐ Encroached adjacent area illegally | | | | |
| 10. | Boundary Wall (Only for individual property) | ☐ Yes, ☐ No, ☐ Commo | n boundary | wall of a comp | olex | |
| | menviduai property) | Running Mtr. H | leight | Width | Finish | |
| 11. | Garden/ Landscaping | ☐ Yes, ☐ No, ☐ Beautifu | ıl, □ Ordina | ry | | |
| 12. | Parking facilities | Available within the pr | | ☐ On Ground On stilt | d, 🗆 In Basement, 🗅 | |
| | | □ Not available within th | e property | On road, problem | , Acute parking | |
| 13. | Special Comments if any | None. | | , | | |

NOTE: Use table below to mention the individual building/ shed/ blocks details. Mentioned Type of construction (RCC/ Corrugated GI Shed Mounted on Brick Wall or Iron Pillars & Trusses/ Corrugated Colored GI Shed/ Simple GI Shed/ Simple Tin Shed), Height & Area of each block in the table below.

| No Block/ B | uilding ne | Total Slabs/ | Floor wise | Year of construct | Type of construction | Structure condition | Area in Sq.ft | |
|---------------|---------------|-----------------|---------------|-------------------|-------------------------------------------|---------------------|---------------|------|
| | | Floors | height | ion | | | | |
| Shed | | l | Hoft. | | GI Shod. | good. | 38 390 | R |
| Shad | . 2 | 1 | 40 61 | | G.7 Shed | good | 37692 | Sey |
| Shed | 2 | (| Goft | | Cof Shed | Erood | 20 400 | Sevi |
| | | (| 2011 | | | | | |
| Ched WO sk | | | ।ध्य | | Got Shed | l Any. | 43010 | sut |
| works l | op Buldy | G+1 2. | 1261. | | Ree Roof +Brick wall | Good | | |
| Stove | 0 | | 11 81. | | 11 | " | | |
| Power | | | 1464 | | Shed Roof Un plustered Brouck walls | Aug: | | |
| Slay 1 | loon | Co | 106+ | | Rec + Brich | | | |
| Puc S | ton | Co | 1066 | | Borch well | Aug. | | |
| Hazard. | waste | Cs | 1081. | | Shed Loof Brief wille | By. | | |
| Wueght | | G | 1081. | | Shed Roof Brick walls | | 165.6 Se | rft |
| Securit | | | 864- | | Rec Roof Bruk walls | | 56 Say | |
| Powde | us Coal | J | 27/1 | | Gr I Shed | | 6149 8 | erb. |
| Powder | | | 27/1 | | Gra Shed | | 4864 | |

| S.No. | PARTICIH ARG | PLANT DETAILS |
|-------|------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| 1. | PARTICULARS | DESCRIPTION |
| 1. | Brief History & Description of the Plant | MS steel tube Plant (86,000 |
| 2. | Nature of Industry | Production of steel tabes (Hs) |
| 3. | Plant Inception Date | May > 1988 |
| 4. | Commercial Operational Date | " |
| 5. | No. of Production Lines | 4 |
| 6. | Date of Inception of each Production Line | May 1988 |
| 7. | Total Block Value of the Machines (As on Year ending 31st March) | - |
| 8. | Industry benchmark cost for setting up these Plants (for eg. Per MW or Per MT) | - |
| 9. | Establishment Type | □ Indigenous, □ EPC Contractor, □ tocal Contractor |
| 10. | Plant Type | □ Manual, ☑ Semi-Automatic, □ Fully Automatic, □ Conventional, □ Non-Conventional, □ Computerized Controlled |
| 11. | Plant & Machinery Purchase Type | □First Hand, □ Second Hand |
| 12. | Plant & Machinery Make | □ Domestic branded, □ Domestic local made, □ Onsite fabrication □ Imported machines, □ Mix (Domestic + Foreign) |
| 13. | Plant Overall Condition | □ Newly Commissioned, □ Excellent, □ Very Good, □ Good, □ Average, □ Poor, □ Completely scrap |
| 14. | Plant Status | ✓ In Operation, □ Not Running, □ Partially running, □ Stopped For Maintenance, □ Completely shutdown |
| 15. | If Plant is not operational then period since it is not operational & reason for not being in operation | |

| 1 | ٦ | ũ | ′ | , |
|---|---|---|---|---|
| | 1 | 1 | ŭ | Ļ |
| | 1 | Q | ì | ١ |
| | | 7 | | |
| | | | | |

| 16. | If Plant is not operational then does it require any money for refurbishing to restart the Plant? | |
|-----|-------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| 17. | Total money spent in last one year on maintenance of machines | |
| 18. | Any major failure, fault, breakdown in last 3 years? | |
| 19. | Any Technology collaboration of the Plant | Semi Automatic |
| 20. | Average Plant Capacity Utilization rate in last one month. Attach Production chart of last one week. | 80,000 MTPA |
| 21. | Name & Function of each block in the plant - Use Separate Sheet If Required | |
| 22. | Main machines used in the Plant - Use Separate Sheet If Required | Tube mills, slitting line He, leagues PNG pipe |
| 23. | Estimated net weight of the large machines and of total machines present at site - Use Separate Sheet If Required | |
| 24. | Estimated Economic Life of the Plant/ Machines | - |
| 25. | Age of the Plant/ Remaining Life of Machines | 36(1988) |
| 26. | Record of Last Maintenance Done (Attach Copy Of Maintenance Log Book If Possible) | |
| 27. | Production Capacity In Quantity & Weight For Different Products/ Units | 80,000 MTPA |
| 28. | Description Of Products Manufactured | Ms steel Pipe of different sizes |
| 29. | Brand Name under which Products are sold in the Market | ITL Indya |
| 30. | Raw Material Used & Sources Of Primary Raw Material Used | Ms steel from steel Authority of he |

| 31. | No. & Type of Furnace | |
|-----|-------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|
| 32. | No./ Type/ Height of Chimney/ Exhaust | _ |
| 33. | Is Plant using obsolete technology or currently used technology in the market? Please comment. | old DNer Technology 10-12 |
| 34. | Whether STP is installed (Mention Type & Capacity) | No. |
| 35. | Whether ETP is installed (Mention Type & Capacity) | Yes |
| 36. | Fire Fighting System | Yex |
| 37. | No. of Resources Working In the Plant (Managerial, Skilled, Unskilled) | 200 |
| 38. | Is the adequate skilled labour available in this area for the subject Industry? | Yes |
| 39. | Power Supply arrangements in the Plant (Sanctioned Load Kw and Units consumed in last 3 months) | Electricity Board |
| 10. | Auxiliary power arrangements type in the plant (Type & Capacity) | ■ DG Sets, □ Captive Power Plant |
| 11. | HVAC System In the Plant | No |
| 12. | Cooling System In the Plant | Yes |
| 13. | Water Arrangements/ Source of water | ☐ Jet pump.☐ 8ubmersible, ☐ Jal board supply, ☐ Reservoir,☐ Any other: |
| 44. | Major issues noticed in the Industry which can create issues in operations | No |

ATTACHMENTS:

Via Hail

| S.No. | PARTICULARS | DESCRIPTION |
|----------|---------------------------------------------------|-------------|
| 1. | Inventory Sheet of P&M from | |
| | Fixed Asset Register | |
| | (Machine Name/ Machine | |
| | Type/ Capacity/ Model No./ | * **: |
| | Machine Make/ | |
| | Capitalization Date/ | |
| | Capitalization Value/ Current | |
| | Book Value/ Machine Status | |
| | (working/ not working) | |
| 2. | Flow chart / Block diagram | |
| | from raw material to finished | |
| 0 | product | |
| 3. | Plant Layout | |
| 4. | Factories registration Labor license | |
| 5. 6. | Fire NOC | |
| 7. | | |
| 1. | Copy of last paid Electricity Bill | |
| 8. | NOC from Pollution Control Board | |
| 9. | Environment Clearance (if | |
| 10. | Petroleum Product Storage | |
| | license (if applicable) | |
| 11. | Explosive Product Storage license (if applicable) | |
| 12. | Export/ Import Code (if | |
| 40 | applicable) | |
| 13. | Any other approval or NOC as per industry | |
| 14. | Daily Performance Report | |
| 15. | Production data of last one week | |
| 16. | Plant maintenance log | |

LAND RATES INFORMATION DETAILS

Gather information on the basis of the factors like Area location, Property location, Floor level, Block, Position, Frontage, Width of lane/ road in front of the property, Nearby development

| 1. | Demand & Supply cond the Market for such pro | L very cood, L cood, L Average, L cow | |
|----|----------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|------|
| 2. | At what True rate Owne | Year of | |
| | bought this Property | purchase | |
| | | Purchase Price | |
| 3. | Minimum Rate in the loc | cality | - |
| 4. | Maximum Rate in the lo | cality | 1 |
| 5. | Local Information gathe | red during Site survey (Minimum 2 enquiries are must): | 1 |
| | 1. Name: | Agnar Prop | 1 |
| | Contact No. | 78 40884141 | 1 |
| | Sale Purchase Rate | 18,000 - 22,000 / swinth | 1 |
| | Rental Rate | 7 3 4 4 7 7 7 | 1 |
| | Comments | V 1 | - |
| | | Kate at subject property in 18,0 | 00 |
| | 1 | | |
| | W 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | 20,000 / sar mtu. | |
| | 2. Name: | 20,000 / sar mtu. | |
| | 2. Name: Contact No. | 20,000 / sar mtu. BMP PMOP. | |
| | | 20,000 / sar mtu. BMP PMOP. 9717374878 | |
| | Contact No. | 20,000 / sar mtu. BMP PMOP. | |
| | Contact No. Sale Purchase Rate | 20,000 / sar mtu. BMP PMOP. 9717374878 18,000 - LL,000 | |
| | Contact No. Sale Purchase Rate Rental Rate | 20,000 / sar mtu. BMP PMOP. 9717374878 18,000 - LL,000 | 0 |
| | Contact No. Sale Purchase Rate Rental Rate | 20,000 / sar mtu. BMP PMOP. 9717374878 18,000 - Le,000 Kata at rubject property is 18. | 0 = |
| | Contact No. Sale Purchase Rate Rental Rate | 20,000 / sar mtu. BMP PMOP. 9717374878 18,000 - LL,000 | 0 -2 |
| | Contact No. Sale Purchase Rate Rental Rate Comments | 20,000 / sar mtu. BMP PMOP. 9717374878 18,000 - Le,000 Kata at rubject property is 18. | 0 - |
| | Contact No. Sale Purchase Rate Rental Rate Comments 3. Name: | 20,000 / sar mtu. BMP PMOP. 9717374878 18,000 - Le,000 Kata at rubject property is 18. | 0 - |
| | Contact No. Sale Purchase Rate Rental Rate Comments 3. Name: Contact No. | 20,000 / sar mtu. BMP PMOP. 9717374878 18,000 - Le,000 Kata at rubject property is 18. | 0 = |
| | Contact No. Sale Purchase Rate Rental Rate Comments 3. Name: Contact No. Sale Purchase Rate | 20,000 / sar mtu. BMP PMOP. 9717374878 18,000 - Le,000 Kata at rubject property is 18. | 0 9 |
| | Contact No. Sale Purchase Rate Rental Rate Comments 3. Name: Contact No. Sale Purchase Rate Rental Rate | 20,000 / sar mtu. BMP PMOP. 9717374878 18,000 - Le,000 Kata at rubject property is 18. | 0 9 |

Surveyor Name: Signature:

Date:

CASE NO.

UNDERTAKING BY THE CUSTOMER

I confirm that the property is inspected in front of me and I have provided all the information true related to the property 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 haven't 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 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 +91-9999597597. 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: RIC SOFT
Signature: Mobile No.: Name: Name

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 the organization. I have not taken any cash or kind from the customer or given the customer any wrong or false information or have made any false claims for arbitrary providing the Property Valuation as per one's need or requirement by distorting the facts. 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.

Surveyor Name: Nischar / Aihil
Signature: A
Date: 4 | 24

CASE NO.

UNDERTAKING BY THE PREPARER

Policy Guidelines issued by the organization. I also confirm that without any personal interest, partiality or prejudice I have worked on the Valuation work of this case. 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 & 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 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 may be the reason then I'd solely responsible of any such act and I understand that the Company shall 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.

Preparer Name:

Signature:

Date:





SURVEY SUMMARY SHEET (TO BE ENCLOSED WITH VALUATION REPORT)

(Version 1.0) | Date of implementation: 10.04.2017

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

| 1. | File No. | | | | | |
|-----|--------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|--|--|
| 2. | Name of the Surveyor | , | | | | |
| 3. | Borrower Name | | | | | |
| 4. | Name of the Owner | | | | | |
| 5. | Property Address which has to be valued | | | | | |
| 6. | Property shown & identified by at spot | ☐ Owner, ☐ Representative, could not be done from inside | | e, Property is locked, survey | | |
| | | Name | | Contact No. | | |
| 7. | How Property is Identified by the Surveyor | displayed on the property, [| Identified by the own | he deed, From name plate her/ owner representative, e property could not be done, | | |
| 8. | Are Boundaries matched | ☐ Yes, ☐ No, ☐ No rel☐ Boundaries not mentioned | | to match the boundaries, | | |
| 9. | Survey Type | ☐ Full survey (inside-out with measurements & photographs) ☐ Half Survey (Measurements from outside & photographs) ☐ Only photographs taken (No measurements) | | | | |
| 10. | Reason for Half survey or only photographs taken | \square Property was locked, \square Possessee didn't allow to inspect the property, \square NPA property so couldn't be surveyed completely | | | | |
| 11. | Type of Property | Residential Builder Floor, ☐ C Commercial Shop, ☐ Comme | Commercial Land & Build rcial Floor, Shopping | se, ☐ Low Rise Apartment, ☐ ding, ☐ Commercial Office, ☐ Mall, ☐ Hotel, ☐ Industrial, ntial Plot, ☐ Vacant Industrial | | |
| 12. | Property Measurement | ☐ Self-measured, ☐ Sample | measurement. No me | Pasurement | | |
| 13. | Reason for no measurement | ☐ It's a flat in multi storey bu☐ Property was locked, ☐ C | ilding so measurement r owner/ possessee didn't □ Very Large Property | not required allow it, NPA property so property not possible to | | |
| 14. | Land Area of the Property | As per Title deed | As per Map | As per site survey | | |
| 15. | Covered Built-up Area | As per Title deed | As per Map | As per site survey | | |
| 16. | Property possessed by at the time of survey | ☐ Owner, ☐ Vacant, ☐ Less☐ Property was locked, ☐ Bar | | | | |
| 17. | Any negative observation of the | | , and the second | , | | |

| | property during survey | |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 18. | Is Independent access available to the property | ☐ Clear independent access is available, ☐ Access available in sharing of other adjoining property, ☐ No clear access is available, ☐ Access is closed due to dispute |
| 19. | Is property clearly demarcated with permanent boundaries? | ☐ Yes, ☐ No, ☐ Only with Temporary boundaries |
| 20. | Is the property merged or colluded with any other property | |
| 21. | Local Information References on property rates | Please refer attached sheet named 'Property rate Information Details.' |
| | Andrew Street Commenced the Commenced Street Commenced St | |

Endorsement:

1. Signature of the Person who was present from the owner side to identify the property:

Undertaking: I have shown the correct property and provided the correct information about the property to the surveyor of R.K Associates to the best of my knowledge for which Valuation has to be prepared. In case I have shown wrong property or misled the valuer company in any way then I'll be solely responsible for this unlawful act.

a. Name of the Person:

b. Relation:

c. Signature:

d. Date:

In case not signed then mention the reason for it: \square No one was available, \square Property is locked, \square Owner/representative refused to sign it, \square Any other reason:

2. Surveyor Signature who did site inspection:

Undertaking: I have inspected the property and cross verified the property details at site to the extent of a. Matching boundaries of the property, b. Sample measurement of its area, c. Physical condition, d. Property rates as per local information with what is mentioned in the property documents provided to me by the Bank/interested organization. I have not come under influence of anyone during site inspection and have only recorded the true and factual details in the survey form which I come across during the site survey. I understand that giving any manipulative information in the survey form will lead to incorrect Valuation report which is an unlawful act and i'll be solely responsible for doing it.

- a. Name of the Surveyor:
- b. Signature:
- c. Date:

File No. VIS-20 __-20 __ PL
Date of Receiving | 13-8-24 |

File Receiver Name | Subhanh |

CASE COLLECTION FORM (Version 5.0)

Date of implementation: 9.02,2011 | Last Revision: 30.01,2020 | Latest Revision: 31.10,2020

HOD Engg. Items **Assigned To** Assigned To be Submitted Grade to Date On date Signature completed by date File Received By NA NA Subhash Survey Nichan 1-9-14 3-9-24 Preparation

□ 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

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

File Returned to HOD

Engg. unprepared due

| to rea | ason | repres | rly done, Photosentative photo not tall le Map not taken, \$\square\$ | ken, 🗆 Ow | ner/ owner repres | sentative signa | | |
|--------|-------------------------------------------------------------------|--------|----------------------------------------------------------------------------------|-----------------|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--|
| by th | se File is returned ne preparer - HOD g. comment & ature | Repor | nor defects in the surve t preparer to collect the jor defects in the surv | ne missing | information on hi | s own. | rning to Surveyor. | |
| | | | GENER/ | L DETAI | LS | Na agricultural de la constantia della c | 报其的任 埃斯·斯 第23 | |
| 1. | Proposal/ Work Ord Ref. No. | er or | via Hail | | | | | |
| 2. | Type of Service | | ✓ Valuation Report ☐ Other CE Certific | | | | etting certificate | |
| 3. | Type of customer | | | □ PSU □ Private | ☐ NBFC | ☐ Corporate | | |
| 4. | Bank/ FI/ Organizati Name & Address | on | B-08,60- Distuict Co Name | IIC - | Bren, Top Ditampuna | floor, | ludia-110034 | |
| 5. | Case Allotment Office | cer/ | Name | Co | ntact Number | Eı | mail Id | |
| | Fees paying party D | etails | My Anha | 9 | 319240560 | | | |
| 6. | Case Type | | ☐ Case for Fres | h Account | □ Case | for exiting acc | ount/ customer | |
| 7. | 7. Fees Details | | Amount of Fees Advance Amount if any | | Fees wi | ll be paid by | | |
| | (onto | liderk | al I lakh | | | Bank | ☑ Customer | |
| 8. | Billing Details | | Billed To Party Name | | | GST | IN | |
| | | | | | | | _ | |
| | | | | | | Pag | ge 1 of 15 | |

| 19,00 | 斯林斯科斯斯斯斯 | | CASE DETAIL | <u>.s</u> | | | |
|-------|---------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|------------------------------------------------------------------|--|
| 1. | Type of Property | Com | nuical offi | راد ب | oa u | | |
| 2. | Purpose of Valuation/ Assignment | ☐ Periodi ☐ For DR ☐ Partition | □ Value assessment of the asset for creating new collateral mortgage □ Periodic Re-Valuation for Bank, □ Distress sale for NPA A/c., □ For DRT Recovery purpose, □ Capital Gains Wealth Tax purpose □ Partition purpose, □ General Value Assessment □ Any other: | | | | |
| 3. | Owner/ Applicant Details | | Name | Contac | ct Number | Email Id | |
| | | HIS Indu | , Tube 1td. | | - | - | |
| 4. | Account Name | // | | | | | |
| 5. | Property Address | | NO. 1301, 13 NSP, Dst. | 3th Floor | , apith | Toncy, plot No. | |
| 6. | Who will coordinate on | Name | | Contact Number | | | |
| | site for the site survey | MU PAKa. | | 9319240560 | | | |
| 7. | Preferred time of survey | Date | Date 3-9-24 | | Time 2:65 | | |
| 8. | Documents Received (Any one ownership document and approved site plan/ map is must) | ☐ Regi ☐ Conv 2. Map: ☐ 3. Utility I receipt, 4. Any Ott | ☐ House Tax de | linquishment l Allotment l oproved Ma y Bill & pay mand & pay | nt Deed, ☐ Tra Letter, ☐ Posse ap, ☐ Site Plan yment receipt, ☐ yment receipt | nsfer Deed, ession Letter | |
| 9. | Documents received from | Clier | + | | | | |
| 10. | Special Instructions if any: | | 4 48 - | , jost m | | | |
| 11. | I agree to pay the amount me Valuer firm to distort any fact interest and to benefit any ind Customer Signature: | s and would n | ot try to influence a | ny member | or official of the fi | that I'll not put pressure on irm in the ill spirit or vested | |

| 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? | P | | |
| 2. | Is purpose of the assignment understood clearly by the receiver? | | | |
| 3. | Has receiver checked if this is a new case or existing case of the Bank? | | | |
| 4. | Has receiver fixed the fees with the manager/ client and sent quotation properly or have taken approval of the work over email? | K | | |
| 5. | Has receiver taken proper Work Order/ Email/ CESA form formality? | P | | |
| 6. | In case of private case or for fresh case 50% advance is received? | 4 | * | |
| 7. | Is document checklist email sent to the customer? | Z | | |
| 8. | Has the received documents is having 'documents provided by stamp'? | P | | |

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

Note (Survey Grading Matrix):

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

| For File No. | VIS (2024-25) PL 890- Q 033-252-3 |
|---------------|-----------------------------------|
| Surveyor Name | Nischary |
| Signature | A |
| Date | 3-9-24 |

GENERAL SURVEY FORM
(FOR PROPERTIES OTHER THAN FLATS)
(Version 5.0)
Date of implementation: 9.02.2011 | Last Revision: 04.01.2018 | Latest Revision: 31.10.2020

| File No. VIS-2020 PL- | Date: 3-9-24 | Time: 2,00 |
|-----------------------|--------------|------------|
| | | |

| | | GENERAL DETAILS | |
|------|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | Name of the Surveyor | Nischay | |
| 2. | Property shown by | ☐ Owner, ☐ Representative, ☐ No | |
| | | locked, survey could not be done from | |
| | 12 | Name | Contact No. |
| | 7 | ros Arha | |
| 3. | Survey Type | Full survey (inside-out with meas | |
| | | ☐ Half Survey (Measurements from | The state of the s |
| | | ☐ Only photographs taken (No mea | |
| 4. | Reason for Half survey or only | | essee didn't allow to inspect the |
| (20) | photographs taken | property, NPA property so could | |
| 5. | How Property is Identified | From schedule of the propertie | |
| | | | ty, ☐ tdentified by the owner/ owner |
| | | representative, Enquired from ne | |
| | #1 | | ıld not be done, □ Survey was not |
| | | done | D id william Disc |
| 6. | Type of Property | ☐ Flat in Multistoried Apartment, [| |
| | | Apartment, Residential Builde | |
| | | Building, Commercial Office, | |
| | | Floor, Shopping Mall, Hotel, Shopping Mall, Nevert Beside | |
| | | The state of the s | ential Plot, Vacant Industrial Plot, |
| - | S | ☐ Agricultural Land | surement only, No measurement |
| 7. | Property Measurement | ☐ It's a flat in multi storey building | |
| 8. | Reason for no measurement | ☐ Property was locked, ☐ Owner/ | |
| | .4 18 | | e property, Very Large Property, |
| | | 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | |
| | | practically not possible to measure | the entire area □ Any other Reason: |
| 9. | Purpose of Valuation | ☐ Value assessment of the asset f | or creating new collateral mortgage |
| | | ☐ Periodic Re-Valuation for Bank, | □ Distress sale for NPA A/c., |
| 1199 | Account of the second | ☐ For DRT Recovery purpose, ☐ | Capital Gains Wealth Tax purpose |
| | | ☐ Partition purpose, ☐ General Va | alue Assessment |
| 10. | Type of Loan | ☐ Housing Loan, ☐ Housing Take | Over Loan, Home Improvement |
| | | | Construction Loan, ☐ Educational |
| | | | oan, Term Loan, CC Limit |
| | | enhancement, Cash Credit Limit | t, □ Industrial Loan, □ NA |
| 11. | Loan Amount | | |
| | | | |

| | | OWNERSHIP DETAILS |
|----|------------------------------------------------------|---------------------------|
| 1. | Legal Owner Name/s | HIS Inday Tubes |
| 2. | Property Purchaser Name | 11 |
| 3. | Property Address under Valuation | Rugey deed. |
| 4. | Present Residence Address of the Owner/ Purchaser | Reflex py no. 2 |
| 5. | Property constitution | ☐ Free Hold, ☐ Lease Hold |

| | | LOCATIO | N DETA | LS | | | |
|-----|---------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|-----------|--------------|-------------|---------------------------------------------------|------------|
| 1. | Adjoining Properties | East | 30 | West | N | orth | South |
| | (Match it with papers with the help of compass or Sun direction and also confirm it with nearby people) | Open Vorandal | 1: | j+ | COMP | n o | per |
| 2. | Property Facing | ☐ East Facing ☐ North-East ☐ North-West | Facing, [| | | cing, □ South , □ South-East | |
| 3. | Landmark | 1+1111 | 70. | ney | | | |
| 4. | Ward Name/ No. | _ | | | | | |
| 5. | Zone Name | _ | | | | | |
| 6. | Main Road Name & Width | Name | • | Wi | dth | Distance fro | m property |
| | | Jagat Na | gaH | 30 | mth | 500 | mtn |
| 7. | Approach Road Name & Width | Interna | 1 40 | ad | 5 mte | (| |
| 8. | Location consideration of the Society | developing are | ea, □ Hig | hly posh lo | cality, 🗆 \ | developed Are Very Good, □ 0 a, □ Backward, | Good, |
| 9. | Special Location consideration of the property | ☐ Park Facing, ☐ Pool Facing, ☐ Road Facing, ☐ Entrance North-East Facing, ☐ Sunlight facing | | | | | |
| 10. | Characteristics of the locality | ☐ Backward, [| | | | ∃ Semi Urban, | □ Rural, |
| 11. | Category of Society/ locality | ☐ High End, ☐ MIG, ☐ LIC | | I, □ Afforda | able Group | Housing, 🗆 E | WS, □ HIG, |
| 12. | Utilities/ Facilities in the locality | | | | | nming Pool, □ lay zone, □ | |
| 13. | Proximity to civic amenities | School | Hospital | Market | Metro | Railway Statio | n Airport |
| | | IKH | IKM | Soo mtm | IKM | 7 KM | 25 k# |
| 14. | Any new development in surrounding area | No | | 2 | | | |

| 15. | Jurisdiction limits | □ Nagar Nigam, □ Nag | gar Panchayat, Gram | Panchayat, Nagar |
|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|------------------------------------------------|----------------------------------------------------|
| | | Palika Parishad, Area | not within any municipal | limits |
| 16. | Jurisdiction Development | DDDA, □ GDA, □ NOI | DA, □ GNIDA, □ YEID | A, □ HUDA, □KMDA, |
| | | ☐ MDDA, ☐ Any other D | | |
| | | ☐ Area not within any de | | ts |
| 47 | | □ NDMC, □ SDMC, □ E | | |
| 17. | 10 3/2 | Gurgaon Municipal Corpo | | |
| | | Kolkata Municipal Corpo | | and the second section of the second |
| | | | | |
| | | Area not within any munic | cipal limits, \square Any other | Wullicipal Corporation |
| | | Municipality: DDA | | |
| - Made | | PHYSICAL DETAIL | S | |
| 1. | Land Area | As per Title deed | As per Map | As per site survey |
| | NA - | | _ | _ |
| 2. | Any conversion to the land use | | | |
| 3. | Land Type | Solid, ☐ Rocky, ☐ logged, ☐ Land locked | | laimed Land, □ Water |
| 4. | Shape of the Land | ☐ Square, ☐ Rectang | ular, 🗆 Trapezium, 🗆 T | riangular, 🗆 Trapezoid, |
| 5. | Level of Land | ☐ On road level, ☐ Be | elow road level, Abov | e road level, NA |
| 6. | Frontage to depth ratio | ☐ Normal frontage, ☐ | Less frontage, ☐ Large | frontage, NA |
| 7. | Are Boundaries matched | ∠Yes, □ No, □ No re | levant papers available | to match the boundaries, |
| | | ☐ Boundaries not mer | ntioned in available docu | ments |
| 8. | Is Independent access available | ☐ Clear independent | access is available, | ☐ Access available in |
| | to the property | sharing of other adjoini | ng property, No clear | access is available, |
| | | Access is closed due to | | |
| 9. | Is property clearly demarcated with permanent boundaries? | | with Temporary bounda | aries |
| 10. | | No | | activities and the second |
| 11. | Property possessed by at the time of survey | Owner, ☐ Vacant, ☐ Surveyed. ☐ Property | ☐ Lessee, ☐ Under Cor was locked, ☐ Bank se | nstruction, □ Couldn't be ealed, □ Court sealed |
| 12. | The state of the s | ☐ Residential purpose | e, ☐ Commercial purpos Vacant, ☐ Locked, ☐ | se, \square Godown, |

| | BUILDING/ C | CONSTRUCTION/ UTLITY DETAILS |
|-----|----------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | Construction Status | Built-up property in use, □ Under construction, □ No construction |
| 2. | Covered Built-up Area | ☐ Covered Area, ☐ Floor Area, ☐ Super Area, ☐ Carpet Area |
| | | As per Title deed |
| | (Tick one on the basis of which valuation is to be calculated) | 17. 00 0 14. FFFF |
| 3. | Total Number of Floors in the Building | 8+4+17 |
| 4. | Floor on which property is situated | 17 4 |
| 5. | Type of Unit/ Number of Rooms/ Cabins/ Cubicles | 4 Rooms, 1 Methen, 1 toilet |
| 6. | Building Type | ☐ RCC Framed Structure, ☐ Load bearing Pillar Beam column, ☐ Ordinary brick wall structure, ☐ Iron trusses & Pillars, ☐ Scrap abandoned structure |
| 7. | Roof | a. Make: □ RBC, □ RCC, □ GI Shed, □ Tin Shed, □ Stone Patla b. Height: □ Ct. c. Finish: □ Simple plaster, □ POP Punning, □ POP False Ceiling, |
| | | ☐ Coved roof, ☐ No plaster |
| 8. | Flooring | ➡ Vitrified tiles, □ Ceramic Tiles, □ Simple marble, □ Marble chips, □ Mosaic, □ Granite, □ Italian Marble, □ Kota stone, □ Wooden, □ PCC, □ Imported Marble, □ Pavers, □ Chequered Tiles, □ Brick Tiles, □ No Flooring, □ Under construction, □ Any other type: |
| 9. | Appearance/ Condition of the Building | Internal - ☐ Excellent, ☐ Very Good, ☐ Good, ☐ Ordinary, Average, ☐ Poor ☐ Under construction, ☐ No Survey External - ☐ Excellent, ☐ Very Good, ☐ Good, ☐ Ordinary, ☐ |
| | | Average, Poor Under construction |
| 10. | Maintenance of the Building | ☐ Very Good, ☐ Average, ☐ Poor, ☐ Under construction |
| 11. | Interior decoration | □ Excellent, □ Very Good, □ Geod, □ Simple, □ Ordinary, □ Average, □ Below average, □ Under construction, □ No Survey |
| 12. | Interior Finishing | ☐ Simple plastered walls, ☐ Brick walls without plaster, ☐ Designer textured walls, ☐ POP punning, ☐ Coved roof, ☐ Under construction, ☐ No Survey |
| 13. | Exterior Finishing | Sīmple plastered walls, □ Brick walls without plaster, Architecturally designed or elevated, □ Brick tile Cladding, Structural glazing, □ Aluminum composite panel cladding, □ Glass façade, □ Domb, □ Porch, □ Under construction |
| 14. | Kitchen | ☐ Simple with no cupboard, ☐ Ordinary with cupboard, ☐ Normal Modular with chimney, ☐ High end Modular with chimney, ☐ Under construction, ☐ No Survey |
| 15. | Class of Electrical fittings | ☐ External, ☐ Internal ☐ Ordinary fixtures & fittings, ☐ Fancy lights, ☐ Chandeliers, ☐ Concealed lightning, ☐ Under construction, ☐ No Survey |
| 16. | Class of Sanitary/ Plumbing & water supply fittings | □ External, □ Internal □ Excellent, □ Very Good, □ Good, □ Simple, □ Average, □ Below average, □ Under construction, □ No Survey |
| 17. | Water arrangements | ☐ Jet pump, Submersible, ☐ Jal board supply |
| 18. | Fixed Wooden Work | ☐ Excellent, ☐ Very Good, ☐ Good, ☐ Simple, ☐ Ordinary, Average, ☐ Below Average, ☐ No wooden work, ☐ No survey |
| 19. | Age of Building/ Recent | 20 years |

| 20. | Maintenance of the Building | ☐ Very Good, ☐ Av | erage, Po | or | |
|-----|-------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 21. | Any defects in the building | ☐ Maintenance issu | | | |
| | | ☐ Water supply issu | ies, 🗆 Electri | city issues, Str | uctural issues, |
| | | ☐ Visible cracks in t | All the state of t | | |
| 22. | Any violation done in the property | | | | ction not as per |
| (7) | | approved Map, E | xtra covered | without sanctione | ed Map, Joined |
| | No | adjacent property, [| Encroached | l adjacent area ille | egally |
| 23. | Boundary Wall (Only for individual | ☐ Yes, ☐ No, ☐ Co | ommon bound | dary wall of a com | plex |
| | property) | Running Mtr. | Height | Width | Finish |
| | | | | | |
| 24 | Lift/ elevators | ☐ Passenger/ ☐ Co | mmercial | | |
| 24. | LIIV elevators | Make: | minercial | Capacity: | |
| | | Wake. | | Capacity, | |
| 25. | Power backup | Inverter, □ DG S | et | | |
| | | Make: | | Capacity: | |
| 00 | | | autiful 🗆 O | dinon | |
| 26. | Garden/ Landscaping | ☐ Yes, ☐ No, ☐ Be | | | ☐ In Basement ☐ |
| 27. | Parking facilities | Available within the property | | ☐ On Ground, ☐ In Basement, ☐ On stilt | |
| | | ☐ Not available | within the | Section Completed | Acute parking |
| | | ☐ Not available within the ☐ On road, ☐ Acute parkin property | | | _ Acute parking |
| 28. | Special Comments/ Observations, | property | | | |
| 20. | if any | Top | Clarin | | |
| | | 107 | 1004 | | |
| | The second second second | | | | |
| | MARKETAR | LITY/ SELABILITY | // LITLITY D | ETAILS | |
| | | | OILITE | LIAILO | THE RESERVE OF THE PARTY OF THE |
| 1. | Any issues in marketability of the | ☐ Yes, ☐ No | of No. | Leastian D Cur | rounding, Lega |
| | property? | | | | rounding, \square Lega |
| | | aspects, Demar | nd, ⊔ Shape | , \square Any Other: | |
| | | Damand DV- | 0 | had D Average | □ Low □ Poor |
| 2. | How is Demand & Supply condition | | | ood, ☐ Average, | |
| | in the Market of such properties? | The state of the s | Good, Go | ood, Average, | □ Low, □ Poor |
| 3. | Is property easily sellable & | ☐ Yes, ☐ No | | | |
| | marketable? | Comments: | | | |
| | | | | | |
| | | | om. Cond. D | Cood Average | n □ Low □ Poor |
| 4. | How is the current utility of the | ☐ Excellent, ☐ Ve | ery Good,4 | Good, \square Average | e, \square Low, \square Poor |
| | property? At what True rate Owner bought | Year of purchase | | | |
| 5. | | 1 11.674 - 160. State - 64-40) (1-1.60.00 60.1 | | | |
| | this Property? | Purchase Price | | | |
| 6. | Present expected Sale Value of the | | | | |
| | overall property? | | | | |
| | | | | | |

DRAW SITE KEY PLAN & SKETCH PLAN

| .No | Particulars | Subject | Transaction already I Comparable 1 | Comparable 2 | Comparable 3 |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|------------------------------------|---------------------------|---------------------|
| | | Property | | | |
| 1. | Name (source of information) | NA | Dunga Prop. | Omlear prop | |
| 2. | Contact No. | NA | 9555070457 | 9811511406 | |
| 3. | Type of source of information (Seller/ Property dealer/ nearby people) | NA | Sellous | Jellen, | |
| 4. | Rates/ Price informed (in Rs. with unit) | NA | 20,000 - 24000/squft | 22000 -24000 /surft | on super an |
| 5. | Rates Type (Sale/ Buy) | NA | Sale | Sale | |
| 6. | Shape of the Property (Square, Rectangular, Irregular) | | | Rectangulon | |
| 7. | Area/ Size of the Property | | 1000 1004 | + 800 sa. Pt. | |
| 8. | Legal Status (clear, negative, weak)/ No. of owners | | Char | dean | |
| 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 | too mtr | loomta | |
| 11. | Other factors (Corner, 2 side open, North-East facing, Park facing, Legal/ Financial encumbrance, etc.) | | | - | |
| 12. | Approach road width | | Intura 1 | In town 1 | |
| 13. | Level of Land (Below/ On/ Above road level) | | _ | _ | |
| 14. | Frontage to depth ratio (Normal, Less, Large) | | _ | - | |
| 15. | Present Use | | Communicial | Communica) | |
| 16. | Any other details/ Discussion held | NA | Rate at NJ on super | p ir 20,000 ane a abou | - Lynoo/uque second |
| 17. | Present expected Sale Value of the overall property? | . * 14 | | | |

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 | ASHA GUPTA | | |
|-------------------------|------------|--|--|
| Relationship with owner | Employee | | |
| Signature | Asha | | |
| Mobile No. | 9871007792 | | |
| Date | 03/9/2024 | | |

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. | VIJ (2024-25)-PL 200-0037-252-32 |
|---------------|----------------------------------|
| Surveyor Name | Hischay Goytan |
| Signature | Ø. |
| Date | 3-9-24 |

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 | 200 |



Enclosure: 6

SURVEY SUMMARY SHEET (TO BE ENCLOSED WITH VALUATION REPORT)

(Version 1.0) | Date of implementation: 10.04.2017

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

| 1. | File No. | | | |
|-----|--------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2. | Name of the Surveyor | Nischay | | |
| 3. | Borrower Name | MIS Indus Tuber Itd. | | |
| 4. | Name of the Owner | V | | |
| 5. | Property Address which has to be valued | Refer Py No. 2 | | |
| 6. | Property shown & identified by at spot | ➡ Owner, ☐ Representative, ☐ No one was available, ☐ Property is locked, survey could not be done from inside | | |
| 48 | | Name | | Contact No. |
| | | my Alha | | PATER AND THE PA |
| 7. | How Property is Identified by the Surveyor | ☐ From schedule of the properties mentioned in the deed, ☐ From name plate displayed on the property, ☐ Identified by the owner/ owner representative, ☐ Enquired from nearby people, ☐ Identification of the property could not be done, ☐ Survey was not done | | |
| 8. | Are Boundaries matched | ▼es, □ No, □ No relevant papers available to match the boundaries, | | |
| 0. | ALC DOUBLES HISTORIES | ☐ Boundaries not mentioned in available documents | | |
| 9. | Survey Type | → Full survey (inside-out with measurements & photographs) □ Half Survey (Measurements from outside & photographs) □ Only photographs taken (No measurements) | | |
| 10. | Reason for Half survey or only photographs taken | ☐ Property was locked, ☐ Possessee didn't allow to inspect the property, ☐ NPA property so couldn't be surveyed completely | | |
| 11. | Type of Property | ☐ Flat in Multistoried Apartment, ☐ Residential House, ☐ Low Rise Apartment, ☐ Residential Builder Floor, ☐ Commercial Land & Building, ☐ Commercial Office, ☐ Commercial Shop, ☐ Commercial Floor, ☐ Shopping Mall, ☐ Hotel, ☐ Industrial, ☐ Institutional, ☐ School Building, ☐ Vacant Residential Plot, ☐ Vacant Industrial Plot, ☐ Agricultural Land | | |
| 12. | Property Measurement | ☐ Self-measured, ☐ Sample measurement, ☐ No measurement | | |
| 13. | Reason for no measurement | ☐ It's a flat in multi storey building so measurement not required ☐ Property was locked, ☐ Owner/ possessee didn't allow it, ☐ NPA property so didn't enter the property, ☐ Very Large Property, practically not possible to measure the area within limited time ☐ Any other Reason: | | |
| 14. | Land Area of the Property | As per Title deed | As per Map | As per site survey |
| | | • | | |
| 15. | Covered Built-up Area | As per Title deed | As per Map | As per site survey |
| | | 2777 Sa. ft. | | 2000 Ja. Ft |
| 16. | Property possessed by at the time of survey | Owner, □ Vacant, □ Lessee, □ Under Construction, □ Couldn't be Surveyed, □ Property was locked, □ Bank sealed, □ Court sealed | | |
| 17. | Any negative observation of the | No | | |
| | | | | 4 |

| | property during survey | W P | |
|-----|------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 18. | Is Independent access available to the property | ☐ Clear independent access is available, ☐ Access available in sharing of other adjoining property, ☐ No clear access is available, ☐ Access is closed due to dispute | |
| 19. | Is property clearly demarcated with permanent boundaries? | ☐ Yes, ☐ No, ☐ Only with Temporary boundaries | |
| 20. | Is the property merged or colluded with any other property | No | |
| 21. | Local Information References on property rates | Please refer attached sheet named 'Property rate Information Details.' | |

Endorsement:

1. Signature of the Person who was present from the owner side to identify the property:

Undertaking: I have shown the correct property and provided the correct information about the property to the surveyor of R.K Associates to the best of my knowledge for which Valuation has to be prepared. In case I have shown wrong property or misled the valuer company in any way then I'll be solely responsible for this unlawful act.

| a. | Name of the Person: | ASHA GUPTA |
|----|---------------------|------------|
| ٥. | Relation: | Employee |
| | Signature: | Aska |
| d. | Date: | 03/09/2024 |
| | | |

In case not signed then mention the reason for it: \square No one was available, \square Property is locked, \square Owner/representative refused to sign it, \square Any other reason:

2. Surveyor Signature who did site inspection:

Undertaking: I have inspected the property and cross verified the property details at site to the extent of a. Matching boundaries of the property, b. Sample measurement of its area, c. Physical condition, d. Property rates as per local information with what is mentioned in the property documents provided to me by the Bank/interested organization. I have not come under influence of anyone during site inspection and have only recorded the true and factual details in the survey form which I come across during the site survey. I understand that giving any manipulative information in the survey form will lead to incorrect Valuation report which is an unlawful act and i'll be solely responsible for doing it.

a. Name of the Surveyor: Nischay
b. Signature: A
c. Date: 3-9-14

