

PORT 31.

File No.	RKA/DNCR/.....
Date of Receiving	7/11/24
File Receiver Name	DHAWAL



CASE COLLECTION FORM
(Version 5.0)
Date of implementation: 9.02.2011 | Last Revision: 30.01.2020 | Latest Revision: 31.10.2020

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

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

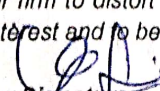
File Returned to HOD Engg. unprepared due to reason	<input type="checkbox"/> Survey not done properly, <input type="checkbox"/> Survey Form not properly filled, <input type="checkbox"/> Market survey for rates is not properly done, <input type="checkbox"/> Identification is not clearly done, <input type="checkbox"/>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

GENERAL DETAILS			
1.	Proposal/ Work Order or Ref. No.	VIS(2024-25)-PL452-402-558	
2.	Type of Service	<input type="checkbox"/> Valuation Report, <input type="checkbox"/> Construction cost estimate, <input type="checkbox"/> Cost vetting certificate <input type="checkbox"/> Other CE Certificates, <input type="checkbox"/> TEV Report, <input type="checkbox"/> LIE	
3.	Type of customer	<input type="checkbox"/> Bank <input type="checkbox"/> PSU <input type="checkbox"/> NBFC <input type="checkbox"/> Corporate <input type="checkbox"/> Company <input type="checkbox"/> Private client <input type="checkbox"/> Direct client through Bank	
4.	Bank/ FI/ Organization Name & Address	SBI, SARG ROFFEE PARADE	
5.	Case Allotment Officer/ Fees paying party Details	Name	Contact Number
		RAHUL JAIN	8469853411
6.	Case Type	<input type="checkbox"/> Case for Fresh Account <input type="checkbox"/> Case for exiting account/ customer <input checked="" type="checkbox"/> Case for exiting account/ customer	
7.	Fees Details	Amount of Fees	Advance Amount if any
		2,48,000/- + 4% + GST	-
8.	Billing Details	Billed To Party Name	
		GSTIN	
		Fees will be paid by	
		<input checked="" type="checkbox"/> Bank <input type="checkbox"/> Customer	



CASE DETAILS

1.	Type of Property	COMMERCIAL OFFICE		
2.	Purpose of Valuation/ Assignment	<input type="checkbox"/> Value assessment of the asset for creating new collateral mortgage <input checked="" type="checkbox"/> Periodic Re-Valuation for Bank, <input type="checkbox"/> Distress sale for NPA A/c., <input type="checkbox"/> For DRT Recovery purpose, <input type="checkbox"/> Capital Gains Wealth Tax purpose <input type="checkbox"/> Partition purpose, <input type="checkbox"/> General Value Assessment <input type="checkbox"/> Any other:		
3.	Owner/ Applicant Details	Name	Contact Number	Email Id
	M/S. GDCL		MR. GOUTAM	9987062009
4.	Account Name	M/S. GANNON DONKERCEY CO. LTD		
5.	Property Address	OFFICE NO. 31, 3RD FLOOR, NEW EXCELSIOR, AK MAYAK MARG, AZAD MAIDAN, FORT,		
6.	Who will coordinate on site for the site survey	Name	Contact Number	
		MR. GOUTAM MIDYA	9987062009	
7.	Preferred time of survey	Date	7/01/24	Time 11:00
8.	Documents Received (Any one ownership document and approved site plan/ map is must)	1. Ownership Documents: <input type="checkbox"/> Sale Deed, <input type="checkbox"/> Power of Attorney, <input type="checkbox"/> Registered Will, <input type="checkbox"/> Relinquishment Deed, <input checked="" type="checkbox"/> Transfer Deed, <input type="checkbox"/> Conveyance Deed, <input type="checkbox"/> Allotment Letter, <input type="checkbox"/> Possession Letter 2. Map: <input type="checkbox"/> Cizra Map, <input type="checkbox"/> Approved Map, <input type="checkbox"/> Site Plan 3. Utility Bills: <input checked="" type="checkbox"/> Electricity Bill & payment receipt, <input type="checkbox"/> Water Bill & payment receipt, <input type="checkbox"/> House Tax demand & payment receipt 4. Any Other document: <input type="checkbox"/> CLU, <input type="checkbox"/> TIR Report, <input type="checkbox"/> Agreement to Sale, <input type="checkbox"/> Old Valuation Report 5. No documents provided: <input type="checkbox"/>		
9.	Documents received from	CLIENT		
10.	Special Instructions if any:			
11.	I agree to pay the amount mentioned above for the preparation of Valuation Report. I agree that I'll not put pressure on Valuer firm to distort any facts and would not try to influence any member or official of the firm in the ill spirit or vested interest and to benefit any individual or organization by any means illegitimately.  Customer Signature:			

File No. RKA/DNCR/...../.....
 VIS (2024-25) - PL 452-602
 558

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

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

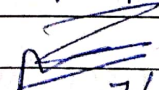
IMPORTANT INSTRUCTIONS TO SURVEYOR

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 PROCESS COMPLIANCE CHECKLIST

(To be submitted by Surveyor with each Survey)

S.NO.	COMPLIANCE CHECKLIST POINTS	STATUS
1.	Did you take proper property documents to carry out the survey?	<input checked="" type="checkbox"/>
2.	Have you properly studied & highlighted Owner/ Area/ Boundaries in the property documents with bold florescent before moving for the survey?	<input checked="" type="checkbox"/>
3.	Did you check prominent landmark nearby the subject property and mentioned in the survey form?	<input checked="" type="checkbox"/>
4.	Did you identified the Property clearly by matching the boundaries and area mentioned in the property papers?	<input checked="" type="checkbox"/>
5.	Did you check if property is merged with any other property or it is an independent property?	<input checked="" type="checkbox"/>
6.	Did you checked the flat size with eye estimation or based on number of bed rooms?	<input checked="" type="checkbox"/>
7.	Did you check for any construction violations in the flat?	<input checked="" type="checkbox"/>
8.	Did you check municipal limits/ jurisdiction/ ward?	<input checked="" type="checkbox"/>
9.	Did you take Google Map location and shared it to Maps whatsapp group?	<input checked="" type="checkbox"/>
10.	Did you check society reputation?	<input checked="" type="checkbox"/>
11.	Have you taken property full scale photograph with gate?	<input checked="" type="checkbox"/>
12.	Have you taken owner/ representative photograph with the property?	<input checked="" type="checkbox"/>
13.	Have you taken your selfie with the property along with owner/ representative?	<input checked="" type="checkbox"/>
14.	Have you taken photograph of the society gate along with abutting road and towards left and right of the property?	<input checked="" type="checkbox"/>
15.	Have you taken multiple photographs of the property from inside-out?	<input checked="" type="checkbox"/>
16.	Did you check nearby development and whereabouts and commented on survey form?	<input checked="" type="checkbox"/>
17.	Did you check any defects or negativity in the society & flat in terms of location, legality, disputes, marketability, salability, etc. and commented on survey form in detail?	<input checked="" type="checkbox"/>
18.	Have you filled all the columns of survey form including survey summary sheet properly?	<input checked="" type="checkbox"/>
19.	Have you taken self-attested documents from owner/ representative and stamped "documents provided by stamp"?	<input checked="" type="checkbox"/>
20.	Did you check any defects or negativity in the property in terms of location, legality, disputes, marketability, salability, etc. and commented on survey form in detail?	<input checked="" type="checkbox"/>
21.	Have you confirmed any recent past transactions during market enquiries and enquired property rates locally very rigorously?	<input checked="" type="checkbox"/>
22.	Did you take signatures of the owner/ representative on undertaking and survey summary sheet?	<input checked="" type="checkbox"/>
23.	Did you signed the undertaking?	<input checked="" type="checkbox"/>

For File No.	VIS(2024-25)-PL452-402-558
Surveyor Name	DHARPC VANDAR
Signature	
Date	7/11/24

MULTI STORIED FLATS SURVEY FORM

(Version 5.0)

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

File No. RKA/DNCR/...../.....

Date:

7/11/24

Time:

11:00

GENERAL DETAILS

1.	Name of the Surveyor	DIHAYAC VANDAR	
2.	Property shown by	<input type="checkbox"/> Owner, <input checked="" type="checkbox"/> Representative, <input type="checkbox"/> No one was available, <input type="checkbox"/> Property is locked, survey could not be done from inside	
		Name	Contact No.
		M.R. GOOTAM	9987062009
3.	Survey Type	<input checked="" type="checkbox"/> Full survey (inside-out with measurements & photographs) <input type="checkbox"/> Half Survey (Measurements from outside & photographs) <input type="checkbox"/> Only photographs taken (No measurements)	
4.	Reason for Half survey or only photographs taken	<input type="checkbox"/> Property was locked, <input type="checkbox"/> Possessee didn't allow to inspect the property, <input checked="" type="checkbox"/> NPA property so couldn't be surveyed completely	
5.	How Property is Identified	<input checked="" type="checkbox"/> From schedule of the properties mentioned in the deed, <input checked="" type="checkbox"/> From name plate displayed on the property, <input checked="" type="checkbox"/> Identified by the owner, owner representative, <input checked="" type="checkbox"/> Enquired from nearby people, <input type="checkbox"/> Identification of the property could not be done, <input type="checkbox"/> Survey was not done	
6.	Property Measurement	<input checked="" type="checkbox"/> Self-measured, <input type="checkbox"/> Sample measurement only, <input type="checkbox"/> No measurement	
7.	Purpose of Valuation	<input type="checkbox"/> Value assessment of the asset for creating collateral mortgage, <input checked="" type="checkbox"/> Periodic Re-Valuation for Bank, <input type="checkbox"/> Distress sale for NPA A/c., <input type="checkbox"/> For DRT Recovery purpose, <input type="checkbox"/> Capital Gains Wealth Tax purpose <input type="checkbox"/> Partition purpose, <input type="checkbox"/> General Value Assessment	
8.	Type of Loan	<input type="checkbox"/> Housing Loan, <input type="checkbox"/> Housing Take Over Loan, <input type="checkbox"/> Home Improvement Loan, <input type="checkbox"/> Loan against Property, <input type="checkbox"/> Construction Loan, <input type="checkbox"/> Educational Loan, <input type="checkbox"/> Car Loan, <input type="checkbox"/> Project Loan, <input type="checkbox"/> Term Loan, <input type="checkbox"/> CC Limit enhancement, <input type="checkbox"/> Cash Credit Limit, <input type="checkbox"/> Industrial Loan, <input type="checkbox"/> NA	
9.	Loan Amount		

OWNERSHIP DETAILS

1.	Legal Owner Name/s	M/S. GANNOK DUNKERLEY CO. LTD
2.	Property Purchaser Name	
3.	Property Address under Valuation	OFFICE NO 31, 3RD FLOOR, NEW
4.	Present Residence Address of the Owner/ Purchaser	EXCELSIOR, AK MAYAK MARK, A2AD MAIDAN, FORT, MUMBI-400001

Property constitution

☒ Free Hold, ☐ Lease Hold**LOCATION DETAILS**

1.	Adjoining Properties (Match it with papers with the help of compass or Sun direction and also confirm it with nearby people)	North	South	East	West		
		ENTRY OF PROPERTY	STAIRCASE - SE	LIFTS	STAIRCASE		
2.	Property Facing	<input type="checkbox"/> East Facing, <input type="checkbox"/> North Facing, <input type="checkbox"/> West Facing, <input type="checkbox"/> South Facing, <input type="checkbox"/> North-East Facing, <input type="checkbox"/> South-West Facing, <input type="checkbox"/> South-East Facing, <input type="checkbox"/> North-West Facing					
3.	Landmark	ITSEE NEW EXCELSIOR THEATRE ..					
4.	Ward Name/ No.	A-WARD.					
5.	Zone Name	MCGM					
6.	Main Road Name & Width	Name	Width	Distance from property			
	DN ROAD AK MAYAK	MARC	18M	100 KM			
7.	Approach Road Name & Width	AK MAYAK MARC - 6M					
8.	Location consideration of the Society	<input checked="" type="checkbox"/> Within Main city, <input type="checkbox"/> Within Good Urban developed Area, <input type="checkbox"/> Within developing area, <input type="checkbox"/> Highly posh locality, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> In interiors, <input type="checkbox"/> Remote area, <input type="checkbox"/> Backward, <input type="checkbox"/> Average, <input type="checkbox"/> Poor					
9.	Location of the Flat	<input type="checkbox"/> Park Facing, <input type="checkbox"/> Pool Facing, <input checked="" type="checkbox"/> Road Facing, <input type="checkbox"/> Entrance North-East Facing, <input type="checkbox"/> Sunlight facing					
10.	Characteristics of the Locality	<input checked="" type="checkbox"/> Urban developed, <input type="checkbox"/> Urban developing, <input type="checkbox"/> Semi Urban, <input type="checkbox"/> Rural, <input type="checkbox"/> Backward, <input type="checkbox"/> Industrial, <input type="checkbox"/> Institutional					
11.	Proximity to civic amenities	School	Hospital	Market	Metro	Railway Station	Airport
		500 M	200 M	100 M		1 KM	18 KM
12.	Any new Development in surrounding area	-					
13.	Jurisdiction limits MCGM	<input type="checkbox"/> Nagar Nigam, <input type="checkbox"/> Nagar Panchayat, <input type="checkbox"/> Gram Panchayat, <input type="checkbox"/> Nagar Palika Parishad, <input type="checkbox"/> Area not within any municipal limits					
14.	Jurisdiction Development Authority Name MCGM	<input type="checkbox"/> DDA, <input type="checkbox"/> GDA, <input type="checkbox"/> NOIDA, <input type="checkbox"/> GNIDA, <input type="checkbox"/> YEIDA, <input type="checkbox"/> HUDA, <input type="checkbox"/> KMDA, <input type="checkbox"/> MDDA, <input type="checkbox"/> Any other Development Authority: <input type="checkbox"/> Area not within any development authority limits					
15.	Municipal Corporation Name MCGM	<input type="checkbox"/> NDMC, <input type="checkbox"/> SDMC, <input type="checkbox"/> EDMC, <input type="checkbox"/> Ghaziabad Municipal Corporation, <input type="checkbox"/> Gurgaon Municipal Corporation, <input type="checkbox"/> Faridabad Municipal Corporation, <input type="checkbox"/> Kolkata Municipal Corporation, <input type="checkbox"/> Dehradun Municipal Corporation, <input type="checkbox"/> Area not within any municipal limits, <input type="checkbox"/> Any other Municipal Corporation/ Municipality:					

PHYSICAL DETAILS

1.	Covered Built-up Area (Tick one on the basis of which valuation is to be calculated)	<input type="checkbox"/> Covered Area, <input type="checkbox"/> Floor Area, <input type="checkbox"/> Super Area, <input type="checkbox"/> Carpet Area <table border="1"> <tr> <th>As per Title deed</th> <th>As per Map</th> <th>As per site survey</th> </tr> <tr> <td>5225.59 sq ft</td> <td></td> <td>5156.59 sq ft</td> </tr> </table>			As per Title deed	As per Map	As per site survey	5225.59 sq ft		5156.59 sq ft
As per Title deed	As per Map	As per site survey								
5225.59 sq ft		5156.59 sq ft								
2.	Are Boundaries matched	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No								
3.	Is Independent access available to the property?	<input checked="" type="checkbox"/> Clear independent access is available, <input type="checkbox"/> Access available in sharing of other adjoining property, <input type="checkbox"/> No clear access is available, <input type="checkbox"/> Access is closed due to dispute								
4.	Is the property merged or colluded with any other property	M.A								
5.	Construction Status	<input checked="" type="checkbox"/> Built-up property in use, <input type="checkbox"/> Under construction, <input type="checkbox"/> Construction not started								
6.	Total Number of Floors in the Building	B + G + 9								
7.	Floor on which Flat is situated	3RD FLOOR								
8.	Type of Flat	COMMERCIAL								
9.	Age of Building/ Recent Improvements done	44 YEARS								
10.	Type of Group Housing Society	<input type="checkbox"/> High End, <input checked="" type="checkbox"/> Normal, <input type="checkbox"/> Affordable Group Housing								
11.	Appearance/ Condition of the Building	Internal - <input type="checkbox"/> Excellent, <input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Poor <input type="checkbox"/> Under construction, <input type="checkbox"/> No construction, <input type="checkbox"/> No Survey External - <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Poor <input type="checkbox"/> Under construction, <input type="checkbox"/> No construction								
12.	Maintenance of the Building	<input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Average, <input type="checkbox"/> Poor								
13.	Fixed Wooden Work	<input type="checkbox"/> Excellent, <input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Simple, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Below Average, <input type="checkbox"/> No wooden work, <input type="checkbox"/> No survey								
14.	Interior decoration	<input type="checkbox"/> Excellent, <input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Simple, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Below Average, <input type="checkbox"/> No wooden work, <input type="checkbox"/> No Survey								
15.	Any defects in the Group Housing Society	M.A								
16.	Any violation done in the flat	M.A								
17.	Utilities/ Facilities in the Group Housing Society 2 - LIFTS	<input checked="" type="checkbox"/> Lifts, <input type="checkbox"/> Garden, <input type="checkbox"/> Landscaping, <input type="checkbox"/> Swimming Pool, <input type="checkbox"/> Gym, <input type="checkbox"/> Club House, <input type="checkbox"/> Walk Trails, <input type="checkbox"/> Kids play zone, <input type="checkbox"/> 100% Power Backup								
18.	Property currently possessed by	<input checked="" type="checkbox"/> Owner, <input type="checkbox"/> Vacant, <input type="checkbox"/> Lessee, <input type="checkbox"/> Under Construction, <input type="checkbox"/> Couldn't be Surveyed, <input type="checkbox"/> Property was locked, <input type="checkbox"/> Bank sealed, <input type="checkbox"/> Court sealed								

Current activity carried out in the property	<input type="checkbox"/> Residential purpose, <input checked="" type="checkbox"/> Commercial purpose, <input type="checkbox"/> Godown, <input type="checkbox"/> Office, <input type="checkbox"/> Vacant, <input type="checkbox"/> Locked, <input type="checkbox"/> Any other use:
20. Special Comments if any	

MARKETABILITY/ SELABILITY/ UTILITY DETAILS		
1.	Reputation/ class of developer	<input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor
2.	Reputation of society	<input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor
3.	Any issues in marketability of the property?	<input type="checkbox"/> Yes, <input checked="" type="checkbox"/> No Reason in case of No: <input type="checkbox"/> Location, <input type="checkbox"/> Surrounding, <input type="checkbox"/> Legal aspects, <input type="checkbox"/> Demand, <input type="checkbox"/> Shape, <input type="checkbox"/> Any Other:
4.	How is Demand & Supply condition in the Market of such properties?	Demand <input checked="" type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor Supply <input checked="" type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor
5.	Is property easily sellable & marketable?	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No Comments:
6.	How is the current utility of the property?	<input checked="" type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Average, <input type="checkbox"/> Low, <input type="checkbox"/> Poor
7.	At what True rate Owner bought this Property?	Year of purchase 1975 Purchase Price 3.60 CR

USE THIS SPACE FOR PROVIDING ANY ADDITIONAL DETAILS/ INFORMATION

PROPERTY MARKET COMPARABLE RATE INFORMATION DETAILS (Available for Sale or Transaction already happened in past)					
S.No	Particulars	Subject Property	Comparable 1	Comparable 2	Comparable
1.	Name (source of information)	NA	FAROO	KIRAM	
2.	Contact No.	NA	7777877867	9082241318	
3.	Type of source of information (Seller/ Property dealer/ nearby people)	NA	PROPERTY DEALER	PROPERTY DEALER	
4.	Rates/ Price informed	NA SQ.FT	50K-60K/ ON CARPET	55K-60K/ SQ.FT	
5.	Rates Type (Sale/ Buy)	NA	SALE	SALE	
6.	Area/ Size of the Flat		4500 SQ.FT	-	
7.	Legal Status (clear, negative, weak)/ No. of owners		CLEAR	CLEAR	
8.	Location/ surrounding/ neighborhood comparison with the subject property (Similar, Lower, Better, Highly Better than the subject Property)	Base Case	SAME BUILDING	SIMILAR LOCATION	
9.	Distance from the subject Property	0	0 KM	-	
10.	Society comparison (Similar, Lower, Better, Highly Better than the subject society)		SIMILAR	-	
11.	Other factors (Corner, 2 side open, North-East facing, Park facing, Legal/ Financial encumbrance, etc.)		-	-	
12.	Any other details/ Discussion held	NA	-	DISCUSSION WITH REGARDING ON GOING RATES	
13.	Present expected Sale Value of the overall property?	25 cr - 30 cr.			

UNDERTAKING BY THE CUSTOMER

I confirm that I have made the inspection of the subject property to the surveyor of R.K Associates, which is correct property in question for which the documents have been provided/ submitted by me. I further confirm that I am aware of all the information related to the subject property and I have provided all its information to the surveyor true to the best of my knowledge. I understand that any false or manipulative information provided by me will be considered as cheating with the professional organization since it will lead to incorrect valuation report and I'd be solely responsible for this unlawful act and will bear the charges for the changes/modifications which have to undergo due to the false information. I also undertake that I have not given any cash or in kind to any member of R.K Associates to influence the Value of the Property or favor any individual or organization and the same is not accepted or asked by the member of R.K Associates. Any such act will lead to cancellation of the material prepared by R.K Associates with forfeiting of the fees and I'll be completely responsible for its repercussions and legal actions taken for it.

IMPORTANT: We have not authorized any of our person/ Surveyor to take Cash or kind from the customers in any situation. In case Surveyor or any member of R.K Associates asks for any money or kind from you then kindly please inform on number +91-9958632707, 0120-4110117. Our Valuation process is very stringent and have multiple check points to ensure correct & error free reports to keep the lending agency risk free. In case Surveyor claims that he would be able to arbitrary effect the Valuation figures unfairly or as per your requirement & need, then he is making a false claim to you and we request you to complaint such act immediately on the number provided above.

Name	MR. GOUTAM MIDYA
Relationship with owner	EMPLOYEE
Signature	[Signature]
Mobile No.	9987062009
Date	7/11/24

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.	VN(2024-25)-PLUS2-402-SSB
Surveyor Name	DHAWAR.
Signature	[Signature]
Date	7/11/24

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.	VIS (2024-25)-PL459-402-558		
2.	Name of the Surveyor	DHARMAN YAMJARI		
3.	Borrower Name	MIS. GDC		
4.	Name of the Owner			
5.	Property Address which has to be valued	OFFICE NO. 31, 3RD FLOOR, NEW EXCEL		
6.	Property shown & identified by at spot	<input type="checkbox"/> Owner, <input checked="" type="checkbox"/> Representative, <input type="checkbox"/> No one was available, <input type="checkbox"/> Property is locked, survey could not be done from inside		
		Name	Contact No.	
		MR. GOUTAM MIDYA	9987062009	
7.	How Property is Identified by the Surveyor	<input checked="" type="checkbox"/> From schedule of the properties mentioned in the deed, <input checked="" type="checkbox"/> From name plate displayed on the property, <input checked="" type="checkbox"/> Identified by the owner/ owner representative, <input type="checkbox"/> Enquired from nearby people, <input type="checkbox"/> Identification of the property could not be done, <input type="checkbox"/> Survey was not done		
8.	Are Boundaries matched	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> No relevant papers available to match the boundaries, <input type="checkbox"/> Boundaries not mentioned in available documents		
9.	Survey Type	<input checked="" type="checkbox"/> Full survey (inside-out with measurements & photographs) <input type="checkbox"/> Half Survey (Measurements from outside & photographs) <input type="checkbox"/> Only photographs taken (No measurements)		
10.	Reason for Half survey or only photographs taken	<input type="checkbox"/> Property was locked, <input type="checkbox"/> Possessee didn't allow to inspect the property, <input type="checkbox"/> NPA property so couldn't be surveyed completely		
11.	Type of Property	<input type="checkbox"/> Flat in Multistoried Apartment, <input type="checkbox"/> Residential House, <input type="checkbox"/> Low Rise Apartment, <input type="checkbox"/> Residential Builder Floor, <input type="checkbox"/> Commercial Land & Building, <input type="checkbox"/> Commercial Office, <input type="checkbox"/> Commercial Shop, <input checked="" type="checkbox"/> Commercial Floor, <input type="checkbox"/> Shopping Mall, <input type="checkbox"/> Hotel, <input type="checkbox"/> Industrial, <input type="checkbox"/> Institutional, <input type="checkbox"/> School Building, <input type="checkbox"/> Vacant Residential Plot, <input type="checkbox"/> Vacant Industrial Plot, <input type="checkbox"/> Agricultural Land		
12.	Property Measurement	<input checked="" type="checkbox"/> Self-measured, <input type="checkbox"/> Sample measurement, <input type="checkbox"/> No measurement		
13.	Reason for no measurement	<input type="checkbox"/> It's a flat in multi storey building so measurement not required <input type="checkbox"/> Property was locked, <input type="checkbox"/> Owner/ possessee didn't allow it, <input type="checkbox"/> NPA property so didn't enter the property, <input type="checkbox"/> Very Large Property, practically not possible to measure the area within limited time <input type="checkbox"/> 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
		522559.72		515059.12
16.	Property possessed by at the time of survey	<input checked="" type="checkbox"/> Owner, <input type="checkbox"/> Vacant, <input type="checkbox"/> Lessee, <input type="checkbox"/> Under Construction, <input type="checkbox"/> Couldn't be Surveyed, <input type="checkbox"/> Property was locked, <input type="checkbox"/> Bank sealed, <input type="checkbox"/> Court sealed		
17.	Any negative observation of the	7		

	property during survey	
18.	Is Independent access available to the property	<input checked="" type="checkbox"/> Clear independent access is available, <input type="checkbox"/> Access available in sharing of on adjoining property, <input type="checkbox"/> No clear access is available, <input type="checkbox"/> Access is closed due to dispute
19.	Is property clearly demarcated with permanent boundaries?	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Only with Temporary boundaries
20.	Is the property merged or colluded with any other property	N.A
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:

b. Relation:

c. Signature:

d. Date:

MR. GOUTAM

EMPLOYEE



9987082009

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

DHARAC



7/11/24



बृहन्मुंबई विद्युत पुरवठा आणि परिवहन उपक्रम

(बृहन्मुंबई महानगरपालिका)
बेस्ट भवन, पो.बॉ.नं.१९२, बेस्ट मार्ग, कुलाबा, मुंबई - ४०० ००१

Ward Office Address:

Customer Care: A Ward, B.E.S. & F.
Undertaking, Electric House, 1st
Floor, Colaba, Mumbai-400001, Tel No:
22851718

Name : GANNON DUNKERLEY & CO LTD Mobile No:99XXXXX231 Email ID:XXXXXXXXdya@gdcl.in	Bill For : Oct-2024 Date of Bill : 16/10/2024 Invoice No. : 410315098008
Billing Address : 31,FLOOR-3RD,NEW EXCELSIOR BUILDING,WALLACE STREET,NEW EXCELSIOR CINEMA,FORT,MUMBAI-400001	Book Folio No. : 315098 Consumer No. : 315-098-008*3 Cycle : 09 C.A.No. : 1013501 Type of Supply : 3P Bill Period : 06/09/2024 - 08/10/2024 Service No : 500728-X-X Tariff : LT II A Installation No. : 0504634 Category : COMMERCIAL Sanctioned Load : 16.500 KW Ward : A Security Deposit : 87890.00
Power Supply Address : 31,FLOOR-3RD,NEW EXCELSIOR BUILDING,WALLACE STREET,NEW EXCELSIOR CINEMA,FORT,MUMBAI-400001	Last Payment Received ₹ 28910.00 Last Payment Received Date 21/09/2024

Current Bill Amount ₹	Past Dues ₹	Due Date *	Bill Amount Before Due Date ₹	Bill Amount After Due Date ₹ **
20176.94	5.45	04/11/2024	20180.00	20438

* Due date valid only for current bill amount ** Interest will be levied on arrears as applicable

Important Contact Details Fuse Control/Off Supply 22184242/9029194242/ 9920564242 8828871649	Billing Complaints 22799546	Electricity Theft/ Unauthorised use South-22814996	Fault Control 22066661/22066611/90 29156611/9920196611	For Street Lighting Complaints 8097584815 / 7208836089
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PM Surya Ghar: Muft Bijli Yojana

PM Surya Ghar: Muft Bijli Yojana for Installation of Rooftop Solar System for Residential Consumers only

Central Govt of India has launched "PM Surya Ghar: Muft Bijli Yojana" on 13th February 2024 for getting one crore solar rooftop installations in the country. It allows residents to apply for subsidies for rooftop solar installation including net-metering, apply for loans, estimate generation and savings from rooftop solar, and track the status of their application.

For more details, kindly visit www.pmsuryaghar.gov.in and www.bestundertaking.com

For installation of Rooftop solar plant, please contact the following authorized and approved agency of BEST Undertaking:

- Shreyani Consulting and Testing Services - Email: shreyaniconsulting@gmail.com, abhata76@rediffmail.com, Mobile - 9910977405
- Sunwaves Solar Solutions - Email: sunwavesolarsolutions@gmail.com, Mobile - 8655552234, 8286860810
- JD Enerbiz Pvt Ltd - Email: harshjondhle@jdenerbiz.in, Mobile - 7404777777, 7666599999
- Silres Energy Solutions Pvt Ltd - Email: silres@feniceenergy.com, Mobile - 98509 78958
- NTPC Vidyut Vyapar Nigam Limited - Email: pmsgynvnn@ntpc.co.in, Mobile - 9910482881

"IMPORTANT MESSAGE"

NEFT / RTGS Electricity Bill Payment (IDFC First Bank)

Name of Beneficiary : BEST Undertaking
Beneficiary Account Number : BESTXXXXXXXXXXXX (9 digit Consumer No.)
Bank Name and Branch : IDFC First Bank Ltd, Chennai, R.K. Sairaj
IFSC Code : IDFC0001101

NEFT / RTGS Additional Security Deposit Payment (IDFC First Bank)

Name of Beneficiary : BEST Undertaking
Beneficiary Account Number : BESTXXXXXXXXXXXX (9 digit Consumer No.)
Bank Name and Branch : IDFC First Bank Ltd, Chennai, R.K. Sairaj
IFSC Code : IDFC0001101

NEFT / RTGS Electricity Bill Payment (SBI)

Name of Beneficiary : BEST Undertaking
Beneficiary Account Number : BESTXXXXXXXXXXXX (9 digit Consumer No.)
Bank Name and Branch : STATE BANK OF INDIA, MAIN BRANCH
IFSC Code : SBIN0003000

Past Consumption

Bar Graph	Unit	kwh	Month
Meter No - M184444			
	2532	Sep-24	
	2215	Aug-24	
	3051	Jul-24	
	2500	Jun-24	
	2442	May-24	
	2022	Apr-24	
	1771	Mar-24	
	1694	Feb-24	
	1746	Jan-24	
	2668	Dec-23	
	2351	Nov-23	

Units Consumed	kwh
Oct-24	1762
Oct-23	2836

Pay Bills on miBEST

Now pay bill without que

Click here to download

<https://play.google.com/store/apps/details?id=com.best.miBEST.Droid&hl=en>

for details & more information - www.bestundertaking.com

Best Undertaking official app

Available on the App Store

GET IT ON Google Play



(Girish G.Chandankar)
Chief Engineer Customer Care

"This bill for power supply cannot be treated or utilised as proof that the premises for which the power supply has been granted is an authorised structure nor would the issuance of the bill amount to proof of ownership of the premises."

Scan this QR code for payment through UPI App

21/10

Consolidated Stamp Duty paid to General Stamp Office, Mumbai vide Order No. MUDRANK SHULK NUMBER. CSD/20/2023/ (Validity Period from dtd.29.11.2023 to dtd.31.01.2026)/4848, dtd.30.11.2023."

Crossed Cheque ** / D.D. Should be In Favour of * BEST Consumer No 315098008*3

D / W / CY	CONSUMER NUMBER	BILL DATE	DUE DATE	BILL AMOUNT ₹
S/A/09	315-098-008*3	16/10/2024	04/11/2024	20180.00

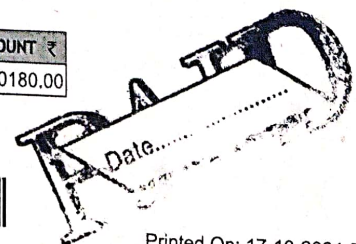
If you have paid Amount of _____

If you have paid Arrears of , Please bring the paid bill and Pay Rs.

** Payment by made cheque is subject to realization.



24100003150980083000002018000NN04112024M000001013501



Printed On: 17-10-2024 02:45:22



Scanned with OKEN Scanner

This Electric Bill is issued for electricity used and may not be treated as proof for other purpose.

JV
4/11/2024

EXCELSIOR THEATRE & OFFICE PREMISES CO-OPERATIVE SOCIETY LTD

Regd. No. Bom/Gen./846 of 22nd August 1975

New Excelsior Building, 10th Floor, A.K.Nayak Marg, Fort, Mumbai - 400 001.

Email address : excelsiorofficial1975@gmail.com

G.S.T NO. 27AAAAE2190E2Z2

NAME Gannon Dunkerley & Co. Ltd BILL NO 112/24-25
UNIT NO 301 BILL DATE 31.10.2024

GSTIN NO 27AAACG1846P2Z8 BILL ISSUE DT. 31.10.2024
STATE MAHARASHTRA BILL PERIOD OCT'2024
STATE CODE NO 27

SR.NO.	HEAD	DESCRIPTION	AMOUNT (RS.)
A	<u>COLLECTION TOWARDS</u> 1.MAINTENANCE CHARGES 2.WATER CHARGES 3.GENERAL ELECTRICITY		₹ 37,856.00 ₹ 6,983.00 ₹ 2,198.00 ₹ -
	NOC CHARGES	@10% ON MAINTENANCE	₹ -
	TOTAL		₹ 47,037.00
	CGST @ 9%	GST CHARGED ON MAINTENANCE ONLY	₹ 3,407.00
	SGST @ 9%		₹ 3,407.00
	ROUND OFF		₹ -
	TOTAL CURRENT BILL AMOUNT		₹ 53,851.00

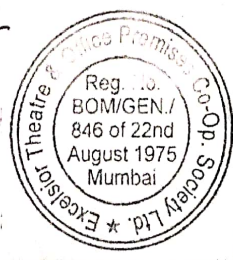
Rupees FiftyThree Thousand Eight Hundred FiftyOne Only

* Online payment accepted Society's Bank A/c. 058100100000570 with IFSC code SRCB0000058 of Saraswat Co.op Bank Ltd

* Please mail remittance advice on excelsiorofficial1975@gmail.com

* Any queries related bill should be raised with 7 days of bill issuance to society office

53851
941
TDS 52,910



PK
for duty

MANAGER
Excelsior Theatre & Office Premises
Co-Op. Society Ltd.

