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File	Receive	10100			5000	VALUERS &	TECHNO ENGINEERI	NG CONSULTANTS (P) LTD.
	Receiver Name	Deepal	CJO	Shi	11166	2 21 M		
			C	ASE COLL	ECTION FOR	124-25)-PC	474-4	23-593
	Date of imple	mentation:	0.02.20	(Ver				
	Items	- Trication.	9.02.20	II Last Rev	sion 5.0) vision: 30.01.20	20   Latest Re	evision: 31.1	0.2020
		Assign	ed To	Assigned to Date	To be	Submitted	Grade	HOD Engg.
File R	Received By	0		то расе	completed by date	On date	0.02-10-1	Signature
		Deepay	(	NA	NA		-	20.000000000000000000000000000000000000
Surve	еу			1 1	N. Wally	31/2)		
		Doepa	C	25/10/24	25/10/24			
Prepa	aration							Physics A.
10/	13 -11/2 1			8,683,6		1334		
File	A - Very Good, B Returned to HOD	3 - Satisfaci	tory, C-	Average, D.	Poor F - Extra	omat. D		
Enga	Returned to HOD g. unprepared due		vev not	done proper	N D C		1 600	Market survey for
to rea	ason	rates i	s not pr	operly done,	☐ Identification	n is not clearly	erly filled,   done   M	Market survey for leasurement is not
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by th	ase File is returned ne preparer - HOD	1111	nor defe	ects in the	survey hence	approved for	preparation	n with warning to
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Olgin	ature	□ Ma	jor defe	cts in the sur	vey. Survey has	s to be done a	gain	
							9411.	
1.	Proposal/ Work C	Order or		SENER	AL DETAILS			
	Ref. No.							
2.	Type of Service	N. C. C.	Val	uation Repor	t,  Construction	On cost ostime	4- 5-	
3.	Type of custome	r	Oth	er CE Certifi	cates,  TEV F	Report,  LIE	ite, 🗆 Cost v	vetting certificate
J.	Type of custoffie		Dai	npany	☐ PSU ☐ Private clier	□ NBFC	□ Corporat	te
4.	Bank/ Fl/ Organiz	zation	SBI,		The second secon	- 01100	t client through	at D
	Name & Address			CAXIVIA	n Jhula	Branch	Rishit	2010
5.	Case Allotment C	Officer/		Name	Conta	ct Number		
	Fees paying part	y Details	Mr.	Himendra			Chia	Email Id
				Gui	1 10113	11+28	301.0128	sassico:in
6.	150 ( 5							
7.	7 Fees Details Amount of Fees Advance Amount if				count/ customer			
			^_	11.0		any any	Fees v	will be paid by
			6000	ofusi			Bank	□ Customer
8.	Billing Details			Billed To I	Party Name		GS	TIN

1			WASHINGTON TO SERVICE AND ADDRESS OF THE PARTY OF THE PAR					
1.	Type of Property	CASE DETAILS	3	1.				
1 5	9 - 201 NEWS	1	Lan	1770 OLA				
2.	Purpose of Valuation/	Agricultural G	und		lateral mortgage			
	Assignment Assignment	□ Value assessment of the asset for creating new collateral mortgage						
		Periodic Re-Valuation for Bank. U Distress sale for NY 777						
		☐ For DRT Recovery purpos	se, 🗆 Capi	tal Gains Wea	Ith Tax purpose			
		☐ Partition purpose, ☐ General Value Assessment						
		☐ Any other:						
3.	Owner/ Applicant Details				Email Id			
		Name	Contac	t Number	Elliali Iu			
		Udít Kaushik						
4.	Account Name	,	110					
	The state of the s	PAOLEE FO	LIKON	A PRIORIE				
5.	Property Address	126 4 . 1						
		MRETNO-651, 662, 6	63,664	,551,555	661, cut Villa.			
		Khani Takel	1. 4.		is now onnege			
6.	Who will coordinate on	Khandi, Tehsil Name	jakhan	idhay, "	Temo Cronh of			
	site for the site survey	Name		C	ontact Number			
		Tagmohan Cini						
7.	Preferred time of survey	Jagmohan Singt	)	903912	6702			
		Date aslolay		Time				
8.	Documents Received	1. Ownership Documents	· □ Solo □	) and D				
	(Any one ownership document and approved site plan/ map is	☐ Registered Will, ☐ Re	elinguishme	peed, L Power	r of Attorney,			
	must)	- CONTROL DEED	Allotmont	Otton D				
		o. Other bills. Liectrici	Ity Rill & no	aumont:	- Class ( Avool			
		receipt,  House Tax de	emand & p	ayment receipt	t vale bill & payment			
		The Airy Other document:	CLU.	TIR Report, [	Agreement to Sale			
		<ul><li>Old Valuation Report</li><li>No documents provide</li></ul>			o same,			
		The accuments provide	u: 🗆					
9.	Documents received	Ray						
10	from	Banic		7				
10.	Special Instructions if			WELL LA				
	any:				Themosphare Sales Sales			
	The state of the s	inna a th						
	NEW TOOL OF	The own for	HXDJ					
11.	I agree to pay the amount n	nentioned above for the prepara refacts and would not try to influ	tion of Valu	ation Report. I a	agree that I'll not nut			
	on Valuer firm to distort any	repara γ facts and would not try to influit it any individual or organization l	ence any n	nember or officia	al of the firm in the ill spirit			
aga c	vested interest and to belief	it any individual or organization l	y any meai	ns illegitimately.	and in spirit or			
	Customer Signature:		O Frinil	1				

# FILE RECEIVER CASE COLLECTION PROCESS COMPLIANCE CHECKLIST

0	STOL COLLECTION PROCESS COMPLIANCE								
S.NO.	COMPLIANCE OUT (To be filled by Sur	vevor)	CNATURE/						
	- CHECKLIST	STATUS	APPROVER SIGNATURE/ REMARKS IN CASE OF ANY (X)						
1.	Is Case collection 5		REMARKS IN ONE						
2.	Is Case collection Form properly filled by Receiver?								
	Is purpose of the assignment understood clearly by the receiver?	4							
3.	Has receiver checked if this is a new case or								
1	oxisting case of the Bank?	<b>1</b>							
4.	Has receiver fixed the fees with the manager/ client								
	and sent quotation properly or have taken approval								
	of the work over email?		September 10 to 10						
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?	4							
7.									
	Is document checklist email sent to the customer?	J-							
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.	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 suproved
5.	Mark the Owner/ Area/ Boundaries mentioned in the ownership documents with held to
	Illidike peli pelole illovillo for the survey During site survey if any difference is for the
	above fields from the ownership documents then please contact the owner immediately to
	KIIOW LITE TEASON FOR LITE UNITED TILE.
6.	Confirm ongoing property rates in the subject location through public domain, property sites and
7.	Identify the Property clearly by matching the boundaries and area mentioned in the property
	papero
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 Jurisdiction Municipal Limits & Ward Name
12.	Check Jurisdiction Municipal Limits & Ward Name.
13.	Fill each column of survey form diligently in detail and tick the appropriate option clearly.
14.	
15.	
16.	In case customer appears to be providing misleading information to you or trained in
10.	money or cash then immediately report to the Management & Bank.

In case all the points below are done properly, timely  1. Survey started with proper work order and knowing the source of personal property.  2. Survey done with proper documents.  3. Done complete homework and studied the documents properly with highlighting the main points before moving for the survey.  4. Chosen correct survey form as per the property type.  5. All fields of Survey form are properly filled.  6. All site special observations and negative and positive factors are clearly mentioned.  7. Self & client signatures taken on survey form.  8. Property rates information properly taken, mentioned and verified.  9. Site rough sketch plan made.  10. Proper photographs taken.  11. Selfie with property taken.  12. Selfie and owner photograph with property taken.  12. Selfie and owner photograph with property taken.  13. Selfie and owner photograph with property taken.  14. Selfie with property taken.  15. Selfie and owner photograph with property taken.  16. In case of 3 minor mistakes in any of the above points except Point 1, 2, 3, 4, 6, 8, 10, 11, 12.  18. 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.  19. In case of 1 major mistake or missing of any 1 point out of 1, 2, 3, 4, 6, 8, 10, 11, 12.  19. In case of 1 major mistake or missing of any 1 point out of 1, 2, 3, 4, 6, 8, 10, 11, 12.		SURVEY GRADING MATRIX  PARAMETERS/ CRITERIA  PARAMETERS/ with full care and diligence:  PARAMETERS/ payment.
2. Survey done with proper documents.  3. Done complete homework and studied the documents properly 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.  12. Selfie and owner photograph with property taken.  13. Selfie and owner photograph with property taken.  14. Selfie and owner photograph with property taken.  15. Selfie and owner photograph with property taken.  16. All seese 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.	GRADE	the source of paymer main points
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In case of more than 3 minor mistakes and any 1 major 11 12		12. Sellie and owner paints and if any points except to an analysis and if any points
C In case of more than 3 million mistakes at 2, 3, 4, 6, 8, 10, 11, 12.  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.  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.	В	
D In case of 1 major mistake or missing of more than 1 point out of 1, 2, 9,	С	In case of more than 3 minor mistakes and 3, 4, 6, 8, 10, 11, 12.  are completely missing except Point 1, 2, 3, 4, 6, 8, 10, 11, 12.  are completely missing of any 1 point out of 1, 2, 3, 4, 6, 8, 10, 11, 12.
E In case of more than I major mistakes s		In case of 1 major mistake or missing of more than 1 point out or 1, 2, 4
L modes of the	E	In case of more than 1 major mistance of the second

## 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.

NO. COMPLIANCE CHECKLIST POINTS  Did you take proper property documents to carry out the survey?  Have you properly studied & highlighted Ownerl Areal Boundaries in the property documents with bold florescent before moving for the survey?  Did you check prominent landmark nearby the subject property and mentioned in the survey form?  Did you check if property clearly by matching the boundaries and area mentioned in the property papers?  Did you check if property is merged with any other property or it is an independent property?  Did you check if property is merged with any other property in case of property more than 2500 sq.mtr?  Did you check for any building violations in the property?  Did you check municipal limits/ jurisdiction/ ward?  Did you check Main road name & width and its distance from the subject property?  Did you check Agin road name & width on which property is located?  Have you taken property full scale photograph with the property?  Have you taken property representative photograph with the property?  Have you taken property?  Have you taken property along with owner/ representative?  Have you taken property?  Have you taken property?  Have you taken multiple photographs of the property along with abutting road and towards left and right of the property?  Did you check nearby development and whereabouts and commented on survey form?  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?  Property?  Did you draw site key plan (location map)?  Did you draw site key plan (location map)?  Did you draw site key plan (location map)?  Did you draw site sketch plan?  Did you draw site sketch plan?  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?  Did you draw site sketch plan?  Did you draw site sketch plan?  Did you draw site sketch plan?  Did you draw site sketc	SURVEY PROCESS COMPLIANCE CHECKLIST	
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Rola
25/10/24

CLASSMATE

# GENERAL SURVEY FORM (FOR PROPERTIES OTHER THAN FLATS)

Date of implementation: 9.02.2011 | Last Revision: 04.01.2018 | Latest Revision: 31.10.2020

	The state of the s	
Date: Och Du	Time:	
	Date: 25/024	Date: 25/15/14 Time:

1.	Name of the Surveyor	GENERAL DETAILS				
2.	Property shown by	Deepyk Johi	Tield believiging to 3 .			
	o and my	☐ Owner, ☐ Representative, ☐ No one was available, ☐ Property is				
		locked, survey could not be done from	om inside			
		Name	Contact No.			
3.	Survey Type	Jagmohan Singh				
	The same of the sa	☐ Full survey (inside-out with mea	Ouromonts O. Italia			
		☐ Half Survey (Measurements from	surements & photographs)			
4.	Reason for LL 15	Only photographs taken (No me	m outside & photographs)			
	Reason for Half survey or only photographs taken	☐ Property was locked ☐ De-	easurements)			
5.	How Dr	property. \( \text{NPA property as }	sessee didn't allow to inspect the			
	How Property is Identified	property, NPA property so could	In't be surveyed completely			
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		The state of the s	from noorby			
0		done	ould not be done, □ Survey was no			
6.	Type of Property	☐ Flat in Multistoried Apartment, ☐ Residential House, ☐ Low Rise  Apartment, ☐ Residential Builder Flag.				
		Apartment Desider Wallstoned Apartment,	☐ Residential House, ☐ Low Rise			
	CALLED TO THE REAL PROPERTY.	Floor Characteristics, C	Commercial Shop, ☐ Commercial			
	The state of the s	Floor,   Shopping Mall,   Hotel,  School Building,   Vaccett B	☐ Industrial, ☐ Institutional			
		- and ing, - vacant Ri	□ Industrial, □ Institutional, esidential Plot, □ Vacant Industria			
7.	Property Measurement	Plot, Agricultural Land	asant mads[[]8			
8.	Reason for no measurement	☐ Self-measured, ☐ Sample mea	asurement only, No measuremen			
	The measurement	☐ It's a flat in multi storey building ☐ Property was locked ☐ Owner.	so measurement not require			
		☐ Property was locked, ☐ Owner	r/ possessee didn't allow it			
		property so didn't enter fi	ne property Div			
		practically not possible to mea	sure the entire area   Any other			
		Reason:	sale the entire area  Any other			
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9.	Purpose of Valuation	☐ Value assessment of the asset	t for creating new collateral mortgag			
		☐ Periodic Re-Valuation for Bank	rior creating new collateral mortgage			
		☐ For DRT Recovery purpose	Capital Gains Wealth Tax purpose			
	Will I was to	☐ Partition purpose, ☐ General				
10.	Type of Loan	Housing Loan Housing Tall	value Assessment			
		Loan Disappearant Draw	value Assessment  Ke Over Loan, ☐ Home Improveme			
		Loan Collagainst Property,	Construction Loan, ☐ Education			
		opponent Loan, DProject	□ Construction Loan, □ Education Loan, □ Term Loan, □ CC Lim			
4.4	Lear Amount	enhancement,   Cash Credit Lin	nit, 🗌 Industrial Loan, 🗀 NA			
11.	Loan Amount		, _ , _ , _ , _ , _ , _ , _ , _ , _ , _			

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1.	Legal Owner Name/s	OWNERSHIP DETAILS
2.	Property Purchaser Name	Wit Kauss K
3.	Property Address under	0.1
	Valuation	Ref to page-2
4.	Present Residence Address of	
	the Owner/ Purchaser	
5.	Property constitution	☐ Free Hold(☐ Lease Hold
THE STATE OF		The field beace field

	1.	Adiai	LOCA	ATION DET	AILS					
	1.	Adjoining Properties	Ea		West	No	rth	Sc	outh	
		(Match it with papers with the help	· Prop. y	1	Pasta	prop. a	1	prop	4	
		of compass or Sun direction and also confirm it with nearby people	Sobany		usti	01119	Dali	Dram	nd l	
	2.	Property Facing		osing $\square$ No				P1911)	OU	
		34 376 341			rth Facing, [					
		Print Aut	☐ North-East Facing, ☐ South-West Facing, ☐ South-East Facing,							
	3.	Landmark		West Facing	A					
	4.	Ward Name/ No.	Rhandi	Villag	0					
	5.	Zone Name	NA							
	6.		NA							
	0.	Main Road Name & Width	N	ame	Wi	dth	Distanc	e from p	property	
	7.	Approach Dood M. O. M. W.	Jakhan	idhan R	oud 30	off	A	KH	Page 1	
		Approach Road Name & Width	Chan	di ill	100 Days	1 101		Brann L		
		Location consideration of the Society	☐ Within Main city, ☐ Within Good Urban developed Area, ☐ Within developing area, ☐ Highly posh locality, ☐ Very Good, ☐ Good,							
		Society								
			□ Ordinary, □ In interiors, □ Remote area, □ Backward, □ Average,							
			□ Poor □ Poor							
9.	0	Special Location consideration								
] 3.		f the property	☐ Park Fa	acing, $\square$ Po	ool Facing, [	□ Road Fa	acing,	Entranc	e North	
			Last racing	y, U Sunligh	nt facing					
10	. C	haracteristics of the locality	☐ Urban de	eveloped, [	Urban deve	eloping 🗆	Somi III			
			□ Backward	d   Industr	ial, 🗆 Institu		Seilli Org	oan, 🗀 E	Rural,	
11										
11.	Ca	tegory of Society/ locality	☐ High End	Norma	I,   Afforda	ble Group I	Housing			
12.	1 1+1	lities/ Facilities in the locality	☐ MIG, ☐ [	LIG			ading,		, ⊔ HIG,	
12.	Otti	inies/ racintles in the locality	☐ Lifts, ☐ Garden, ☐ Landscaping, ☐ Swimming Pool, ☐ Gym, ☐ Club House, ☐ Walk Trails, ☐ Kids play zone, ☐ 100% Power							
			Backup	use, 🗆 yya	alk Trails, [	Kids play	/ zone,	□ 100°	11, 2% Day	
13.	Pro	ximity to civic amenities	School	Hospital	Market	The same of the same of			- Fower	
			Flor	71		Metro I	Railway S	Station	Airport	
14.	Δny	new development in	TPT	thu	Ffm	-	-	1	Hooli	
14.		ounding area		No						
	Suit	Junuing area		and the same						
							W. S. C. S. S. S. S.			

15							
15.	Jurisdiction limits	□ Nagar Nigam, □ Nagar Panchayat, □ Gran	Panchayat, 🗆 Nagan				
		Palika Parishad, ☐ Area not within any municipa	l limits				
16.	Sursdiction Development Service Service Could Service						
	Authority Name  MDDA,  Any other Development Authority:						
		A tree net within any development authority limits					
17.	Municipal Corporation Name						
		□ NDMC, □ SDMC, □ EDMC, □ Ghaziabad Municipal Corporation,					
200		☐ Gurgaon Municipal Corporation, ☐ Faridabad Municipal Corporation, ☐ Kolkata Municipal Corporation, ☐ Dehradun Municipal Corporation,					
		Area not within any municipal limits,					
1	The board	Corporation/ Municipality:	Any other wurncipar				
		Postation Mannespanty.					
1.	Land Area	PHYSICAL DETAILS					
		As per Title deed	As per site survey				
2.	2820M2+520M2=	3350 M2 -	measurement				
	Any conversion to the land use	No	not possible				
3.	Land Type						
		☐ Solid, ☐ Rocky, ☐ Marsh Land, ☐ Rec	laimed Land,   Water				
4.	Shape of the Land	logged, ☐ Land locked					
		☐ Square, ☐ Rectangular, ☐ Trapezium, ☐ T	riangular,   Trapezoid,				
5.	Level of Land	regular, □ NA					
6.	Frontage to depth ratio	☐ On road level, ☐ Below road level, ☐ Above	e road level,  NA				
7.	Are Boundaries matched	Normal frontage,  Less frontage,  Large	frontage \( \square\)				
	The state of the s	Yes, \( \simega \text{No,} \square No relevant papers a	vailable to make				
8.	Is Independent access available	Boundaries not mentioned in av	ailable document				
	to the property	lear independent access is available.	Access and the				
	AND REAL PROPERTY BROWN	or other adjoining property, \( \subseteq No cle	ear access is available				
9.	Is property clearly demarcated	- reseas is closed due to dispute					
	with permanent boundaries?	☐ Yes, ☐ No, ☐ Only with Temporary bounda	aries				
10.	Is the property merged or colluded with any other property	Yes					
11.	Property possessed by at the	□ Owner, □ Vacant □ Lesson □ Ll					
	time of survey	□ Owner, □ Vacant, □ Lessee, □ Under Cobe Surveyed, □ Property was locked, □ sealed	construction,   Couldn't				
12.	Current activity carried out in the	sealed	bank sealed,  Court				
12.	property Solar Installat	Residential purpose, Commercial	purpose,   Godown,				
	INSTANCE)	Office, ☐ Industrial, ☐ Vacant, ☐ Locked,	☐ Any other use:				
	00//	YE WAR TO THE TOTAL PROPERTY OF THE PARTY OF					
1.	Construction Status	S/ CONSTRUCTION/ UTLITY DETAILS					
15	Construction Status	☐ Built-up property in use, ☐ Under constru	iction I No send				

CASSMA

2.	Covered Built-up Area		2 - 1 Ar	Carpet Area
Covered Area, 1 1001711001, As			As per site survey	
	(Tick one on the basis of which	As per Title deed	As per Map	Aop
0	valuation is to be calculated)			
3.	lotal Number of Floors in the		70	
	Building			
4.	Floor on which property is situated	The state of the s		
				HELY CODOLOG
5.	Type of Unit/ Number of Rooms/			
-	Odbiris/ Cubicies	,		
6.	Building Type	☐ RCC Framed Stru	icture,   Load bearing	ng Pillar Beam column,
		☐ Ordinary brick wal	structure,  Iron trus	sses & Pillars,   Scrap
7		abandoned structure		
7.	Roof	a. Make: 🗆 RBC, [	RCC, GI Shed,	☐ Tin Shed, ☐ Stone
		Patla		
		b. Height:		
				unning,   POP False
8.	Flooring		roof,   No plaster	
	Tiooning			nple marble,   Marble
			Granite, ☐ Italian Marbl	
		Tiles   Brick Tiles	☐ No Flooring ☐ Un	☐ Pavers, ☐ Chequered der construction, ☐ Any
		other type:	L No Flooring, L One	der construction, $\square$ Any
9.	Appearance/ Condition of the		ent,   Very Good.	☐ Good, ☐ Ordinary,
	Building	☐ Average, ☐ Poor	☐ Under construction,	□ No Survey
		External Exce	lent.  Very Good	☐ Good, ☐ Ordinary,
10		☐ Average, ☐ Hoor	Under construction	
10.	Ballaling	☐ Very Good, ☐ Ave	erage,  Poor,  Unde	er construction
11.	Interior decoration	☐ Excellent, ☐ \Ve	ry Good \ Good \	Cimant- D O II
12.	Interior Finishing	- Merage, - Delow	average     Inder col	notruction Day
12.	interior i misming	- Cimple plasteled	Valls   Brick Walle with	and all
	A LINE TO LOSS AND DOGS TO	- Designer textured	Walls. POP nunning	,   Coved roof,
13.	Exterior Finishing	☐ Under construction	No Survey	
10.	Exterior Fillishing	Simple plastere	ed walls,  Brick	walls without plaster
		Structural glazing	esigned or elevated,	walls without plaster,  Brick tile Cladding,
		☐ Glass facade ☐ □	Jomb D :	re panel cladding.
14.	Kitchen	Simple with no cu	uphopred [ Orch,   One	der construction
		Modular with chimne	y, High end Module	rith cupboard, □ Normal r with chimney, □ Under
45		construction,  No S	Survey	with chimney,  Under
15.	Class of Electrical fittings	External Intern		
		Ordinary fixtures	& fittings,   Fancy	lights, ☐ Chandeliers,
16	. Class of Sanitary/ Plumbing &	Concealed lightning     Fytornal	ng, Under construction	on. \( \square\) Chandeliers,
10	water supply fittings	Excellent D.V	al	- No Survey
		☐ Below average	Good, Good, Sir	mple, Average
17	. Water arrangements	let numn Deub		J NO SURVEY
18		☐ Excellent ☐ V/	on Cood Sal board	supply
		☐ Average. ☐ Below	A Average Good,	☐ Simple, ☐ Ording
19	. Age of Building/ Recent	3-, <u>D</u> Delo	No wood	□ Simple, □ Ordinary, len work, □ No survey
	Improvements done			- 110 survey
20	. Maintenance of the Building	☐ Very Good, ☐ Av	erage Da-	
			Poor	

21.	Anydes		ng issues.   Seep	page issues,
	Any defects in the building	☐ Maintenance issues, ☐ Finishing issues, ☐ Seepage issues, ☐ Structural issues,		
		☐ Water supply issues, ☐ Electricity issues, ☐ Otrassassing		
00				
22.	Any violation done in the present	Construction done without Map.   Construction flot as per		
	proporty.	approved Map, □ Extra covered	without sanctioned	d Map, □ Joined
	V	adjacent property,   Encroached	adjacent area ille	gally
23. Boundary Wall (Only for individual Property) □ Encroached and Adjacent property □ Encroached and Property □ Encroached and □ Yes, □ No, □ Common boundary			dany wall of a comp	olex
		Yes,  No,  Common bound Running Mtr. Height	Width	Finish
		Ruthling Witt. Height		
24.	lift/ola			
27.	Lift/ elevators	☐ Passenger/ ☐ Commercial		r abilitations.
		Make:	Capacity:	
25.	Power backup	The last of the la		
	- and a second	☐ Inverter, ☐ DG Set		
		Make:	Capacity:	
26.	Garden/ Landscaping	☐ Yes, ☐ No, ☐ Beautiful, ☐ O	rdinany	
27.	Parking facilities	Available within the property		
		- Available Within the property	☐ On Ground,	☐ In Basement,
		□ Not available within the		
28.	0	property available within the	problem	Acute parking
20.	Special Comments/ Observations, if any		problem	1
	II dilly			
	MARKETARII			
1.	Any issues in marketability of the	<u>ITY/ SELABILITY/ UTLITY D</u>	ETAILS	
	property?	☐ Yes, ☐ No		
	proposity.	Reason in case of No:	Location.   Surre	unding 🗆 L
A Second		aspects,   Demand,   Shape	. Any Other:	Legal
2.	Hawis D. 100		, — rany ouner,	
2.	How is Demand & Supply condition	Demand ☐ Very Good, ☐ Go	ood \ Average	1+ -
	in the Market of such properties?	Supply ☐ Very Good, ☐ Go	ood, Average,	Low,   Poor
3.	Is property easily sellable &	Yes, No	Average,	Low, Poor
	marketable?	Comments:		To the same
	A MARKE CHARGO SHOWS THE SAME OF THE SAME			
4.	How is the current utility of the	☐ Excellent, ☐ Very Good, ☐	Cood [] ·	
	property?	, = very cood,	Good Thaverage,	☐ Low, ☐ Poor
5.	At what True rate Owner bought	Year of purchase		
	this Property?	Purchase Price	-	
6.	Present expected Sale Value of the			
0.	overall property?			
3 66	over the property of			

	PROPERTY	MARKET CO	MPARABLE RATE IN	TON DETAIL	LS
S.No	Particulars (Avail	Subject	- Grisaction aiready i	nappelleu III Pass	Comparable 3
1.	Name (source of	Property	Comparable 1	Comparable 2	
2.	information) Contact No.		local People	2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	
3.	Type of source of	NA			
	Property dealer/ nearby people)	NA	local people		
4.	Rates/ Price informed (in Rs. with unit)	NA	70,000h	. I Nali	=200 M2)
5.	Rates Type (Sale/ Buy)	NA	Scrop / Na		
6.	Shape of the Property (Square, Rectangular, Irregular)	0.000			-
7.	Area/ Size of the Property	0.0000000000000000000000000000000000000	Rectargular 3000 MZ		
8.	Legal Status (clear, negative, weak)/ No. of owners		Clear		
9.	Location/ surrounding/ neighborhood comparison with the subject property (Similar, Lower, Better, Highly Better than the subject Property)	Base Case	Smilar		
10.	Distance from the subject Property	0	500m		
11.	Other factors (Corner, 2 side open, North-East facing, Park facing, Legal/ Financial encumbrance, etc.)		BUNIES TO THE PROPERTY OF THE PARTY OF THE P		
12.	Approach road width		18F1		
13.	Level of Land (Below/ On/ Above road level)	nest ser fest t et etter recht en twe	Onlord		annala Lig
14.	Frontage to depth ratio (Normal, Less, Large)	the second second second	Normal	Contract of Base me at a	
15.	Present Use		Agriculture	AND DESCRIPTION OF ANY AND ADDRESS.	
16.	Any other details/ Discussion held	NA	Had awa	V modi 1	of people,
	102-10	P-MP376	approx 7	sd with too	10   Neu
	Present expected Sale Value of the overall property?		+5/4/38		

## 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	JACIMOHAN	SINGM
Relationship with owner		211441
Signature	Sum	
Mobile No.	4	
Date		

#### UNDERTAKING BY THE SURVEYOR

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

For File No.	Y13(204-25)-PL474-423-50
Surveyor Name	000 pour .
Signature	
Date	201024

## 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	Carlo Maria Carlo
Signature	The fact of the state of the st
Date	Participant of the presentation of the present