



File No. VIS-(20_-20_)-PL- DSPL- \$28-474-665

SURVEY FORM FOR GROUP HOUSING PROJECTS

CASE COLLECTION FORM

(Version 10.0)

Date of implementation: 9.02.2011 | Last Revision: 30.01.2020 | Latest Revision: 04.03.2022

Items	Assigned To	Assigned to Date	To be completed by date	Submitted On date	Grade	HOD Engg. Signature
le Received By		NA	NA			
urvey	Aty	٠.				•
reparation	od, B - Satisfactory		-	h. Poor		
ile Returned to HOD ingg. unprepared due eason In case File is returne by the preparer - HOD Engg. comment &	Survey no rates is not p properly dor representativ Google Map Minor de Surveyor. Re	roperly done, ne, Photo e photo not taken, steets in the port preparer	Identification of the survey summar survey hence to collect the m	n is not clearly learly taken, owner represey sheet not fille approved for issing information.	y done, Selfie entative si ed r preparat tion on his	☐ Market survey for Measurement is not e/ Owner or owner gnature not taken, ☐ ion with warning to own.
Signature	☐ Major dete	ects in the sur	vey. Survey has			
Proposal/ Work Ref. No.	Order or	21-1	AL DETAILS	4		st vetting certificate □
Proposal/ Work Ref No Type of Service Type of custom	e , Vo	Dated aluation Reports CE Certificat	AL DETAILS	ion cost estima port, □ LIE □ NBFC	ate, □ Cos	
2. Type of Service 3. Type of custom 4. Bank/ FI/ Orga Name & Addre	Other B	aluation Report CE Certification	tt, □ Constructives, □ TEV Re □ PSU □ Private clie	ion cost estima port, □ LIE □ NBFC	ate, □ Cos	orate
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Ref: No 2. Type of Service 3. Type of custom 4. Bank/ FI/ Orga Name & Addre 5. Case Allotmen Fees paying page	other Inization ess It Officer/ arty Details	aluation Reports CE Certification ank ompany Name Case for Free mount of Fees	RAL DETAILS 16 1 2 rt, Constructives, TEV Reverse PSU Private clients Constructives Constructiv	ion cost estima port, □ LIE □ NBFC ent □ Dire tact Number	ate, Corporate Corporate Corporate College	Email Id g account/ customer es will be paid by

4					
		CASE DETAILS	3		
T	ype of Property	Bal Butubur	it Co	145	ateral mortgage
	Purpose of Valuation/ Assignment	☐ Value assessment of the a ☐ Periodic Re-Valuation for ☐ For DRT Recovery purpose ☐ Partition purpose, ☐ General Any other:	Bank, ⊔ Dis se, □ Capita	al Gains Weal	* * * * * * * * * * * * * * * * * * *
	The state of the s		Contac	t Number	Email Id
	Owner/ Applicant Details	Name			
	Account Name	9 sout Hertwar	k Evis	moering	57.d.Lbd.
	Property Address	Sout Healwar Flat Ho 272, Abartment, P	7m flo	5, Mayo	yopan Lok write-Phse I
5.	Who will coordinate on site for the site survey	Name Nobersen Due			Ontact Number
8.	Preferred time of survey Documents Received (Any one ownership document and approved site plan/ map is must)	1. Ownership Document Registered Will, For Conveyance Deed, 2. Map: Cizra Map, Solutility Bills: Electroreceipt, House Tax of Any Other document Old Valuation Reports No documents provides	□ Allotment Approved M icity Bill & p lemand & pa : □ CLU, □ rt & Y Lk	eed, Powernt Deed, Pos ent Deed, Pos ap, Site Playment receipt syment receipt	ssession Letter an ot, Water Bill & paymer
9.	Documents received fro	m .			
10.	any:			tion Penort 1	paree that I'll not put pressure
11	I agree to pay the amount Valuer firm to distort any interest and to benefit an	it mentioned above for the prepai facts and would not try to influer y individual or organization by an	ration of Valua nce any memi ny means illeg	ber or official of itimately.	the firm in the ill spirit or ves
	Customer Signature:				

	SURVEY PROCESS COMPLIANCE CHECKLIST (To be submitted by Surveyor with each Survey)	STATUS
1	THE OUTON ICT DOINTS	
T	COMPLIANCE CHECKLIST POINTS Did you take proper property documents to carry out the survey? Did you take proper property documents to carry out the survey? By highlighted Owner/ Area/ Boundaries in the property	
+	Did you take proper property documents to carry out the survey? Have you properly studied & highlighted Owner/ Area/ Boundaries in the property Have you properly studied & highlighted Owner/ Area/ Boundaries in the property	
1	Have you properly studied & nightighted own	
	Have you properly studied a fighting. documents with bold florescent before moving for the survey? Did you check prominent landmark nearby the subject property and mentioned in the survey.	
1	Did you check prominent landmark nearby the sasjest,	
	form? Did you identified the Property clearly by matching the boundaries and area mentioned Did you identified the Property clearly by matching the boundaries and area mentioned	
7	Did you identified the Property clearly by materials	
1	in the property papers? Did you check if property is merged with any other property or it is an independent	
7	Did you check if property is merged with any other	
	property? Did you checked the flat size with eye estimation or based on number of bed rooms? Did you checked the flat size with eye estimation or based on number of bed rooms?	
	Did you checked the flat size with eye estimation of bases	
_	Did you check for any construction violation	
_	Did you check municipal limits/ jurisdiction/ ward? Did you check municipal limits/ jurisdiction/ ward?	
_	Did you take Google Map location and shared it to map	+ =
		+ 금
	Have you taken property full scale photograph with the property?	+ 금
_	Lieux you taken owner/ representative photography	
_	Have you taken your selfie with the property along with abutting road and towards left	t
_	Have you taken your selfie with the property along with owner/ representative. Have you taken photograph of the society gate along with abutting road and towards left Have you taken photograph of the society gate along with abutting road and towards left	1-
	right of the property	
	and right of the property? Have you taken multiple photographs of the property from inside-out? Did you check nearby development and whereabouts and commented on survey.	y _
·	Teal noothy nevelopinon	
	Did you check any defects or negativity in the society & flat in terms legality, disputes, marketability, salability, etc. and commented on survey form i	n
	detail? Have you filled all the columns of survey form including survey summary sheet the survey and stamped to the survey and survey and stamped to the survey and stamped t	et —
3.	Have you filled all the columns of survey form more and	ed . E
٥.	properly?	ed
_	properly? Have you taken self-attested documents from owner/ representative and stamped have you taken self-attested documents from owner/ representative and stamped have you taken self-attested documents.	tv.
9.		ty,
_	Have you taken self-altested documents provided by stamp"? "documents provided by stamp"? Did you check any defects or negativity in the property in terms of location, legality and you check any defects or negativity in the property in terms of location, legality and you check any defects or negativity in the property in terms of location, legality and you check any defects or negativity in the property in terms of location, legality and you check any defects or negativity in the property in terms of location, legality and you check any defects or negativity in the property in terms of location, legality and you check any defects or negativity in the property in terms of location, legality and you check any defects or negativity in the property in terms of location, legality and you check any defects or negativity in the property in terms of location, legality and you check any defects or negativity in the property in terms of location, legality and you check any defects or negativity in the property in terms of location, legality and you check any defects or negativity in the property in terms of location, legality and you check any defects or negativity in the property in terms of location, legality and you check any defects or negativity in the property in terms of location in the property in terms of location in the property in th	
0.	Did you check any defects or negativity in the property in terms of local disputes, marketability, salability, etc. and commented on survey form in detail? Have you confirmed any recent past transactions during market enquiries a Have you confirmed any recent past transactions during market enquiries a survey of the property rates locally very rigorously?	nd
_	Here you confirmed any recent past transactions during	
1.	Have you confirmed any recent property representative on undertaking and survented you take signatures of the owner/ representative on undertaking and survented you take signatures of the owner/ representative on undertaking and survented your take signatures of the owner/ representative on undertaking and survented your take signatures of the owner/ representative on undertaking and survented your take signatures of the owner/ representative on undertaking and survented your take signatures of the owner/ representative on undertaking and survented your take signatures of the owner/ representative on undertaking and survented your take signatures of the owner/ representative on undertaking and survented your take signatures of the owner/ representative on undertaking and survented your take signatures of the owner/ representative on undertaking and survented your take signatures of the owner/ representative on undertaking and survented your take signatures of the owner/ representative on undertaking and survented your take signatures of the owner/ representative on undertaking and survented your take signatures of the owner/ representative or take your take	rey
	enquired property of the owner/ representative on any	

Olginer	UISPL-528-474 665
For File No.	01512-320
Surveyor Name	Atl
Signature	
Date	21/11/24

Date of implementation: 09 02 2017 | Date of Revision: 04 01 2018 | Latest Revision: 31 10 2020 Time: 11:00 Date: 24 11 24 File No. RKA/DNCR/...../

		GENERAL DETAILS	
	Name of the Surveyor Property shown by	☐ Owner, ☐ Representative, ☐ No	one was available, Property is
		locked, survey could not be done from Name	Contact No.
ī.	Survey Type	☐ Half Survey (Measurements from C	surements)
5.	Reason for Half survey or only photographs taken How Property is Identified	Property was locked, Possiproperty, NPA property so couldn't From schedule of the properties name plate displayed on the properties representative. Enquired from ne	
6.	Property Measurement	property could not be done, ☐ Surve ☐ Self-measured, ☐ Sample measured ☐ Value assessment of the asset for	ey was not done urement only, No measurement
7	Purpose of Valuation	☐ Periodic Re-Valuation for Bank, ☐☐ ☐ For DRT Recovery purpose, ☐ ☐ ☐ Partition purpose, ☐ General Va	☐ Distress sale for NPA A/c., Capital Gains Wealth Tax purpose alue Assessment
8.	Type of Loan	Loan against Property,	e Over Loan, ☐ Home Improvement ☐ Construction Loan, ☐ Education Loan, ☐ Term Loan, ☐ CC Lin t, ☐ Industrial Loan, ☐ NA
9	Loan Amount		

		OWNERSHIP DETAILS
1.	Legal Owner Name/s	Mr Sudhanshow Agarma / Sherya Agarme
2.	Property Purchaser Name	- 10 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
3.	Property Address under Valuation	Flot H. 272, 7th loor Vigyapanlak April.
4.	Present Residence Address of the	5 5,
	Owner/ Purchaser	
	5	D (of 12

	- mothton	Z Free Hold, [Lease H	fold	11 -		
	county constitution	1					
		LOCATION	DETAILS				West
	- Dynarties	North		outh	Eas		
-	Adjoining Properties Malch & with papers with the help	-10 01-	MW	Ctaire	SEF1.	dw ?	Corridor
1	Make a second property and	ME STOR	1	3 216	a si	273	Condo
/	of compass or Sun direction and	Oben			Chair		Farm
	also confirm it with nearby people)	☐ East Facing. ☐	North Fac	ing. We	st Facing.	☐ Soul	E SCIA
2	Property Facing	□ North-East Facil	ng. 🗆 Sou	th-West F	acing, 🗆 S	outh-Ea	st Facing.
		☐ North-West Fac					
		51 - 11	bul 1	1-4			
-	Landmark	5014	•				
4	Ward Name/ No.						from property
5	Zone Name	Name		Wie	ith		ice from property
6	Main Road Name & Width			15	1+	5	to a fr
		Midaliak	Ka				
7	Approach Road Name & Width	2011	Th-	Crrl	d Urban d	evelope	ed Area. Within Good.
8	Location consideration of the	☐ Within Main developing area.	city.	noch locali	tv. U Very	Good.	☐ Good,
0.	Society	developing area.	Highly	Remo	te area.	Backw	ard, Average,
	Succes	☐ Ordinary. ☐	in interior:	, _ , , , ,			
		☐ Poor	C Pool F	acing. 🗆 I	Road Facil	ng, 🗆 E	Entrance North-East
9	Location of the Flat	Park Facing,	bt facing	20			= D ml
		Facing, ☐ Sunlig	neri Ur	ban devek	oping, 🗆 S	emi Urt	oan, U Rulai,
10	Characteristics of the Locality	☐ Backward, ☐	red, a di	□ Instituti	onal		
					Metro	Railwa	ay Station Airport
11.	Proximity to civic amenities	School	Hospital	Market		0.1	1 km 258-
8 4.	110000	11/4	1.51	1hr	~ Swr	10	2 k~ ~25k~
		~ (Eu	1 00				
12.	Any new Development in	MA					5.11-0
	surrounding area		□ Naga	r Panchav	at, 🗌 Gran	n Panci	nayat, [] M()
13	Jurisdiction limits	☐ Nagar Nigam	i, 🗆 Naga	□ Area n	ot within a	ny mun	icipal limits
		☐ Nagar Nigari	Parishad	, LI Alea I	OL TOWN	IDA D	HUDA I KMDA
	D. elegenet	DDA. GD	A, 🗆 NOI	DA, 🗆 GN	IDA, LI TE	IUA. L	HUDA, 🗆 KMDA.
14.		☐ MDDA. ☐ A	ny other D	evelopme	nt Authorit	y.	
	Authority Name	☐ Area not with	nin any de	velonment	authority	limits	
		☐ Area not with	ini ariy de		21-1-1-1-1	Municipa	nal Corporation.
	Municipal Corporation Name	□ NDMC, □ St	DMC, CO	DMC,	Ghaziabao	WIGHT	pal Corporation.
15.	MURACIA CONTRACTOR	M	nicinal Co	proporation.	☐ Faridal	oad Mu	nicipal Corporation
		T Kalkata Mur	icinal Col	poration,	☐ Dehradi	in Mun	Cipal Co. p
		□ Area not with	hin any m	unicipal lin	nits, 🗆 An	y other	Municipal Corporation
	9						

	A CONTRACTOR OF THE PARTY OF TH	PHYSICAL DETAIL	<u>.s</u>	Carnet Area
	Covered Built-up Area	Covered Area, 🗆 F	loor Area, □ Super Area	, Carper Area
1	Tick one on the basis of which	As per Title deed	As per Map	As per site survey
1	(Tick one of the basis of which valuation is to be calculated)	91.1359m		980.91×14
1	Are Boundaries matched	☐ Yes ☐ No	twentional in	Access available in
13	Is Independent access available	Clear independen	t access is available,	Access available
	to the property?		ning property, \square No cle	ar access is available,
		☐ Access is closed di	ue to dispute	
4.	Is the property merged or colluded with any other property	No		= a - attriction not
5.	Construction Status	Built-up property in	use, Under construct	ion, 🗆 Construction not
	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	started		
6.	Total Number of Floors in the Building	B-1 G+=	7-	
7.	Floor on which Flat is situated	7th flore		
8.	Type of Flat	DBILK +	Study (as per	enquiry
9.	Age of Building/ Recent Improvements done	Joycers /	2004	
10.	Type of Group Housing Society	☐ High End Ø Norm	nal. 🗆 Affordable Group I	Housing
11.	Appearance/ Condition of the	Internal - Exce	llent, Very Good,	Good, Urdinary,
	Building	☐ Average, ☐ Poor	\square Under construction, \square	No construction,
		□ No Survey		
		External - Exce	ellent, Very Good,	☐ Good, ☐ Ordinary,
		☐ Average, ☐ Poor	☐ Under construction, ☐	No construction
12.	Maintenance of the Building	☐ Very Good, ☐ Av	erage, □ Poor	
13.	Fixed Wooden Work	☐ Excellent, ☐ V	ery Good, 🗆 Good, 🗆	Simple, ☐ Ordinary,
		☐ Average, ☐ Belov	w Average, 🗆 No wooder	n work, \(\sim \text{No survey}
14.	Interior decoration	☐ Excellent, ☐ V	ery Good, 🗆 Good, 🗅	Simple, ☐ Ordinary,
		☐ Average, ☐ Below	w Average, No woode	m work, No Survey
15.	Any defects in the Group Housing Society	Ha		,
16.	Any violation done in the flat	No.		
17.	Utilities/ Facilities in the Group	Lifts, Garden,	☑ Landscaping, ☐ Swim	ming Pool, 🗆 Gym,
17.	Housing Society	☐ Club House, ☐	Walk Trails, □ Kids play	zone, 2 100% Power
		Backup		
18.	Property currently possessed by	☐ Owner, ☐ Vacar	nt, 🗆 Lessee, 🗆 Under (Construction, Couldn't
		be Surveyed, P	Property was locked, \square	Bank sealed, ☐ Court
		sealed Cha	juired from	your ad dead

1	property	□ Residential purpose, □ Commercial purpose, □ Godown, □ Office, ☑ Vacant, □ Locked, □ Any other use:
	Special Comments if any	
1	MARKETABI	LITY/ SELABILITY/ UTLITY DETAILS ☐ Very Good, ☐ Good, ☐ Average, ☐ Low, ☐ Poor
	Reputation/ class of developer	□ Very Good, ☑ Good, □ Average, □ Low, □ Poor
-	Reputation of society	□ Very Good, ☑ Good, □ Average, □ Low, □ Poor
	Any issues in marketability of the property?	☐ Yes, ☐ 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?	Demand ☐ Very Good, ☐ Good, ☐ Average, ☐ Low, ☐ Poor Supply ☐ Very Good, ☒ Good, ☒ Average, ☐ Low, ☐ Poor
	Is property easily sellable & marketable?	✓ Yes, □ No Comments:
	How is the current utility of the property?	☐ Excellent, ☐ Very Good, ☐ Good, ☐ Average, ☐ Low, ☐ Pool Year of purchase
	At what True rate Owner bought this Property?	Purchase Price 272, ~ 1 ~ ~ ~

USE THIS SPACE FOR PROVIDING ANY ADDITIONAL DETAILS/ INFORMATION

	PROPERTY MA	KKET COM	PARABLE RATE	INFORMATION DETA	
P	articulars	o for Sale or	ransaction alread	y happened in past) Comparable 2	Comparable 3
	articulars	Subject Property	Comparable 1		The second secon
	ame (source of aformation)	NA	Jain brokers	Mayarun	
The Party of the P	Contact No.	NA .	9871252500	1 8 895101438	1
ir	Type of source of information (Seller/ Property dealer/ nearby beople)				
	Rates/ Price informed	NA	18,000	18,000 to	12
	Rates Type (Sale/ Buy)	NA	Buy	Buy	
	Area/ Size of the Flat		110 Sqlt		
	Legal Status (clear, negative, weak)/ No. of owners	X X		U	
	Location/ surrounding/ neighborhood comparison with the subject property (Similar, Lower, Better, Highly Better than the subject Property)	Base Case			
).	Distance from the subject Property	0			
10.	Society comparison (Similar, Lower, Better, Highly Better than the subject society)				
11.	Other factors (Corner, 2 side open, North- East facing, Park facing, Legal/ Financial encumbrance, etc.)				
12.	Any other details/ Discussion held	NA · ·	-		
13.	Present expected Sale Value of the overall property?				

UNDERTAKING BY THE CUSTOMER

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

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

Name	/\
Relationship with owner	
Signature	
Mobile No.	
Date	

UNDERTAKING BY THE SURVEYOR

I confirm that I have carried out the Survey of the property properly as per the fair professional best practices and Valuation & Survey policy guidelines issued by R.K Associates. I have not taken any cash or kind from the customer nor have I come into any kind of influence of the customer I 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.	PL-528-474-615
Surveyor Name	Stel
Signature	SAM
Date	211 11 2024

UNDERTAKING BY THE PREPARER

Survey Policy Guidetines 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, or prejudice or the site came to my knowledge during the course of the assignment and I have taken 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 all sincere approach without any biasedness or pressure. I have prepared the report based on true facts & prudent approach without any biasedness or pressure. I have prepared the report based on provided by me 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		