

File No.	RKA/DNCR/...../.....
Date of Receiving	26/05/24
File Receiver Name	MUMBAI TEAM

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	MUMBAI TEAM	NA	NA			
Survey	DHAWAL					
Preparation						

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

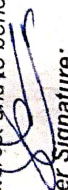
File Returned to HOD Engg. unprepared due to reason	☐ Survey not done properly, ☐ Survey Form not properly filled, ☐ Market survey for rates is not properly done, ☐ Identification is not clearly done, ☐ Measurement is not properly done, ☐ Photographs not clearly taken, ☐ Selfie/ Owner or owner representative photo not taken, ☐ Owner/ owner representative signature not taken, ☐ Google Map not taken, ☐ Survey summary sheet not filled

In case File is returned by the preparer - HOD Engg. comment & Signature	☐ Minor defects in the survey hence approved for preparation with warning to Surveyor. Report preparer to collect the missing information on his own.
	☐ Major defects in the survey. Survey has to be done again.

GENERAL DETAILS

1.	Proposal/ Work Order or Ref. No.	VIS(225-26) PC 050-04.6-065		
2.	Type of Service	☒ Valuation Report, ☐ Construction cost estimate, ☐ Cost vetting certificate ☐ Other CE Certificates, ☐ TEV Report, ☐ LIE		
3.	Type of customer	☒ Bank ☐ PSU ☐ NBFC ☐ Corporate ☐ Company ☐ Private client ☐ Direct client through Bank		
4.	Bank/ FI/ Organization Name & Address	IDBI TRUSTEESHIP SERVICES PUT CTD		
5.	Case Allotment Officer/ Fees paying party Details	Name	Contact Number	Email Id
		MR. HEMANT - TH	8097474632	hemant.s@idbitrustee.com
6.	Case Type	☒ Case for Fresh Account ☐ Case for exiting account/ customer		
7.	Fees Details	Amount of Fees	Advance Amount if any	Fees will be paid by
		85,000 + OPE + GST	- 50% receive	☐ Bank ☒ Customer
8.	Billing Details	Billed To Party Name		GSTIN

CASE DETAILS

1.	Type of Property	RESIDENTIAL PROPERTY		
2.	Purpose of Valuation/ Assignment	☒ Value assessment of the asset for creating new collateral mortgage ☐ Periodic Re-Valuation for Bank, ☐ Distress sale for NPA A/c., ☐ For DRT Recovery purpose, ☐ Capital Gains Wealth Tax purpose ☐ Partition purpose, ☐ General Value Assessment ☐ Any other:		
3.	Owner/ Applicant Details	Name	Contact Number	Email Id
		ASHIT CHHEDA JESPC CHHEDA	-	-
4.	Account Name	M/S. KISHORE KACHAMJI CORP CCP		
5.	Property Address	4005, RUPAREC ARTEMA, JERBAJ VADIA ROAD, BHIMADI, EAST 408074		
6.	Who will coordinate on site for the site survey	Name	Contact Number	
		SATV KUMAR JI	9137364230	
7.	Preferred time of survey	Date	Time	
		1/05/25	12:00	
8.	Documents Received (Any one ownership document and approved site plan/ map is must)	1. Ownership Documents: ☐ Sale Deed, ☐ Power of Attorney, ☐ Registered Will, ☐ Relinquishment Deed, ☐ Transfer Deed, ☐ Conveyance Deed, ☐ Allotment Letter, ☐ Possession Letter 2. Map: ☒ Gzra Map, ☒ Approved Map, ☐ Site Plan 3. Utility Bills: ☒ Electricity Bill & payment receipt, ☐ Water Bill & payment receipt, ☐ House Tax demand & payment receipt 4. Any Other document: ☐ CLU, ☐ TIR Report, ☐ Agreement to Sale, ☐ Old Valuation Report 5. No documents provided: ☐		
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 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?	☒	
2.	Is purpose of the assignment understood clearly by the receiver?	☒	
3.	Has receiver checked if this is a new case or existing case of the Bank?	☒	
4.	Has receiver fixed the fees with the manager/ client and sent quotation properly or have taken approval of the work over email?	☒	
5.	Has receiver taken proper Work Order/ Email/ CESA form formality?	☒	
6.	In case of private case or for fresh case 50% advance is received?	☒	
7.	Is document checklist email sent to the customer?	☒	
8.	Has the received documents is having 'documents provided by stamp'?	☒	

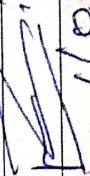
IMPORTANT INSTRUCTIONS TO SURVEYOR

1.	Please fill the above compliance checklist before moving for the survey.
2.	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)

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

For File No.	V15(2025-26)-PC050-046-065
Surveyor Name	DHAWAN YAMJAP
Signature	
Date	11/05/25

MULTI STORED 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: 11/05/2025

Time:

GENERAL DETAILS

1.	Name of the Surveyor	DHA WDC	
2.	Property shown by	☐ Owner, ☐ Representative, ☐ No one was available, ☐ Property is locked, survey could not be done from inside	
3.	Survey Type	Name: SHIVKUMAR Contact No: 91320364230	
4.	Reason for Half survey or only photographs taken	☐ Full survey (Inside-out with measurements & photographs) ☐ Half Survey (Measurements from outside & photographs) ☐ Only photographs taken (No measurements)	
5.	How Property is Identified	☐ Property was locked, ☐ Possessee didn't allow to inspect the property, ☐ NPA property so couldn't be surveyed completely ☒ From schedule of the properties mentioned in the deed, ☐ From name plate displayed on the property, ☐ Identified by the owner, owner representative, ☐ Enquired from nearby people, ☐ Identification of the property could not be done, ☐ Survey was not done	
6.	Property Measurement	☒ Self-measured, ☐ Sample measurement only, ☐ No measurement	
7.	Purpose of Valuation	☒ Value assessment of the asset for creating collateral mortgage, ☐ Periodic Re-Valuation for Bank, ☐ Distress sale for NPA A/c., ☐ For DRT Recovery purpose, ☐ Capital Gains Wealth Tax purpose ☐ Partition purpose, ☐ General Value Assessment	
8.	Type of Loan	☐ Housing Loan, ☐ Housing Take Over Loan, ☐ Home Improvement Loan, ☐ Loan against Property, ☐ Construction Loan, ☐ Educational Loan, ☐ Car Loan, ☐ Project Loan, ☐ Term Loan, ☐ CC Limit enhancement, ☐ Cash Credit Limit, ☐ Industrial Loan, ☐ NA	
9.	Loan Amount		

OWNERSHIP DETAILS

1.	Legal Owner Name/s	ASHUT CHHEDA / JESPA CHHEDA
2.	Property Purchaser Name	_____
3.	Property Address under Valuation	FCA No: 4005 RUPAREC
4.	Present Residence Address of the Owner/ Purchaser	ARIEMMA.

LOCATION DETAILS

Regarding Properties	North	South	East	West
1. Property Facing <i>(Mark it with papers with the help of compass or Sun direction and also confirm it with nearby people)</i>	FLAT NO 2704	SPRINKLE	ENTRANCE OF FLAT	LIFT
2. Landmark	ITSELF IS IN CHANDMARK			
3. Ward Name/ No.	P.S.			
4. Zone Name	MCCM			
5. Main Road Name & Width	Name	Width	Distance from property	
6. Approach Road Name & Width	RPF DUMED KIDWAT ROAD 24M 1 KM			
7. Location consideration of the Society	☒ Within Main city, ☐ Within Good Urban developed Area, ☐ Within developing area, ☐ Highly posh locality, ☐ Very Good, ☐ Good, ☐ Ordinary, ☐ In interiors, ☐ Remote area, ☐ Backward, ☐ Average, ☐ Poor			
8. Location of the Flat	☐ Park Facing, ☐ Pool Facing, ☒ Road Facing, ☐ Entrance North-East Facing, ☐ Sunlight facing			
9. Characteristics of the Locality	☒ Urban developed, ☐ Urban developing, ☐ Semi Urban, ☐ Rural, ☐ Backward, ☐ Industrial, ☐ Institutional			
10. Proximity to civic amenities	School	Hospital	Market	Metro
	500M	1 KM	200M	200M
11. Any new Development in surrounding area	M.P			
12. Jurisdiction limits	☐ Nagar Nigam, ☐ Nagar Panchayat, ☐ Gram Panchayat, ☐ Nagar Palika Parishad, ☐ Area not within any municipal limits			
13. Jurisdiction Development Authority Name	☐ DDA, ☐ GDA, ☐ NOIDA, ☐ GNIDA, ☐ YEIDA, ☐ HUDA, ☐ KMDA, ☐ MDDA, ☐ Any other Development Authority:			
14. Municipal Corporation Name	☐ Area not within any development authority limits ☐ NDMC, ☐ SDMC, ☐ EDMC, ☐ Ghaziabad Municipal Corporation, ☐ Gurgaon Municipal Corporation, ☐ Faridabad Municipal Corporation, ☐ Kolkata Municipal Corporation, ☐ Dehradun Municipal Corporation, ☐ Area not within any municipal limits, ☐ Any other Municipal Corporation/ Municipality:			
	MCCM			

2- CAR PARKING

PHYSICAL DETAILS

	☐ Covered Area, ☐ Floor Area, ☐ Super Area, ☐ Carpet Area ☐ Covered Built-up Area	☐ Covered Area, ☐ Floor Area, ☐ Super Area, ☐ Carpet Area ☐ Covered Area, ☐ Floor Area, ☐ Super Area, ☐ Carpet Area	☐ Covered Area, ☐ Floor Area, ☐ Super Area, ☐ Carpet Area ☐ Covered Area, ☐ Floor Area, ☐ Super Area, ☐ Carpet Area
1.	Covered Built-up Area (Tick one on the basis of which valuation is to be calculated) COMP - 1996 sq.ft	☐ Covered Area, ☐ Floor Area, ☐ Super Area, ☐ Carpet Area ☐ Covered Area, ☐ Floor Area, ☐ Super Area, ☐ Carpet Area	☐ Covered Area, ☐ Floor Area, ☐ Super Area, ☐ Carpet Area ☐ Covered Area, ☐ Floor Area, ☐ Super Area, ☐ Carpet Area
2.	Are Boundaries matched	☒ Yes, ☐ No ☐ Clear independent access is available, ☐ Access available in sharing of other adjoining property, ☐ No clear access is available, ☐ Access is closed due to dispute	☐ Covered Area, ☐ Floor Area, ☐ Super Area, ☐ Carpet Area ☐ Covered Area, ☐ Floor Area, ☐ Super Area, ☐ Carpet Area
3.	Is Independent access available to the property?	☒ Yes, ☐ No ☐ Clear independent access is available, ☐ Access available in sharing of other adjoining property, ☐ No clear access is available, ☐ Access is closed due to dispute	☐ Covered Area, ☐ Floor Area, ☐ Super Area, ☐ Carpet Area ☐ Covered Area, ☐ Floor Area, ☐ Super Area, ☐ Carpet Area
4.	Is the property merged or colluded with any other property	N/A	☐ Covered Area, ☐ Floor Area, ☐ Super Area, ☐ Carpet Area ☐ Covered Area, ☐ Floor Area, ☐ Super Area, ☐ Carpet Area
5.	Construction Status	☒ Built-up property in use, ☐ Under construction, ☐ Construction not started	☐ Covered Area, ☐ Floor Area, ☐ Super Area, ☐ Carpet Area ☐ Covered Area, ☐ Floor Area, ☐ Super Area, ☐ Carpet Area
6.	Total Number of Floors in the Building	2B+G.F+ 2nd to 7th Floor POPUL.	☐ Covered Area, ☐ Floor Area, ☐ Super Area, ☐ Carpet Area ☐ Covered Area, ☐ Floor Area, ☐ Super Area, ☐ Carpet Area
7.	Floor on which Flat is situated	2nd floor	☐ Covered Area, ☐ Floor Area, ☐ Super Area, ☐ Carpet Area ☐ Covered Area, ☐ Floor Area, ☐ Super Area, ☐ Carpet Area
8.	Type of Flat	RESIDENTIAL	☐ Covered Area, ☐ Floor Area, ☐ Super Area, ☐ Carpet Area ☐ Covered Area, ☐ Floor Area, ☐ Super Area, ☐ Carpet Area
9.	Age of Building/ Recent Improvements done	- 2 YEAR	☐ Covered Area, ☐ Floor Area, ☐ Super Area, ☐ Carpet Area ☐ Covered Area, ☐ Floor Area, ☐ Super Area, ☐ Carpet Area
10.	Type of Group Housing Society	☒ High End, ☐ Normal, ☐ Affordable Group Housing ☐ High End, ☐ Normal, ☐ Affordable Group Housing	☐ Covered Area, ☐ Floor Area, ☐ Super Area, ☐ Carpet Area ☐ Covered Area, ☐ Floor Area, ☐ Super Area, ☐ Carpet Area
11.	Appearance/ Condition of the Building	☐ Excellent, ☐ Very Good, ☐ Good, ☐ Ordinary, ☐ Average, ☐ Poor ☐ Under construction, ☐ No construction, ☐ No Survey ☐ Excellent, ☐ Very Good, ☐ Good, ☐ Ordinary, ☐ Average, ☐ Poor ☐ Under construction, ☐ No construction, ☐ No Survey	☐ Covered Area, ☐ Floor Area, ☐ Super Area, ☐ Carpet Area ☐ Covered Area, ☐ Floor Area, ☐ Super Area, ☐ Carpet Area
12.	Maintenance of the Building	☐ Very Good, ☐ Average, ☐ Poor ☐ Very Good, ☐ Average, ☐ Poor	☐ Covered Area, ☐ Floor Area, ☐ Super Area, ☐ Carpet Area ☐ Covered Area, ☐ Floor Area, ☐ Super Area, ☐ Carpet Area
13.	Fixed Wooden Work	☐ Excellent, ☐ Very Good, ☐ Good, ☐ Simple, ☐ Ordinary, ☐ Average, ☐ Below Average, ☐ No wooden work, ☐ No survey ☐ Excellent, ☐ Very Good, ☐ Good, ☐ Simple, ☐ Ordinary, ☐ Average, ☐ Below Average, ☐ No wooden work, ☐ No Survey	☐ Covered Area, ☐ Floor Area, ☐ Super Area, ☐ Carpet Area ☐ Covered Area, ☐ Floor Area, ☐ Super Area, ☐ Carpet Area
14.	Interior decoration	☐ Excellent, ☐ Very Good, ☐ Good, ☐ Simple, ☐ Ordinary, ☐ Average, ☐ Below Average, ☐ No wooden work, ☐ No Survey ☐ Excellent, ☐ Very Good, ☐ Good, ☐ Simple, ☐ Ordinary, ☐ Average, ☐ Below Average, ☐ No wooden work, ☐ No Survey	☐ Covered Area, ☐ Floor Area, ☐ Super Area, ☐ Carpet Area ☐ Covered Area, ☐ Floor Area, ☐ Super Area, ☐ Carpet Area
15.	Any defects in the Group Housing Society	N/A	☐ Covered Area, ☐ Floor Area, ☐ Super Area, ☐ Carpet Area ☐ Covered Area, ☐ Floor Area, ☐ Super Area, ☐ Carpet Area
16.	Any violation done in the flat	N/A	☐ Covered Area, ☐ Floor Area, ☐ Super Area, ☐ Carpet Area ☐ Covered Area, ☐ Floor Area, ☐ Super Area, ☐ Carpet Area
17.	Utilities/ Facilities in the Group Housing Society	☒ Lifts, ☐ Garden, ☐ Landscaping, ☐ Swimming Pool, ☐ Gym, ☐ Club House, ☐ Walk Trails, ☐ Kids play zone, ☐ 100% Power Backup ☐ Lifts, ☐ Garden, ☐ Landscaping, ☐ Swimming Pool, ☐ Gym, ☐ Club House, ☐ Walk Trails, ☐ Kids play zone, ☐ 100% Power Backup	☐ Covered Area, ☐ Floor Area, ☐ Super Area, ☐ Carpet Area ☐ Covered Area, ☐ Floor Area, ☐ Super Area, ☐ Carpet Area
18.	Property currently possessed by	☐ Owner, ☐ Vacant, ☐ Lessee, ☐ Under Construction, ☐ Couldn't be Surveyed, ☐ Property was locked, ☐ Bank sealed, ☐ Court sealed ☐ Owner, ☐ Vacant, ☐ Lessee, ☐ Under Construction, ☐ Couldn't be Surveyed, ☐ Property was locked, ☐ Bank sealed, ☐ Court sealed	☐ Covered Area, ☐ Floor Area, ☐ Super Area, ☐ Carpet Area ☐ Covered Area, ☐ Floor Area, ☐ Super Area, ☐ Carpet Area

actively carried out in the	☒ Residential purpose, ☐ Commercial purpose, ☐ Godown, ☐ Office, ☐ Vacant, ☐ Locked, ☐ Any other use:
Special Comments if any	

MARKETABILITY/SELABILITY/UTILITY/DETAILS

1	Reputation/ class of developer	☒ Very Good, ☐ Good, ☐ Average, ☐ Low, ☐ Poor	
2	Reputation of society	☒ Very Good, ☐ Good, ☐ Average, ☐ Low, ☐ Poor	
3	Any issues in marketability of the property?	☐ Yes, ☒ No Reason in case of No: ☐ Location, ☐ Surrounding, ☐ Legal aspects, ☐ Demand, ☐ Shape, ☐ Any Other:	
4	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	
5	Is property easily sellable & marketable?	☒ Yes, ☐ No Comments:	
6	How is the current utility of the property?	☒ Excellent, ☐ Very Good, ☐ Good, ☐ Average, ☐ Low, ☐ Poor	
7	At what True rate Owner bought this Property?	Year of purchase Purchase Price	

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	FOR THE RQ01 25142	WJS RQ0144	
2.	Contact No.	NA	9899602882	9869443444	
3.	Type of source of information (Seller/ Property dealer/ nearby people)	NA	PROPERTY DEALER	PROPERTY DEALER	
4.	Rates/ Price informed	NA	50K-60K / 50.4K ON CAP OF 100K	55K-65K / 50.4K	rates vary from
5.	Rates Type (Sale/ Buy)	NA	1300 59.4K	1300 59.4K	FROM TO
6.	Area/ Size of the Flat		177 SPC	177 SPC	Floor.
7.	Legal Status (clear, negative, weak)/ No. of owners		CCEPR	CCEPR	
8.	Location/ surrounding/ neighborhood comparison with the subject property (Similar, Lower, Better, Highly Better than the subject Property)	Base Case	SPAC BIDDY	SPAC BIDDY	
9.	Distance from the subject Property	0	01CM	01CM	
10.	Society comparison (Similar, Lower, Better, Highly Better than the subject society)		STINTPR	STINTPR	
11.	Other factors (Corner, 2 side open, North-East facing, Park facing, Legal/ Financial encumbrance, etc.)		-	-	
12.	Any other details/ Discussion held	NA	HE HAS ONE FLAT DUPLICATE. FOR PRICE IN THE SPAC BUILDING 104-20th.		
13.	Present expected Sale Value of the overall property?		-		

UNDERTAKING BY THE CUSTOMER

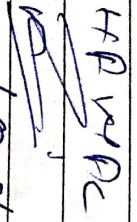
I confirm that I have made the inspection of the subject property to the surveyor of R.K Associates, which is correct property in question for which the documents have been provided/ submitted by me. I further confirm that I am aware of all the information related to the subject property and I have provided 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	SHIVKUMAR JA
Relationship with owner	EMPLOYEE
Signature	
Mobile No.	9157364230
Date	21/05/25

UNDERTAKING BY THE SURVEYOR

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

For File No.	
Surveyor Name	DHARMA
Signature	
Date	21/05/25

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.	V/S 90025-067-PCB16-798-069								
2.	Name of the Surveyor	DHP MP								
3.	Borrower Name	M/S. KESHORE ICECRYMST COFDC								
4.	Name of the Owner	FCPT NO. 4005 PUPPPEC PR ZEPMD								
5.	Property Address which has to be valued									
6.	Property shown & identified by at spot	☐ Owner, ☒ Representative, ☐ No one was available, ☐ Property is locked, survey could not be done from inside <table border="1"> <tr> <th>Name</th> <th>Contact No.</th> </tr> <tr> <td>SHIVKUMAR JJ</td> <td>937364990</td> </tr> </table>			Name	Contact No.	SHIVKUMAR JJ	937364990		
Name	Contact No.									
SHIVKUMAR JJ	937364990									
7.	How Property is Identified by the Surveyor	☒ From schedule of the properties mentioned in the deed, ☐ From name plate displayed on the property, ☐ Identified by the owner/ owner representative, ☐ Enquired from nearby people, ☐ Identification of the property could not be done, ☐ Survey was not done ☒ Yes, ☐ No, ☐ No relevant papers available to match the boundaries, ☐ Boundaries not mentioned in available documents ☒ Full survey (inside-out with measurements & photographs) ☐ Half Survey (Measurements from outside & photographs) ☐ Only photographs taken (No measurements) ☐ Property was locked, ☐ Possessee didn't allow to inspect the property, ☐ NPA property so couldn't be surveyed completely ☐ Flat in Multistoried Apartment, ☐ Residential House, ☐ Low Rise Apartment, ☐ Residential Builder Floor, ☐ Commercial Land & Building, ☐ Commercial Office, ☐ Commercial Shop, ☐ Commercial Floor, ☐ Shopping Mall, ☐ Hotel, ☐ Industrial Institutional, ☐ School Building, ☐ Vacant Residential Plot, ☐ Vacant Industrial Plot, ☐ Agricultural Land ☐ Self-measured, ☐ Sample measurement, ☐ No measurement ☐ It's a flat in multi storey building so measurement not required ☐ Property was locked, ☐ Owner/ possessee didn't allow it, ☐ NPA property so didn't enter the property, ☐ Very Large Property, practically not possible to measure the area within limited time ☐ Any other Reason:								
12.	Property Measurement									
13.	Reason for no measurement	MP								
14.	Land Area of the Property	<table border="1"> <tr> <th>As per Title deed</th> <th>As per Map</th> <th>As per site survey</th> </tr> <tr> <td>As per Title deed</td> <td>As per Map</td> <td>As per site survey</td> </tr> </table>			As per Title deed	As per Map	As per site survey	As per Title deed	As per Map	As per site survey
As per Title deed	As per Map	As per site survey								
As per Title deed	As per Map	As per site survey								
15.	Covered Built-up Area	1226 sq ft								
16.	Property possessed by at the time of survey	☐ Owner, ☐ Vacant, ☐ Lessee, ☐ Under Construction, ☐ Couldn't be Surveyed, ☐ Property was locked, ☐ Bank sealed, ☐ Court sealed R. D. D. M.								
17.	Any negative observation of the									

18.	Is independent access available to the property	☒ Clear independent access is available, ☐ Access available in some of cases adjoining property, ☐ No clear access is available, ☐ Access is threatened in dispute
19.	Is property clearly demarcated with permanent boundaries?	☐ Yes, ☐ No, ☐ Only with temporary boundaries
20.	Is the property merged or collected 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: SHIV KUMAR J J
b. Relation: EMPLOYEE
c. Signature: [Signature]
d. Date: 10/05/25

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: PHANIRAJ
b. Signature: [Signature]
c. Date: 10/05/25