

Items

PL-071-065-081

Assigned

to Date

Assigned To



HOD Engg.

Signature

Grade

File No. VIS-(2025-2020-PL- 71-65-81

SURVEY FORM FOR GROUP HOUSING PROJECTS

To be

completed

Submitted

On date

CASE COLLECTION FORM

(Version 10.0) Last Revision: 30.01 Latest Revision 04 03 2022 Date of implementation: 9.02

				by date			
File F	Received By	Shahid	NA	NA			1004
Surve	еу	Shahid	12/5/25				A Price
Prep	aration						
	A - Very God	od, B - Satisfacto	ory, C - Average,	D - Poor, E - E.	xtremely Poo	r	
	Returned to HOD . unprepared due on	properly d	properly done, one, Photogram	☐ Identification graphs not clicen, ☐ Owner/	n is not clear early taken, owner repres	ly done, Note: N	Market survey for leasurement is not Owner or owner ature not taken,
by th Engg	se File is returne e preparer - HOD , comment &	Surveyor, R	Report preparer to	collect the mis	ssing informa	tion on his ov	with warning to
Signa	ature	☐ Major de	efects in the surve	ey. Survey has	to be done a	gain.	
激集。	NA COMPLETE OF		GENERA	AL DETAILS			
1.	Proposal/ Work (Ref. No.	Order or by	whatapp)			
2.	Type of Service		Haluation Report, er CE Certificate				etting certificate
3.	Type of custome				☐ Corporat		
4.	Bank/ FI/ Organi Name & Address	zation S	Company HUST-	2 New	Della'	a chem mrouç	gii balik
Case Allotment Officer/ Fees paying party Details			Name Contact Number South Proceed 99996632				
6.	Case Type		Case for Fres				count/ customer
7. Fees Details			Amount of Fees Advance Amount if any				
		15	10001 - +4	37		Bank	□ Customer
8.	Billing Details		Billed To Party Name			GSTIN	
C. Simily Stand							

The State of the S	AND THE RESIDENCE OF THE PROPERTY OF THE PROPE			Breight 635
1.	Type of Property	Residential Plats	ling project	
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 Co	ontact Number Email Id	10-12
0.		MIs Roots sevelopers	But Hal	n
4.	Account Name	Ms Roots Developer	s put htd	-
5.	Property Address	Roots Courtyand - 2	, Seefor- 95-A, Caurgaion	
6.	Who will coordinate on	Name	Contact Number	
0.	site for the site survey	Granar Sil-g2 9220268585		
7.	Preferred time of survey	Date 12-5-05	Time	
8.	Documents Received (Any one ownership document and approved site plan/ map is must)	☐ Conveyance Deed, ☐ Allotm 2. Map: ☐ Cizra Map, ☐ Approve 3. Utility Bills: ☐ Electricity Bill receipt, ☐ House Tax demand	shment Deed, ☐ Transfer Deed, nent Letter, ☐ Possession Letter ed Map, ☐ Site Plan & payment receipt, ☐ Water Bill & pay	men
9.	Documents received from			
10.	Special Instructions if any:	Platting Project	7	
	and the state of t			
11.	Valuer firm to distort any fact	entioned above for the preparation of Va ts and would not try to influence any me dividual or organization by any means ille	aluation Report. I agree that I'll not put pressu ember or official of the firm in the ill spirit or y legitimately.	ire o este

	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?	-	4.			
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?	X	Way.			
7.	Is document checklist email sent to the customer?					
8.	Has the received documents is having 'documents provided by stamp'?		by whertages			

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.			
<u>4.</u> 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.	De 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 mone or cash then immediately report to the Management & Bank.			

3/23/24	SURVEY GRADING MATRIX
GRADE	PARAMETERS/ CRITERIA
Α	In case all the points below are done properly, timely with full care and diligence:
	 Survey started with proper work order and knowing the source of payment. Survey done with proper documents. Done complete homework and studied the documents properly with highlighting the main points before moving for the survey. Chosen correct survey form as per the property type. All fields of Survey form are properly filled. All site special observations and negative and positive factors are clearly mentioned. Self & client signatures taken on survey form. Property rates information properly taken, mentioned and verified. Site rough sketch plan made. Proper photographs taken. Selfie with property taken. Selfie and owner photograph with property taken.
В	In case of 3 minor mistakes in any of the above points except Point 1, 2, 3, 4, 6, 8, 10, 11, 12 but all the points are covered.
С	In case of more than 3 minor mistakes and any 1 major mistake in any of the above points and if any points are completely missing except Point 1, 2, 3, 4, 6, 8, 10, 11, 12.
D	In case of 1 major mistake or missing of any 1 point out of 1, 2, 3, 4, 6, 8, 10, 11, 12.
E	In case of more than 1 major mistakes or missing of more than 1 point out of 1, 2, 3, 4, 6, 8, 10, 11, 12.

Note (Survey Grading Matrix):

- 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):

· Visite Pribation

 In case client reports any careless mistake in the report for which revision has to be done in the report then in that case Grading Matrix may be revised and Grade E will be awarded.

	SURVEY PROCESS COMPLIANCE CHECKLIST	
	(To be submitted by Surveyor with each Survey)	
S.NO.	COMPLIANCE CHECKLIST POINTS	STATUS
1.	Did you take proper property documents to carry out the survey?	
2.	Have you properly studied & highlighted Owner/ Area/ Boundaries in the property	10
	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 do sample physical or google measurements of the property in case of property more than 2500 sq.mtr?	
7.	Did you check for any building violations in the property?	V
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 Main road name & width and its distance from the subject property?	1
11.	Did you check approach Lane width on which property is located?	A
12.	Have you taken property full scale photograph with gate?	
13.	Have you taken owner/ representative photograph with the property?	10
14.	Have you taken your selfie with the property along with owner/ representative?	
15.	Have you taken photograph of the property along with abutting road and towards left and right of the property?	
16.	Have you taken multiple photographs of the property from inside-out?	1
17.	Did you check nearby development and whereabouts and commented on survey form?	
18.	Did you check any defects or negativity in the property in terms of location, legality, disputes, marketability, salability, etc. and commented on survey form in detail?	
19.	Have you filled all the columns of survey form including survey summary sheet properly?	
20.	Did you draw site key plan (location map)?	
21.	Did you draw rough site sketch plan?	
22.	Have you taken self-attested documents from owner/ representative and stamped "documents provided by stamp"?	, (1)
23.	Did you check any defects or negativity in the property in terms of location, legality, disputes, marketability, salability, etc. and commented on survey form in detail?	
24.	Have you confirmed any recent past transactions during market enquiries and	1
	enquired property rates locally very rigorously?	
25.	Did you take signatures of the owner/ representative on undertaking and survey summary sheet?	
26.	Did you signed the undertaking?	U

For File No.	PL-71-65-81		
Surveyor Name	Shahiel		
Signature	and		
Date	12-5-25		

		GENERAL DETAILS
1.	PROJECT NAME:	Roots Countygral 2
2.	PROJECT PROMOTER/S: (Company Name/ Director/s Name)	Ms Routs Developers PVI Ltd.
3.	PROJECT BUILDER:	mis Koota Developer Pot Ud
4.	PROJECT ARCHITECT:	LA MATANA T
5.	TOTAL ESTIMATED PROJECT COST:	
6.	LAND COST: (PMR Value)	
7.	ESTIMATED BUILDING CONSTRUCTION COST: (Total/ Per sq. ft.)	NA
8.	COMPLETED CONSTRUCTION COST: (Total/ Per sq.ft)	Boundary well complete of
9.	TOTAL NO. OF TOWERS/ BLOCKS:	Plotting Project
10.	NAME OF TOWERS (as per map)	1. 198 Plets
11.	NAME OF TOWERS (as per survey)	198 plats
12.	STRUCTURE CONSULTANTS	NA
13.	TOTAL NO. OF FLOORS PER TOWER:	-NA-
14.	TOTAL NO. OF FLATS: (Total/ Per Tower)	- NA -
15.	TYPE OF UN ITS /TOWERS -	198 Pleds
16.	SUPER AREA/ COVERED AREA OF UNITS:	
17.	AMENETIES PRESENT IN THE PROJECT: (Club/ Gymnasium/ Swimming Pool/ Recreational centre / Others)	2 fenks & 1 club Howse
18.	HVAC SYSTEM	No-
19.	FLOORING TYPE (in flats)	- NO-
20.	TOTAL LAND AREA:	12:447 Acel
21.	TOTAL GROUND COVERAGE AREA:	WA ~
		-NA-

23.	PROPOSED GREEN AREA:	As per noif
24.	PARKING AREA DETAILS (Total Area/ Parking for No. of Cars)	Celf owner Stallt Fembourg in Anton
	Basement Parking:	NA
	Stilt Parking:	NO
	Open Parking:	open
25.	PROPOSED COMPLETION DATE OF THE PROJECT:	Do per Reng - 16 march-20
26.	PROGRESS OF THE PROJECT: (Total No. of Towers constructed/ Total FAR constructed)	land development wip
27.	DEVELOPER/ BUILDER PAST PROJECTS:	orchist fentel, unival Crarden, CHI
28.	LANDMARK:	- Bile Chand Calony
29.	APPROACH ROAD WIDTH:	75MTR
30.	PROJECT LAUNCH RATE: -	- 61.7 5 KMPEX 89, yeard
31.	PROPERTY CONSULTANTS NAME & RATE	1. 1.75 kakn Persayals. (Super Proce List
32.	CURRENT BASIC SALE PRICE:	> 1.6 lath per Sq. yerd to 1:75 lax
33.	LAND RATE (agricultural)/group housing land/FSI rate	· >
34.	BOUNDARIES OF THE PROPERTY:	
	NORTH:	Road Ism Owila Chand Colony Road - 24 m (Parposed)
	SOUTH:	Raid- 24 m (Parposed)
	EAST:	Roid - TSM (parposed) parsent Eit
	WEST:	other land

Rs. 1.75kper Sq. yard.

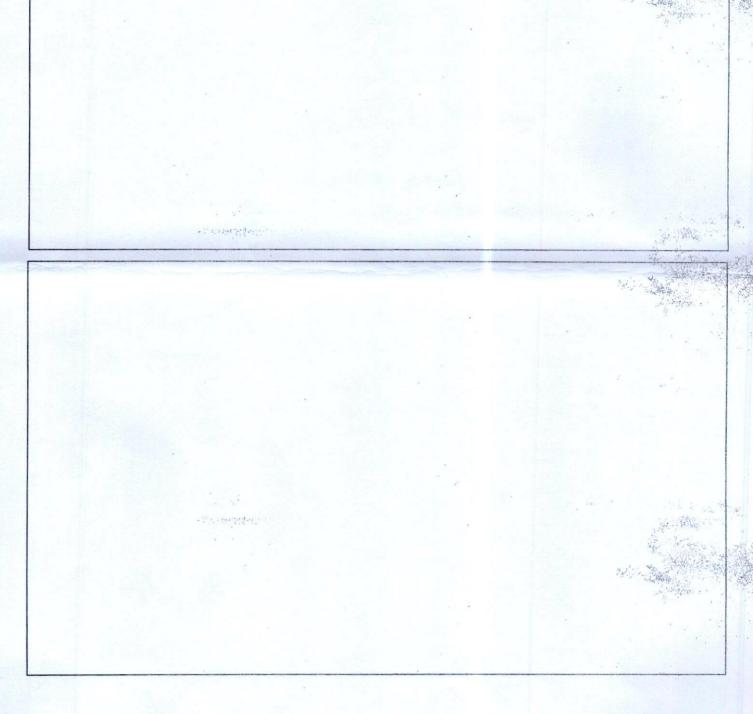
ATTACH & VERIFY ON SITE:

- 1. PROJECT APPROVAL DOCUMENTS (Applicable only For Gurgaon)
 - (a) Letter of Intent for grant of license from DTCP (HR Govt.) LC-III
 - (b) Form LC-IV License No. for setting up Group Housing Society
 - (c) Approval of Building Plans Letter from DTCP (HR Govt.) BR-III
 - (d) Sanctioned Map/ Building Plans from HUDA
 - (e) NOC from Airport Authority of India (If Applicable)
 - (f) NOC from Pollution Control Board
 - (g) NOC from SEIAA for Environmental clearances
 - (h) NOC from Fire department
 - (i) NOC from Ministry of Environment & Forest (As per notification S.O 1533 (E) Dated 14.09.2006)
 - (j) NOC from Forest Officer for Aravali Hills conservation area conformity
 - (k) Structural stability certificate
- 2. SITE PLAN Should have FAR/ Area Summary Details
- 3. LOCATION MAP
- 4. FLOOR PLANS
- FLATS STOCK LIST Category wise detail with selling area of each category |
 Tower/ Block wise detail | Count of flats for each category
- 6. SPECIFICATIONS
- 7. PHOTOGRAPHS

*NOTE: Please complete all the details reference to the sanctioned Maps and Approvals.

DRAW SITE KEY PLAN & SKETCH PLAN

-170 (BONDER)



A Maria

BLANK PAGE FOR PROVIDING ANY ADDITIONAL DETAILS/ INFORMATION

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	GAURAN SINGH
Relationship with owner	emproyer (mkt)
Signature	frem f.
Mobile No.	922026 8585
Date	12/may / 2025.

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	Shahiel
Signature	Salval
Date	12-5-25

UNDERTAKING BY THE PREPARER

I confirm that this Valuation Report is prepared as per the fair professional best practices and Valuation & Survey Policy Guidelines issued by the organization. I also confirm that without any personal interest, partiality or prejudice, I have worked on this Valuation assignment. Rates adopted for the asset is based on various facts, information collected from the site came to my knowledge during the course of the assignment and I have taken all sincere efforts to review, cross check & confirm this data/ information from all different angles using my prudent approach without any biasedness or pressure. I have prepared the report based on true facts & information as per best of my knowledge & case facts. I understand that any false information provided by me will lead to the incorrect valuation report and I'd be solely responsible for it and will bear the losses which will be put on the Company in form of monetary or reputation loss by its client or statutory bodies.

I also undertake that I did not come into any influence by the customer, Bank representative (officer or agent), colleagues, coworkers or any other person to arbitrary change the Valuation figures or facts unethically or illegitimately which may put the public money at risk which is in the form of Bank deposits.

In case at any point of time in future, if I am found guilty of illegitimately distorting the facts in the Valuation or any other professional services which company offers in the market on being influenced by the customer or Bank representative (officer or agent) or for whatsoever reason then I'd solely responsible of any such act and I understand that the Company can take appropriate legal action against me which may include suspension from the current roles & responsibilities or termination from the employment with immediate effect.

I also undertake that I have not taken any cash, favor or in kind from the customer for favoring any individual or organization by unfair means.

I also undertake that I'll not prepare any report on incomplete Survey form which is not properly filled as per the Company guidelines and in case I am preparing it which is creating an incorrect report then I'd be responsible for its consequences.

For File No.		
Preparer Name		
Signature		
Date		