

REPORTER COMPTON

File No.	RKA/DNCRI/...../.....
Date of Receiving	10/05/25
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	Phanai					
Preparation						

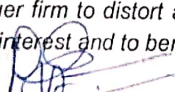
A - Very Good, B - Satisfactory, C - Average, D - Poor, E - Extremely Poor

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

1.	Proposal/ Work Order or Ref. No.	1/15(2025-26)-PL106-092-122		
2.	Type of Service	<input checked="" type="checkbox"/> Valuation Report, <input type="checkbox"/> Construction cost estimate, <input type="checkbox"/> Cost vetting certificate <input type="checkbox"/> Other CE Certificates, <input type="checkbox"/> TEV Report, <input type="checkbox"/> LIE		
3.	Type of customer	<input checked="" type="checkbox"/> Bank <input type="checkbox"/> PSU <input type="checkbox"/> NBFC <input type="checkbox"/> Corporate <input type="checkbox"/> Company <input type="checkbox"/> Private client <input type="checkbox"/> Direct client through Bank		
4.	Bank/ FI/ Organization Name & Address	SBI COMMERCIAL FORT		
5.	Case Allotment Officer/ Fees paying party Details	Name	Contact Number	Email Id
		ABDUL AMSARI	9819911336	am+2.cbmunash@co.in
6.	Case Type	<input checked="" type="checkbox"/> Case for Fresh Account <input type="checkbox"/> Case for exiting account/ customer		
7.	Fees Details	Amount of Fees	Advance Amount if any	Fees will be paid by
		1,10,000 + OPE + GST	-	<input checked="" type="checkbox"/> Bank <input type="checkbox"/> Customer
8.	Billing Details	Billed To Party Name		GSTIN

CASE DETAILS				
1.	Type of Property	NA CAMP		
2.	Purpose of Valuation/ Assignment	<input checked="" type="checkbox"/> Value assessment of the asset for creating new collateral mortgage <input type="checkbox"/> Periodic Re-Valuation for Bank, <input type="checkbox"/> Distress sale for NPA A/c., <input type="checkbox"/> For DRT Recovery purpose, <input type="checkbox"/> Capital Gains Wealth Tax purpose <input type="checkbox"/> Partition purpose, <input type="checkbox"/> General Value Assessment <input type="checkbox"/> Any other:		
3.	Owner/ Applicant Details	Name	Contact Number	Email Id
		MICROTECH DEVELOPERS M/S. COWTOWN CTD	-	-
4.	Account Name	M/S. COWTOWN MICROTECH DEVELOPERS CTD		
5.	Property Address	N/A CAMP AT VILLAGE WAKLAN, BKD & KODI TRUKA & DISTRICT THANE, KACHH, MAHARASHTRA		
6.	Who will coordinate on site for the site survey	Name	Contact Number	
		WAKLAN/ BIHARAT (Bale)	9702339019	
		ATISH PATIL (KOLE)	7400121216	
7.	Preferred time of survey	Date	14/05/25	Time 11:00
8.	Documents Received (Any one ownership document and approved site plan/ map is must)	1. Ownership Documents: <input checked="" type="checkbox"/> Sale Deed, <input type="checkbox"/> Power of Attorney, <input type="checkbox"/> Registered Will, <input type="checkbox"/> Relinquishment Deed, <input type="checkbox"/> Transfer Deed, <input type="checkbox"/> Conveyance Deed, <input type="checkbox"/> Allotment Letter, <input type="checkbox"/> Possession Letter 2. Map: <input type="checkbox"/> Cizra Map, <input type="checkbox"/> Approved Map, <input type="checkbox"/> Site Plan 3. Utility Bills: <input type="checkbox"/> Electricity Bill & payment receipt, <input type="checkbox"/> Water Bill & payment receipt, <input type="checkbox"/> House Tax demand & payment receipt 4. Any Other document: <input type="checkbox"/> CLU, <input type="checkbox"/> TIR Report, <input type="checkbox"/> Agreement to Sale, <input type="checkbox"/> Old Valuation Report 5. No documents provided: <input type="checkbox"/>		
9.	Documents received from	CLIENT		
10.	Special Instructions if any:			
11.	I agree to pay the amount mentioned above for the preparation of Valuation Report. I agree that I'll not put pressure on Valuer firm to distort any facts and would not try to influence any member or official of the firm in the ill spirit or vested interest and to benefit any individual or organization by any means illegitimately.  Customer Signature:			

FILE RECEIVER CASE COLLECTION PROCESS COMPLIANCE CHECKLIST

(To be filled by Surveyor)

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

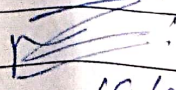
IMPORTANT INSTRUCTIONS TO SURVEYOR

1.	Please fill the above compliance checklist before moving for the survey.
2.	Please do not do the survey if you do not have proper documents.
3.	For Vacant Plot/ Land – Cizra Map/ Master/ Zonal/ Site Plan is must to identify the Plot. For Agriculture or converted land from agriculture – Mutation documents, CLU is must.
4.	Firstly please first study the documents of the property which needs to get surveyed.
5.	Mark the Owner/ Area/ Boundaries mentioned in the ownership documents with bold florescent marker pen before moving for the survey. During site survey if any difference is found in the above fields from the ownership documents then please contact the owner immediately to know the reason for the difference.
6.	Confirm ongoing property rates in the subject location through public domain, property sites and contact dealers to show you the available properties in that area during your survey.
7.	Identify the Property clearly by matching the boundaries and area mentioned in the property papers.
8.	Do sample physical or google measurements of the property.
9.	PHOTOGRAPH INSTRUCTIONS: a. Take owner/ representative photograph along with the property. b. Take your selfie along with the property and the owner/ representative. c. Take full scale photo of the property with gate. d. Take photo of the property along with abutting road, towards left, right and center. e. Take multiple photos of inside-out of the property. f. Take nearby photographs of the Property. g. Take a short video to cover property and neighborhood.
10.	Take Google Map location.
11.	Check main road name & width and approach road width and distance of property from main road.
12.	Check Jurisdiction Municipal Limits & Ward Name.
13.	Fill each column of survey form diligently in detail and tick the appropriate option clearly.
14.	Check any defects or negativity in the property and comment in detail on survey form.
15.	Do extensive market rate enquiries and confirm for any recent past transactions.
16.	In case customer appears to be providing misleading information to you or trying to influence you by money or cash then immediately report to the Management & Bank.

SURVEY PROCESS COMPLIANCE CHECKLIST

(To be submitted by Surveyor with each Survey)

S.NO.	COMPLIANCE CHECKLIST POINTS	STATUS
1.	Did you take proper property documents to carry out the survey?	<input checked="" type="checkbox"/>
2.	Have you properly studied & highlighted Owner/ Area/ Boundaries in the property documents with bold florescent before moving for the survey?	<input checked="" type="checkbox"/>
3.	Did you check prominent landmark nearby the subject property and mentioned in the survey form?	<input checked="" type="checkbox"/>
4.	Did you identified the Property clearly by matching the boundaries and area mentioned in the property papers?	<input checked="" type="checkbox"/>
5.	Did you take Cizra Map/ Master/ Zonal/ Site Plan or Patwari help to identify the vacant land/ Plot?	<input checked="" type="checkbox"/>
6.	Did you check if property is merged with any other property or it is an independent property?	<input checked="" type="checkbox"/>
7.	Did you do sample physical or google measurements of the property in case of property more than 2500 sq.mtr?	<input checked="" type="checkbox"/>
8.	Did you check municipal limits/ jurisdiction/ ward?	<input checked="" type="checkbox"/>
9.	Did you take Google Map location and shared it to Maps whatsapp group?	<input checked="" type="checkbox"/>
10.	Did you check Main road name & width and its distance from the subject property?	<input checked="" type="checkbox"/>
11.	Did you check approach Lane width on which property is located?	<input checked="" type="checkbox"/>
12.	Have you taken property full scale photograph with gate?	<input checked="" type="checkbox"/>
13.	Have you taken owner/ representative photograph with the property?	<input checked="" type="checkbox"/>
14.	Have you taken your selfie with the property along with owner/ representative?	<input checked="" type="checkbox"/>
15.	Have you taken photograph of the property along with abutting road and towards left and right of the property?	<input checked="" type="checkbox"/>
16.	Have you taken multiple photographs of the property from inside-out?	<input checked="" type="checkbox"/>
17.	Did you check nearby development and whereabouts and commented on survey form?	<input checked="" type="checkbox"/>
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?	<input checked="" type="checkbox"/>
19.	Have you filled all the columns of survey form including survey summary sheet properly?	<input checked="" type="checkbox"/>
20.	Did you draw site key plan (location map)?	<input checked="" type="checkbox"/>
21.	Did you draw rough site sketch plan?	<input checked="" type="checkbox"/>
22.	Have you taken self-attested documents from owner/ representative and stamped "documents provided by stamp"?	<input checked="" type="checkbox"/>
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?	<input checked="" type="checkbox"/>
24.	Have you confirmed any recent past transactions during market enquiries and enquired property rates locally very rigorously?	<input checked="" type="checkbox"/>
25.	Did you take signatures of the owner/ representative on undertaking and survey summary sheet?	<input checked="" type="checkbox"/>
26.	Did you signed the undertaking?	<input checked="" type="checkbox"/>

For File No.	715(2025-26) PL
Surveyor Name	DHAWAR
Signature	
Date	19/05/21

VACANT LAND 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:

14/05/25

Time:

11:00

GENERAL DETAILS

1.	Name of the Surveyor	DHANU	
2.	Property shown by	<input type="checkbox"/> Owner, <input type="checkbox"/> Representative, <input type="checkbox"/> No one was available	
		Name	Contact No.
		BHARAT (WALTON 6910)	9702339019
		ATISH PATIL (KOLC)	7400121216
3.	Survey Type	<input checked="" type="checkbox"/> Full survey (inside-out with measurements & photographs) <input type="checkbox"/> Half Survey (Measurements from outside & photographs) <input type="checkbox"/> Only photographs taken (No measurements)	
4.	Reason for Half survey or only photographs taken N/A	<input type="checkbox"/> Property was locked, <input type="checkbox"/> Possessee didn't allow to inspect the property, <input type="checkbox"/> NPA property so couldn't be surveyed completely	
5.	How Property is Identified	<input checked="" type="checkbox"/> From schedule of the properties mentioned in the deed, <input type="checkbox"/> From name plate displayed on the property, <input type="checkbox"/> Identified by the owner/ owner representative, <input type="checkbox"/> Enquired from nearby people, <input type="checkbox"/> Identification of the property could not be done, <input type="checkbox"/> Survey was not done	
6.	Type of Land	<input checked="" type="checkbox"/> Vacant Residential Plot, <input type="checkbox"/> Commercial Plot, <input type="checkbox"/> Vacant Industrial Plot, <input type="checkbox"/> Agricultural Land, <input type="checkbox"/> Institutional Land, <input type="checkbox"/> Land for Group Housing Society, <input type="checkbox"/> Land for Hotel/ Resort, <input type="checkbox"/> Land for Farm House	
7.	Property Measurement	<input type="checkbox"/> Self-measured, <input type="checkbox"/> Sample measurement only, <input checked="" type="checkbox"/> No measurement	
8.	Reason for no measurement	<input type="checkbox"/> NPA property so didn't go near the property, <input type="checkbox"/> Land not demarcated <input checked="" type="checkbox"/> Very Large uneven land, practically not possible to measure the entire area <input type="checkbox"/> Any other Reason:	
9.	Purpose of Valuation	<input checked="" type="checkbox"/> Value assessment of the asset for creating collateral mortgage <input type="checkbox"/> Periodic Re-Valuation for Bank, <input type="checkbox"/> Distress sale for NPA A/c., <input type="checkbox"/> For DRT Recovery purpose, <input type="checkbox"/> Capital Gains Wealth Tax purpose, <input type="checkbox"/> Partition purpose, <input type="checkbox"/> General Value Assessment	
10.	Type of Loan	<input type="checkbox"/> Housing Loan, <input type="checkbox"/> Housing Take Over Loan, <input type="checkbox"/> Home Improvement Loan, <input type="checkbox"/> Loan against Property, <input type="checkbox"/> Construction Loan, <input type="checkbox"/> Educational Loan, <input type="checkbox"/> Car Loan, <input type="checkbox"/> Project Loan, <input type="checkbox"/> Term Loan, <input type="checkbox"/> CC Limit enhancement, <input type="checkbox"/> Cash Credit Limit, <input type="checkbox"/> Industrial Loan, <input type="checkbox"/> NA	
11.	Loan Amount		

OWNERSHIP DETAILS

1.	Legal Owner Name/s	MILS. COMPTON MACHOTCH DEVELO	
2.	Property Purchaser Name	12	
3.	Property Address under	CTD	

Valuation	
4. Present Residence Address of the Owner/ Purchaser	
5. Property constitution	<input checked="" type="checkbox"/> Free Hold, <input type="checkbox"/> Lease Hold

		LOCATION DETAILS					
		North	South	East	West		
1.	Adjoining Properties (Match it with papers with the help of compass or Sun direction and also confirm it with nearby people)	KOIL ROAD	PMC START	Village KAKIAN	Mahivadi Railway Station		
2.	Property Facing	<input type="checkbox"/> East Facing, <input type="checkbox"/> North Facing, <input checked="" type="checkbox"/> West Facing, <input type="checkbox"/> South Facing, <input type="checkbox"/> North-East Facing, <input type="checkbox"/> South-West Facing, <input type="checkbox"/> South-East Facing, <input type="checkbox"/> North-West Facing					
3.	Landmark	LODHA POCAR CITY					
4.	Ward Name/ No.	WAKLAN, BACE- SUB REGISTER TIRANE					
5.	Zone Name	KOLC - KDMC (KAKIAN DOMBIVLI MUNICIPALITY)					
6.	Main Road Name & Width and distance of the property from it	Name	Width	Distance from property			
	KACHAN - SHICHHATA		20M	500M			
7.	Approach Road Name & Width	TATCMAI LODHA ROAD - 5M					
8.	Location consideration of the Society	<input type="checkbox"/> Within Main city, <input checked="" type="checkbox"/> Within Good Urban developed Area, <input type="checkbox"/> Within developing area, <input type="checkbox"/> Highly posh locality, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> In interiors, <input type="checkbox"/> Remote area, <input type="checkbox"/> Backward, <input type="checkbox"/> Average, <input type="checkbox"/> Poor					
9.	Location of the Flat	<input type="checkbox"/> Park Facing, <input type="checkbox"/> Pool Facing, <input type="checkbox"/> Road Facing, <input type="checkbox"/> Entrance North-East Facing, <input type="checkbox"/> Sunlight facing					
10.	Characteristics of the Locality	<input checked="" type="checkbox"/> Urban developed, <input type="checkbox"/> Urban developing, <input type="checkbox"/> Semi Urban, <input type="checkbox"/> Rural, <input type="checkbox"/> Backward, <input type="checkbox"/> Industrial, <input type="checkbox"/> Institutional					
11.	Category of Society/ Locality	<input type="checkbox"/> High End, <input type="checkbox"/> Normal, <input type="checkbox"/> Affordable Group Housing, <input type="checkbox"/> EWS, <input type="checkbox"/> HIG, <input type="checkbox"/> MIG, <input type="checkbox"/> LIG					
12.	Utilities/ Facilities in the locality	<input type="checkbox"/> Lifts, <input type="checkbox"/> Garden, <input type="checkbox"/> Landscaping, <input type="checkbox"/> Swimming Pool, <input type="checkbox"/> Gym, <input type="checkbox"/> Club House, <input type="checkbox"/> Walk Trails, <input type="checkbox"/> Kids play zone, <input type="checkbox"/> 100% Power Backup					
13.	Proximity to civic amenities	School	Hospital	Market	Metro	Railway Station	Airport
		1 KM	3 KM	3 KM		4.5 KM	15 KM
14.	Any new development in surrounding area	YES (DOMBIVLI)					
15.	Jurisdiction limits	<input type="checkbox"/> Nagar Nigam, <input type="checkbox"/> Nagar Panchayat, <input type="checkbox"/> Gram Panchayat, <input type="checkbox"/> Nagar Palika Parishad, <input type="checkbox"/> Area not within any municipal limits					
16.	Jurisdiction Development	<input type="checkbox"/> DDA, <input type="checkbox"/> GDA, <input type="checkbox"/> NOIDA, <input type="checkbox"/> GNIDA, <input type="checkbox"/> YEIDA, <input type="checkbox"/> HUDA,					

	Authority Name	<input type="checkbox"/> KMDA, <input type="checkbox"/> MDDA, <input type="checkbox"/> Any other Development Authority: <input type="checkbox"/> Area not within any development authority limits
17.	Municipal Corporation Name	<input type="checkbox"/> NDMC, <input type="checkbox"/> SDMC, <input type="checkbox"/> EDMC, <input type="checkbox"/> Ghaziabad Municipal Corporation, <input type="checkbox"/> Gurgaon Municipal Corporation, <input type="checkbox"/> Faridabad Municipal Corporation, <input type="checkbox"/> Kolkata Municipal Corporation, <input type="checkbox"/> Dehradun Municipal Corporation, <input type="checkbox"/> Area not within any municipal limits, <input type="checkbox"/> Any other Municipal Corporation/ Municipality:

PHYSICAL DETAILS				
		As per Title deed	As per Map	As per site survey
1.	Land Area	57.89 Acm	57.89 Acm	couldn't confirm as Municipal 1984 parcel with no proper bound
2.	Any conversion to the land use	M.P		
3.	Land Type	<input checked="" type="checkbox"/> Solid, <input type="checkbox"/> Rocky, <input type="checkbox"/> Marsh Land, <input type="checkbox"/> Reclaimed Land, <input type="checkbox"/> Water logged, <input type="checkbox"/> Land locked		
4.	Shape of the Land	<input type="checkbox"/> Square, <input type="checkbox"/> Rectangular, <input type="checkbox"/> Trapezium, <input type="checkbox"/> Triangular, <input type="checkbox"/> Trapezoid, <input type="checkbox"/> Irregular, <input type="checkbox"/> Couldn't confirm since not bounded, <input type="checkbox"/> NA		
5.	Level of Land	<input type="checkbox"/> On road level, <input type="checkbox"/> Below road level, <input checked="" type="checkbox"/> Above road level, <input type="checkbox"/> NA		
6.	Frontage to depth ratio	<input checked="" type="checkbox"/> Normal frontage, <input type="checkbox"/> Less frontage, <input type="checkbox"/> Large frontage, <input type="checkbox"/> NA		
7.	Are Boundaries matched	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No		
8.	Is Independent access available to the property?	<input checked="" type="checkbox"/> Clear independent access is available, <input type="checkbox"/> Access available in sharing of other adjoining property, <input type="checkbox"/> No clear access is available, <input type="checkbox"/> Access is closed due to dispute		
9.	Is property clearly demarcated with permanent boundaries?	<input type="checkbox"/> Yes, <input checked="" type="checkbox"/> No, <input type="checkbox"/> Only with Temporary boundaries		
10.	Is the property merged or colluded with any other property	M.P		
11.	Property currently possessed by	<input checked="" type="checkbox"/> Owner, <input type="checkbox"/> Vacant open land, <input type="checkbox"/> Lessee, <input type="checkbox"/> Under Construction, <input type="checkbox"/> Couldn't be Surveyed, <input type="checkbox"/> Property was locked, <input type="checkbox"/> Bank sealed, <input type="checkbox"/> Court sealed		
12.	Garden/ Landscaping	<input type="checkbox"/> Yes, <input checked="" type="checkbox"/> No, <input type="checkbox"/> Beautiful, <input type="checkbox"/> Ordinary		
13.	Boundary Wall (Only for individual property)	Height:	Width:	Finish:
14.	Guard Room	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Area:		
15.	Water arrangements	<input checked="" type="checkbox"/> Jet pump, <input type="checkbox"/> Submersible, <input type="checkbox"/> Jal board supply		
16.	Power connection	<input type="checkbox"/> No power line available within 5 Kms radius, <input type="checkbox"/> State owned power distribution company line available		
17.	Current activity carried out on the Land	<input checked="" type="checkbox"/> Vacant, <input type="checkbox"/> Farming, <input type="checkbox"/> Animal husbandry		
18.	Special comments if any			

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

No	Particulars	Subject Property	Comparable 1	Comparable 2	Comparable 3
1.	Name (source of information)	NA	V73P4 51464	KIRPA	
2.	Contact No.	NA	896271234	8669515866	
3.	Type of source of information (Seller/ Property dealer/ nearby people)	NA	PROPERTY DEALER	PROPERTY DEALER	
4.	Rates/ Price informed	NA	15K-20K/ 59m	15K-20K/ 59m	
5.	Rates Type (Sale/ Buy)	NA	SPICE	SPICE	
6.	Shape of the Property (Square, Rectangular, Irregular)		IRREGULAR	IRREGULAR	
7.	Area/ Size of the Property		2 Acres	5 Acres	
8.	Legal Status (clear, negative, weak)/ No. of owners		CCAP	CCAP	
9.	Location/ surrounding/ neighborhood comparison with the subject property (Similar, Lower, Better, Highly Better than the subject Property)	Base Case	SIMILAR	SIMILAR	
10.	Distance from the subject Property	0	1.5 KM	1 KM	
11.	Level of Land (Below/ On/ Above road level)		Above	Above	
12.	Frontage to depth ratio (Normal, Less, Large)		Normal	Normal	
13.	Approach road width		5 M	5 M	
14.	Present Use		vacant	vacant	
15.	Property Demarcation (Yes, No, Partly, Temporarily)		yes	yes	
16.	Other factors (Corner, 2 side open, North-East facing, Park facing, Legal/ Financial encumbrance, etc.)			-	
17.	Any other details/ Discussion held	NA			
18.	Present expected Sale Value of the overall property?		450cr - 500 cr.		

UNDERTAKING BY THE CUSTOMER


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

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

Name	BHARAT
Relationship with owner	EMPLOYEE
Signature	
Mobile No.	970233 9019
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.	VIS(2025-26)-PL106-092-122
Surveyor Name	DHARWAL VANDRA
Signature	
Date	

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.	V15(2025-20) PC 106-092721						
2.	Name of the Surveyor	DHP WAC						
3.	Borrower Name	MIS. MACROTECH DEVELOPERS LTD						
4.	Name of the Owner	" "						
5.	Property Address which has to be valued	MA CAND AT VILLAGE WAKKAM, BACE, KOLE, IN THAME, KACHAM, MAHARATHRA						
6.	Property shown & identified by at spot	<input checked="" type="checkbox"/> Owner, <input type="checkbox"/> Representative, <input type="checkbox"/> No one was available, <input type="checkbox"/> Property is locked, survey could not be done from inside <table border="1"> <tr> <th>Name</th> <th>Contact No.</th> </tr> <tr> <td>BHARAT</td> <td>9702339019</td> </tr> </table>			Name	Contact No.	BHARAT	9702339019
Name	Contact No.							
BHARAT	9702339019							
7.	How Property is Identified by the Surveyor	<input checked="" type="checkbox"/> From schedule of the properties mentioned in the deed, <input type="checkbox"/> From name plate displayed on the property, <input type="checkbox"/> Identified by the owner/ owner representative, <input type="checkbox"/> Enquired from nearby people, <input type="checkbox"/> Identification of the property could not be done, <input type="checkbox"/> Survey was not done						
8.	Are Boundaries matched	<input type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> No relevant papers available to match the boundaries, <input type="checkbox"/> Boundaries not mentioned in available documents						
9.	Survey Type	<input checked="" type="checkbox"/> Full survey (inside-out with measurements & photographs) <input type="checkbox"/> Half Survey (Measurements from outside & photographs) <input type="checkbox"/> Only photographs taken (No measurements)						
10.	Reason for Half survey or only photographs taken <i>MR</i>	<input type="checkbox"/> Property was locked, <input type="checkbox"/> Possessee didn't allow to inspect the property, <input type="checkbox"/> NPA property so couldn't be surveyed completely						
11.	Type of Property	<input type="checkbox"/> Flat in Multistoried Apartment, <input type="checkbox"/> Residential House, <input type="checkbox"/> Low Rise Apartment, <input type="checkbox"/> Residential Builder Floor, <input type="checkbox"/> Commercial Land & Building, <input type="checkbox"/> Commercial Office, <input type="checkbox"/> Commercial Shop, <input type="checkbox"/> Commercial Floor, <input type="checkbox"/> Shopping Mall, <input type="checkbox"/> Hotel, <input type="checkbox"/> Industrial, <input type="checkbox"/> Institutional, <input type="checkbox"/> School Building, <input checked="" type="checkbox"/> Vacant Residential Plot, <input type="checkbox"/> Vacant Industrial Plot, <input type="checkbox"/> Agricultural Land <i>CAND</i>						
12.	Property Measurement	<input type="checkbox"/> Self-measured, <input type="checkbox"/> Sample measurement, <input checked="" type="checkbox"/> No measurement						
13.	Reason for no measurement	<input type="checkbox"/> It's a flat in multi storey building so measurement not required <input type="checkbox"/> Property was locked, <input type="checkbox"/> Owner/ possessee didn't allow it, <input type="checkbox"/> NPA property so didn't enter the property, <input checked="" type="checkbox"/> Very Large Property, practically not possible to measure the area within limited time <input type="checkbox"/> Any other Reason:						
14.	Land Area of the Property	As per Title deed	As per Map	As per site survey				
		57.89 Acre	57.89 Acre	-				
15.	Covered Built-up Area	As per Title deed	As per Map	As per site survey				
16.	Property possessed by at the time of survey	<input checked="" type="checkbox"/> Owner, <input type="checkbox"/> Vacant, <input type="checkbox"/> Lessee, <input type="checkbox"/> Under Construction, <input type="checkbox"/> Couldn't be Surveyed, <input type="checkbox"/> Property was locked, <input type="checkbox"/> Bank sealed, <input type="checkbox"/> Court sealed						
17.	Any negative observation of the							

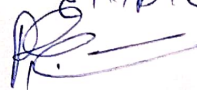
	property during survey	
18.	Is Independent access available to the property	<input checked="" type="checkbox"/> Clear independent access is available, <input type="checkbox"/> Access available in sharing of other adjoining property, <input type="checkbox"/> No clear access is available, <input type="checkbox"/> Access is closed due to dispute
19.	Is property clearly demarcated with permanent boundaries?	<input type="checkbox"/> Yes, <input checked="" type="checkbox"/> No, <input type="checkbox"/> Only with Temporary boundaries
20.	Is the property merged or colluded with any other property	N/A
21.	Local Information References on property rates	Please refer attached sheet named 'Property rate Information Details.'

Endorsement:

1. Signature of the Person who was present from the owner side to identify the property:

Undertaking: I have shown the correct property and provided the correct information about the property to the surveyor of R.K Associates to the best of my knowledge for which Valuation has to be prepared. In case I have shown wrong property or misled the valuer company in any way then I'll be solely responsible for this unlawful act.

- a. Name of the Person:
b. Relation:
c. Signature:
d. Date:


BHARAT
EMPLOYEE


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

2. Surveyor Signature who did site inspection:

Undertaking: I have inspected the property and cross verified the property details at site to the extent of a. Matching boundaries of the property, b. Sample measurement of its area, c. Physical condition, d. Property rates as per local information with what is mentioned in the property documents provided to me by the Bank/interested organization. I have not come under influence of anyone during site inspection and have only recorded the true and factual details in the survey form which I come across during the site survey. I understand that giving any manipulative information in the survey form will lead to incorrect Valuation report which is an unlawful act and I'll be solely responsible for doing it.

- a. Name of the Surveyor:
b. Signature:
c. Date:

DHARMA


MAKPAH

- E - COPTURE VILLAGE 1401/90
- W - MAKUORI RAILWAY STATION
- N - KOIR ROAD
- S - PAPUEI MUNICIPAL CORPORATION AREA STATION

BAFE

- E - SPPE Police camp
- W - Aai Gaudeni sports club
- N - Sherdor village
- S - Ganpati mandir
- M.R - Dahisar-KOIR ROAD
- A.F - ———

KORE

- E - KORE PALAU
- W - Shilphata Road
- N - Phase 2, palau
- S - XPRHA Mall
- Main Road - Kailyon Shilphata Road
- Approach Road - Internal road

Sr. No.	File No.	Village	New Survey No.	Hissa No.	Area Conveyed in Sq. mtrs.	Area under Approved Plan dated 26.08.2022 & 11.10.2024 (Palava 3)	Land Classification	Land Owner
1	326	Waklan	7	4D	232.5	930	Class 1	MDL
2	14	Waklan	13	5	1820	1,820	Class 1	MDL
3	152	Waklan	13	4	3200		Class 1	
4	152	Waklan	13	4	760	4,960	Class 1	MDL
5	152	Waklan	13	4	500		Class 1	
6	152	Waklan	13	4	500		Class 1	
7	110	Waklan	14	1	3160		Class 1	MDL
8	110 A	Waklan	14	1	1580	6,320	Class 1	MDL
9	303	Waklan	14	10	1010	1,010	Class 1	MDL
10	52	Waklan	16	1	1780	1,780	Class 1	MDL
11	54	Waklan	16	2	350	350	Class 1	MDL
12	10	Waklan	17	1	1605	3,210	Class 1	MDL
13	10	Waklan	17	1	1605		Class 1	
14	52	Waklan	19	3/4	2280	2,280	Class 1	MDL
15	10	Waklan	20	3	1820	1,820	Class 1	MDL
16	52	Waklan	20	2	3520	3,520	Class 1	MDL
17	250	Waklan	23	2	2000	2,540	Class 1	MDL
18	250	Waklan	23	2	540	3,900	Class 1	MDL
19	52	Waklan	24	5	1290	1,290	Class 1	MDL
20	54	Waklan	26	3	184	230	Class 1	MDL
21	54	Waklan	26	3	16		Class 1	
22	218	Waklan	28	3	1100	1,100	Class 1	MDL
23	126	Waklan	31	2	320	320	Class 1	MDL
24	128	Waklan	32	1	630	630	Class 1	MDL
25	128	Waklan	33	8	1700	1,700	Class 1	MDL
26	53	Waklan	48	1	1300	1,300	Class 1	MDL
27	150	Waklan	54	2	3400	3,400	Class 1	MDL
28	268	Waklan	68	3/2	3085	12,340	Class 1	MDL
29	7	Waklan	69	2	1420	1,420	Class 1	MDL
30	12	Waklan	69	6	3870	3,970	Class 1	MDL
31	104	Waklan	69	1	1290	1,290	Class 1	MDL
32	217	Waklan	69	3	7060	7,060	Class 1	MDL
33	269	Waklan	69	4	1310	1,310	Class 1	MDL
34	33	Waklan	81	5	1110	1,110	Class 1	MDL
35	60	Waklan	81	1	2170	2,170	Class 1	MDL
36	249	Waklan	81	2	2454.99	4,910	Class 1	MDL
37	7	Waklan	82	1	2500	2,500	Class 1	MDL
38	208	Waklan	82	4	900	900	Class 1	MDL
39	241	Waklan	82	2	1000	1,000	Class 1	MDL
40	282	Waklan	82	3	1000	1,000	Class 1	MDL
41	7	Waklan	83	4	1900	1,900	Class 1	MDL
42	7	Waklan	83	7	960	960	Class 1	MDL
43	7	Waklan	83	8	1190	1,190	Class 1	MDL
44	7	Waklan	83	11	230	230	Class 1	MDL
45	7	Waklan	83	6	730	730	Class 1	MDL
46	104	Waklan	83	2	1490	1,490	Class 1	MDL
47	209	Waklan	83	1	970	970	Class 1	MDL
48	223	Waklan	83	9	1050	1,050	Class 1	MDL
49	257	Waklan	83	3	7250	11,250	Class 1	MDL
50	7	Waklan	87	2	1010	1,010	Class 1	MDL
51	5	Waklan	88	3	3160	3,160	Class 1	MDL
52	184	Waklan	88	1	1870	1,870	Class 1	MDL
53	178	Waklan	89	0	316.6	1,900	Class 1	MDL
54	178	Waklan	89	0	949.995		Class 1	
55	178	Waklan	89	0	633.405		Class 1	
56	7	Waklan	90	2	3320	3,320	Class 1	MDL
57	141	Waklan	91	1	2120	2,120	Class 1	MDL
58	271	Waklan	92	2	3770	3,770	Class 1	MDL
59	183	Waklan	92	2	3600	3,600	Class 1	MDL
60	108	Waklan	104	3	1310	1,310	Class 1	MDL

61	283	Waklan							Class 1	MDL
62	16	Waklan	115	8	6400	6,400	6,400		Class 1	MDL
63	219	Waklan	119	4	1370	1370	1,370		Class 1	MDL
64	291	Waklan	119	3	710	710	710		Class 1	MDL
65	293	Waklan	119	1	4413.33	6,513	7,067		Class 1	
66	299	Waklan	119	1	1120.84				Class 1	
67	19	Waklan	119	1	980.7				Class 1	
68	261	Waklan	125	1	1980	1,980	1,800		Class 1	MDL
69	306	Waklan	127	5	2400	2,400	425		Class 1	MDL
70	120	Waklan	134		2730	8,730	8,730		Class 1	MDL
71	7	Waklan	136	18	3210	3,210	3,210		Class 1	MDL
72	194	Waklan	141	3	1850	1,850	1,850		Class 1	MDL
73	240	Waklan	141	4	2480	4,480	4,480		Class 1	MDL
74	230	Waklan	146		1770	3,540	3,540		Class 1	MDL
75	124	Waklan	149	1	3190	3,190	3,190		Class 1	MDL
76	177	Waklan	157	5	1570	1,570	1,570		Class 1	MDL
77	242	Waklan	157	3	910	910	910		Class 1	MDL
78	245	Waklan	162	8	1851.851	2,400	1,852		Class 1	MDL
79	322	Waklan	162	22	1090	1,500	1,500		Class 1	MDL
80	322	Waklan	162	18	1133	3,400	3,400		Class 1	MDL
81	295	Waklan	164	23	400	1,200	1,200		Class 1	MDL
82	311	Waklan	164	2	2175	5,010	5,010		Class 1	MDL
83	296	Waklan	164	2	835				Class 1	
84	322	Waklan	164	2	2000				Class 1	
85	45	Waklan	165	2	767	2,300	2,300		Class 1	MDL
86	103	Waklan	169	28	4750	4,750	4,750		Class 1	MDL
87	20	Bale	171	3	456	760	456		Class 1	MDL
88	30	Bale	86	1	5850	5,850	5,850		Class 1	MDL
89	18	Bale	79	0	4750	4,750	4,750		Class 1	MDL
90	8	Bale	70	0	2930	2,930	2,930		Class 1	MDL
91	19	Bale	170	1	9360	9,360	9,360		Class 1	MDL
92	30	Bale	77	0	3360	3,360	3,360		Class 1	MDL
93	18	Bale	81	0	3190	3,190	3,190		Class 1	MDL
94	16	Bale	61	8	600	600	600		Class 1	MDL
95	16	Bale	38	3	3320	3,320	3,320		Class 1	MDL
96	ADPL58	Kole	38	2	2880	2,880	2,880		Class 1	MDL
97	28	Kole	32	1	1100	1,100	1,100		Class 1	MDL
98	ADPL-49	Kole	32	2B	600	600	600		Class 1	MDL
99	ADPL-75	Kole	32	2C	600	600	600		Class 1	MDL
100	ADPL69	Kole	32	4(Part)	2900	2,900	2,900		Class 1	MDL
101	ADPL68	Kole	32	6B(P)	1820	1,820	1,820		Class 1	MDL
102	ADPL74	Kole	32	6C	3760	3,760	3,760		Class 1	MDL
103	ADPL74	Kole	32	6D	2120	2,120	2,120		Class 1	MDL
104	ADPL-66	Kole	32	6EE	1710	1,710	1,710		Class 1	MDL
105	ADPL-78	Kole	78	Part)	2600	2,600	2,600		Class 1	MDL
106	ADPL-75	Kole	79	3(Part)	9520	13,800	7,220		Class 1	MDL
107	ADPL-55	Kole	79	35P	5200	7,700	6,225		Class 1	MDL
108	ADPL-78	Kole	79	38(Part)	6200	6,200	6,200		Class 1	MDL
109	ADPL-78	Kole	79	39(Parl)	2200	2,200	2,200		Class 1	MDL

Total Area in Sq. Mtrs. 234315.21

Total Area in Acres 57.91

Waklan	157745.211	38.99
Bale	36240	8.96
Kole	40330	9.97

