

Field Visit Form

Case No. _____

Visit By - Dhruv Karada

Visit Date - 6/7/2023

Given By - Ashok Sir

1.	Bank Name & Branch	<u>SBI Mumbai For Vastrikale</u>			
2.	Survey in Presence of	<u>Mr. Jaswant Parikh 9998371616</u>			
3.	Applicant Name & Contact No.	<u>Mr. Ashok Dedaria - M. 9825327125</u>			
4.	Name of the Purchaser or Owner/s	<u>M/s. Le Kriffie offset Pvt. Ltd.</u>			
5.	Applicant Address	"			
6.	Property Address	<u>Final Plot No. 161/1 Paiki, Khata No. 143, Blk. Chambes Chambes, B/s. Nikanthoni Dhamlaxmi Usmanpara Income tax, Navrangpura, Ahmedabad-380014.</u>			
7.	Name of the Society	"			
8.	Society Regn. No.	"			
9.	Nearest Station & Distance/Proximity	<u>Income tax Bus Stop.</u>			
10.	Presently Occupied	Owner / Seller / Builder / Tenanted to a	Tenant Name		
		<u>third party / Vacant condition</u>	Monthly Rent		
11.	Landmark	<u>Income tax Circle</u>		Municipal Ward:	
12.	S. No. / Plot No. / CTS No.	<u>T.P. No. 3, F.P.S. No. 161/1 Paiki.</u>			
13.	Area of Plot	Sq. mt.	Village Name		
		<u>583</u>			
14.	Bounded by (For Flat) <u>as per Doc.</u>	East - <u>Sub Plot No. 5</u>	North - <u>Road</u>		
		West - <u>Sub Plot No. 3</u>	South - <u>FP No. 161/2</u>		
	Bounded by (For building)	East - <u>Dhamlaxmi Chambes</u>	North - <u>Road</u>		
		West - <u>Nikanthoni</u>	South - <u>Other premises</u>		
15.	Type of Land	<u>N.A. / Agri. / Gaothan / Ind N.A. (Solid / Rocky / Marsh / Reclaimed / Water-Logged)</u>			
16.	Tenure	<u>Freehold</u>			
17.	Type locality/Classification	<u>Residential</u> / Resi. Cum Comm. / Comm. / Indus. / Agri.	Urban / Semi Urban / Rural		
18.	Type of Property	Flat / Shop / Gala / Office / <u>Land / Bldg.</u>	House / Bungalow / P & M		
19.	Flat Details	Hall - <input checked="" type="checkbox"/>	Kitchen - <input checked="" type="checkbox"/>	Bedroom - <input checked="" type="checkbox"/>	
		Attached WC & Bath - <input checked="" type="checkbox"/>	Balcony - <input checked="" type="checkbox"/>	Dinning - <input checked="" type="checkbox"/>	
			F/B - <input checked="" type="checkbox"/>	Bath - <input checked="" type="checkbox"/>	
			D/B - <input checked="" type="checkbox"/>	WC - <input checked="" type="checkbox"/>	
			Terrace - <input checked="" type="checkbox"/>		
20.	Interiors	Flooring <u>Kotah</u> / Mosaic / Spartek / Ceramic / Vitrified / Marble / Marbonite / Italian / Cement Concrete			
		Kitchen <u>NA</u> / U/L-Shaped / Granite / Green Marble / White marble / Modular Kitchen			
		Windows A.S. Windows / P.C.A.S.W. / <u>Wooden Hinged</u>			
		Doors Plywood / <u>Wooden</u> / Bakelite / Teakwood / Glass / M.S. Rolling Shutter			
		W. C. <u>Indian</u> / <u>European</u> / Anglo Indian			
		Bath Spartek / Vitrified / Kotah / Ceramic			
		Paint Acrylic / Distemper / Cement / Whitewash			
		POP Yes <u>No</u> → <u>Broken condition.</u>			
		Exterior Paint Cement / <u>Acrylic</u>		Garden	Yes / <u>No</u>
	21.	Type of Structure	RCC + Brickwall / Blockwall / Load Bearing / MS sheet / AC Sheet roofing / Mangalore Tiles		
22.	No. of Floors	<u>celler</u> <u>Basement + G + 1</u>	Podium + Stilt + Part Stilt + Part / Upper Floors		
23.	No. of Lift in Bldg.	<u>No</u>	No. of flats per floor :- No. of shops & flats in Bldg. :-		
24.	Construction	<u>Complete</u> / Under Construction (If U/C - % completed)			
25.	Present Condition	Slab Work upto -		Brickworks upto -	
		Flooring / Plaster / Painting / Plumbing / Electrical works / Windows			
26.	Age of Property	Approx. <u>53</u> Years	Residual Life	Approx. <u>7</u> Years	

Type of Bldg	Individual / Complex		
Paving Around Bldg	Cement Concrete / Chequered Tiles / Paver Blocks / Tar Road		
Plot	Corner plot / intermittent plot	Width of road	below 20 ft / more than 20 ft.
Type of road available at present	Tar Road		
Is it a land - locked land?	NO	Shape of land	Rectangular / Rectangular / Irregular
Car Parking	Open Space / Stilt / Part Stilt / Basement / Podium / Stack		
Maintenance of Bldg	Good / Average / Poor		
Quality of Construction	Good / Average / Poor		
Class	Middle Class / Upper Middle Class / Higher Class		
Separated Compound / nature of boundary	Yes / No. (Brick wall Compound / Barbwire / Stone Wall)		
Water Availability	Municipal / Bore-well / Well Water / Grampanchayat / Rain		
Agreement Details	Date: 2016	Purchase Price: Rs.	
Market Trend / Broker name & comparable			
Agreement Area	(Carpet / Built up / Saleable	- 583 sq. mtr. land	
Measurements	Carpet - BUA -	Saleable -	% Loading)
Balcony / mezzanine			
Otta / Terrace			
Valuation Method	CRM / Land & Bldg. / Market Rate / Construction Cost Only		
Current Fair Market Value	Area	X Rate:	= Total
Insurance Value	Rs.	Rent	Rs.
Remark	→ Door was closed, Main Gate was closed. → Building was found very poor condition		

Measurements: in mt⁸⁸.

Type	L	B	Total	Type	L	B	Total		L	B	Total
WF	15	9									
FF	15	9									
Grand Total											

Layout :

Remarks:-

- ① Nomenclature of the property was not available. Hence, we assumed that, the property shown by Mr. Jasvant Parikh is ~~correct~~ correct.
- ② Condition of Building structures are found very poor as on date. Only scrap value is to be given as per my opinion.