

# Field Visit Form

Case No. NA.

Visit By - Dhruv Kamada

Visit Date - 23/2/2024

Given By - Alok Sir (vastakala)

1.	Bank Name & Branch	<u>Private.</u>		
2.	Survey in Presence of	<u>Mrs. Priyom Agaswal (Associate Manager)</u>		
3.	Applicant Name & Contact No.	<u>(M. 7980830984)</u>		
4.	Name of the Purchaser or Owner/s	<u>M/s. Zenith Leisure Holidays Limited</u>		
5.	Applicant Address			
6.	Property Address	<u>Office No. 104, 1<sup>st</sup> Floor, 3<sup>rd</sup> Eye, Opp. Centre Point, Panchvati Cross Road, Ahmedabad-380006.</u>		
7.	Name of the Society	<u>3<sup>rd</sup> Eye</u>		
8.	Society Regn. No.			
9.	Nearest Station & Distance/Proximity	<u>Law Garden BATS Bus Stand</u>		
10.	Presently Occupied	<input checked="" type="checkbox"/> Owner / Seller / Builder / Tenanted to a	Tenant Name	
		third party	Monthly Rent	
11.	Landmark	<u>above Bandhan Bank</u>		
12.	S. No. / Plot No. / CTS No.	Municipal Ward: <u>AMC.</u>		
13.	Area of Plot / office	<u>1316</u> <del>Sq. Ft.</del> <u>Sq. Ft.</u> (As per <u>Val. Report</u> )	Village Name	
14.	Bounded by (For Flat) office	East - <u>Other premise</u>	North - <u>office NO. 103</u>	Mauje: <u>Kochrab.</u>
		West - <u>Passage / Road.</u>	South - <u>office NO. 105</u>	
	Bounded by (For building)	East - <u>Other premise</u>	North - <u>Panchratna Complex</u>	Road to <u>Law Garden</u>
		West - <u>CR Road.</u>	South - <u>Road to Law Garden</u>	
15.	Type of Land	<input checked="" type="checkbox"/> N.A. / Agri. / Gathan / Ind N.A. (Solid / Rocky / Marsh / Reclaimed / Water-Logged)		
16.	Tenure	<u>Freehold.</u>		
17.	Type locality/Classification	<input checked="" type="checkbox"/> Residential / Resi. Cum Comm. / <input checked="" type="checkbox"/> Comm. / Indus. / Agri.	Urban / Semi Urban / Rural	
18.	Type of Property	<input checked="" type="checkbox"/> Flat / Shop / Gala / <input checked="" type="checkbox"/> Office / Land / Bldg. / House / Bungalow / P & M		
19.	Flat Details <u>office</u> <u>Staff Cabins</u>	Hall- Kitchen - Bedroom - Dining - Bath - WC-		
		Attached WC & Bath - Balcony - F/B- D/B- Terrace -		
20.	Interiors	Flooring <u>Kotah / Mosaic / Spartek / Ceramic / Vitrified / Marble / Marbonite / Italian / Cement Concrete</u>		
	<u>wooden mat</u> <u>Panels</u>	Kitchen <u>U / L-Shaped / Granite / Green Marble / White marble / Modular Kitchen</u>		
		Windows <u>A.S. Windows / P.C.A.S.W. / Wooden Hinged</u>		
		Doors <u>Plywood / Wooden / Bakelite / Teakwood / Glass / M.S. Rolling Shutter</u>		
		W. C. <u>Indian / European / Anglo Indian</u>		
		Bath <u>Spartek / Vitrified / Kotah / Ceramic</u>		
		Paint <u>Acrylic / Distemper / Cement / Whitewash</u>		
		POP <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No. <u>False Ceiling.</u>		
21.	Exterior Paint	<input checked="" type="checkbox"/> Cement / <input checked="" type="checkbox"/> Acrylic	Garden	Yes <input checked="" type="checkbox"/> No
22.	Type of Structure	<input checked="" type="checkbox"/> RCC + Brickwall / Blockwall / Load Bearing / MS sheet / AC Sheet roofing / Mangalore Tiles		
23.	No. of Floors	<input checked="" type="checkbox"/> 2 Basement + G + 4 Podium + Stilt + Part Stilt + Part / Upper Floors		
24.	No. of Lift in Bldg.	<u>2</u> No.	No. of flats per floor :-	No. of shops & flats in Bldg. :- <u>Not Counted!</u>
25.	Construction	<input checked="" type="checkbox"/> Complete / Under Construction (If U/C - % completed)		
26.	Present Condition	Slab Work upto - Brickworks upto -		
		Flooring / Plaster / Painting / Plumbing / Electrical works / Windows		
27.	Age of Property	Approx. <u>16</u> Years	Residual Life	Approx. <u>44</u> Years

(as per property tax bill)

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	NA Tar Road.		
Is it a land - locked land?	No	Shape of land	Rectangular / Rectangular / Irregular. NA.
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	Municipa / Bore-well / Well Water / Grampanchayat / Rain		
Agreement Details	Date:	Purchase Price: Rs.	
Market Trend / Broker name & comparable	M/s. Atul Patel → M.		
Agreement Area	(Carpet	/ Built up	/ Saleable )
Measurements	Carpet - 21.52	BUA -	Saleable - ( % Loading)
Balcony / mezzanine	SMT		
Ota / Terrace			
Valuation Method	CRM / Land & Bldg. / Market Rate / Construction Cost Only		
Current Fair Market Value	Area	X Rate:	= Total.
(As per Broker's Inquiry)	approx. rate of Carpet area will be 13,000 to 15,000 per sq.ft. * Rate of SBA area will be 8,500 to 10,000 per sq.ft. for first floor only.		
Insurance Value	Rs.	Rent	Rs.
Remark	→ Staff Sitting Area (15 persons), Pooja Area & Reception area, two conference rooms (4 person each cap), Pantry area, WC.		

Measurements: in ft as per physical measurement

Type	L	B	Total	Type	L	B	Total	L	B	Total
Staff sitting & conference	12.715	29.100	354.60	Pantry	7.040	5.040	35.48			
				WC	4.740	4.570	21.66			
Pooja Room & Reception	13.685	13.59	185.979	Total Carpet Area ⇒ 877.76 sq.ft.						
Corridor Area	9.33	8.285	77.299	ie. 81.52 sq.mts.						
	(1/2 x 8.285)	2.935	12.158	Grand Total						

Layout :