

Field Visit Form

Case No.

Visit By - Dhruv Kamaden

Visit Date - 20/02/2025

Given By Vastrikalan

1.	Bank Name & Branch	Private Use, Not for Lending Purpose Vastrikalan		
2.	Survey in Presence of	Mr. P. P. Patil Paumun Shastry - M. 9974428666		
3.	Applicant Name & Contact No.	M/S. KIFS International LLP		
4.	Name of the Purchaser or Owner/s	M/S. KIFS International LLP		
5.	Applicant Address			
6.	Property Address	"Privilon" office NO. B-22, 22 nd Floor, Block:- B, B/h. Iskon Temple, Ambli BRTS Road, off. SA Highway, Ahmedabad-380059.		
7.	Name of the Society	Privilon		
8.	Society Regn. No.			
9.	Nearest Station & Distance/Proximity	Iskon BRTS Bus Stop.		
10.	Presently Occupied	Owner / Seller / Builder / Tenanted to a	Tenant Name	
		third party - Ernst & Young LLP	Monthly Rent	As per lease deed.
11.	Landmark	Iskon Temple		Municipal Ward:
12.	S. No. / Plot No. / CTS No.	EP NO. 72, TPS NO. SI, Maje: Jodhpur.		
13.	Area of Plot	505.88 Sq. mt. i.e. 542.06 sft	Village Name	Jodhpur - / City - ABD.
14.	Bounded by (For Flat)	East -	Internal Road	North -
		West -	Internal wall	South -
14.	Bounded by (For building)	East -	Internal Road	North -
		West -	Internal wall	South -
15.	Type of Land	N.A. / Agri. / Gaothan / Ind N.A. (Solid / Rocky / Marsh / Reclaimed / Water-Logged)		
16.	Tenure	Freehold.		
17.	Type locality/Classification	Residential / Resi. Cum Comm. / Comm. / Indus. / Agri.	Urban / Semi Urban / Rural	
18.	Type of Property	Flat / Shop / Gala / Office / Land / Bldg. / House / Bungalow / P & M		
19.	Flat Details	Hall - ✓ Kitchen - ✓ Parlour Bedroom - NA Dinning - NA Bath - NA WC - ✓ Attached WC & Bath - ✓ Balcony - ✓ F/B - D/B - Terrace -		
20.	Interiors	Flooring	Kotah / Mosaic / Spartek / Ceramic / Vitrified / Marble / Marbonite / Italian / Cement Concrete	
		Kitchen	U / L-Shaped / Granite / Green Marble / White marble / Modular Kitchen	
		Windows	A.S. Windows / P.C.A.S.W. / Wooden Hinged	
		Doors	Plywood / Wooden / Bakelite / Teakwood / Glass / M.S. Rolling Shutter	
		W. C.	Indian / European / Anglo Indian	
		Bath	Spartek / Vitrified / Kotah / Ceramic	
		Paint	Acrylic / Distemper / Cement / Whitewash	
21.	Exterior Paint	POP	Yes / No.	
			Cement / Acrylic	Garden Yes / No
22.	Type of Structure	RCC + Brickwall / Blockwall / Load Bearing / MS sheet / AC Sheet roofing / Mangalore Tiles		
23.	No. of Floors	2 Basement + G + 23 Podium + Stilt + Part Stilt + Part / Upper Floors		
24.	No. of Lift in Bldg.	4 No.	No. of flats per floor :- Not counted	No. of shops & flats in Bldg. :- Not counted
25.	Construction	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. 6 Years	Residual Life	Approx. Years

2019

(Joh Asper Raja Chitli)

Type of Bldg.	Individual / <u>Complex</u>		
Paving Around Bldg.	<u>Cement Concrete</u> / Chequered Tiles / Paver Blocks / <u>Tar Road</u>		
Plot	<u>M</u> Corner plot / intermittent plot	Width of road	below 20 ft. / <u>more than 20 ft.</u>
Type of road available at present	<u>Tar Road.</u>		
Is it a land - locked land?	<u>N.A.</u>	Shape of land	Rectangular / Rectangular / Irregular.
Car Parking	Open Space / Stilt / Part Stilt / <u>Basement</u> / Podium / Stack		
Maintenance of Bldg.	<u>Good</u> / Average / Poor		
Quality of Construction	<u>Good</u> / Average / Poor		
Class	Middle Class / Upper Middle Class / <u>Higher Class</u>		
Separated Compound / nature of boundary	<u>Yes</u> / No. (Brick wall Compound / Barbwire / Stone Wall)		
Water Availability	<u>Municipal</u> / Bore-well / Well Water / Grampanchayat / Rain		
Agreement Details	Date:	Purchase Price: Rs.	
Market Trend / Broker name & comparable			
Agreement Area	(Carpet / Built up / Saleable)		
Measurements	Carpet - BUA -	Saleable -	(% Loading)
Balcony / mezzanine			
Ota / 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	→ Occupied by Tenant / Lessee - Ernst & Young Services Pvt. Ltd.		

Measurements:

Approx 5819 SFT in INDIA

Type	L	B	Total	Type	L	B	Total	L	B	Total
Reception	16.28	30.156	489							
Passage	8.50	18.448	156							
Cabin	2.2	3.5	7.4							
2.2	2.2	15.48	325							
A-201	41.35	100.00	4135							
			<u>Total</u>				<u>5819 SFT</u>			
			<u>- 325 SFT</u>							
								<u>Grand Total</u>		

Layout:

5494 SFT
Physical Measurement.