

# **SURVEY FORM FOR UP TOURISM HERITAGE PROPERTIES SURVEY**

Date of implementation: 27.11.2024

VIC (2024-25) - PL522-468-678

File No: VIS-20\_\_-20\_\_ PL-

Date: 12/12/24

Time: —

UP Tourism, Lucknow.

## **IMPORTANT INSTRUCTIONS TO SURVEYOR**

1. Collect all as build drawing of building/any component available at site.
2. Previous lease deed providing information about possession details.
3. Collect all other details from the Revenue Department (Tehsil) related to land and property.
- ④ Take Google Map Location.
5. Do check the encroachment on the site with complete details.
6. Please take proper and enough photographs of the site.
7. Please do confirm the Circle Rate of the Property on the site.
8. Please do check the site neighborhood properly and for what will be its best use upon redevelopment.

Alambagh,  
Bhawan.

## **GENERAL DETAILS**

1.	Name of the Surveyor	Rajat Choudhary		
2.	Property Name	Alambagh Bhawan, Lucknow.		
3.	Property Address	Alambagh Mahal, Chander Nagar, Alambagh, Lucknow, Uttar Pradesh - 226005.		
4.	Property Documents collected	<p><i>(As per local enquiry) →</i></p> <p><b>Ownership Documents:</b> <input type="checkbox"/> Sale Deed, <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, <input type="checkbox"/> Khatauni, <input type="checkbox"/> Mutation Documents</p> <p><b>Map:</b> <input type="checkbox"/> Cizra Map, <input type="checkbox"/> Approved Map, <input type="checkbox"/> Site Plan</p> <p><b>Utility Bills:</b> <input type="checkbox"/> Electricity Bill &amp; payment receipt, <input type="checkbox"/> Water Bill &amp; payment receipt, <input type="checkbox"/> House Tax demand &amp; payment receipt</p> <p><b>Any Other document:</b> <input checked="" type="checkbox"/> Only Notification of UP Govt &amp; Longitude / Latitude details.</p>		
5.	Property shown by	Name	Contact No.	
	Care taker →	Mr. Tinku Sharma	800 50 32 228.	
6.	UP Tourism Officer accompanied	Name	Designation	Number
	→ KPMG	Mr. Rahul	working with UP tourism for PPO Model.	7567679629
7.	Tehsil Office Person Details	Name	Designation	Number

→ Kept by "Archaeology Department".

→ Renu Tiwari & (Anil Singh)  
(Director) (Officer)



Sign → Qury 12/12/24 adk Sadar Tehsil Lekhpal (10hesh401@gmail.com) 8853416401

8. Survey Type ☒ Full survey (inside-out with measurements & photographs)  
☐ Half Survey (Measurements from outside & photographs)  
☐ Only photographs taken (No measurements)

9. Reason for Half survey or only photographs taken ☐ Property was locked, ☐ Possesses didn't allow to inspect the property,

10. How Property is Identified ☐ From schedule of the properties mentioned in the deed, ☒ From name plate displayed on the property, ☒ Identified by the owner/owner representative, ☐ Enquired from nearby people, Caretaker

11. Is Lekhpal able to locate the clear boundaries? As per Lekhpal we need to only consider the land area within the boundary wall for Alambagh Bhanwan.

12. Is cadastral (Sizra Map) collected from Lekhpal? (Yes) → one soft copy given & picture taken

13. Property Measurement ☐ Self-measured, ☒ Sample measurement only, ☐ No measurement

14. Reason for no measurement ☐ Property was locked,  
☐ Very Large Property, practically not possible to measure the entire area ☐ Any other Reason:

### OWNERSHIP DETAILS

1. Name of the Property Owner as per Govt. record/ documents UP Govt as per Lekhpal (NO Document provided).

2. Property Survey no. (Gata No., Khasra No.) ☐ Free Hold, ☐ Lease Hold

3. Details of the encroachment found on the site currently Alambagh Bhanwan is demarcated with a permanent boundary wall where there is no encroachment. (But as per locals, many years back Alambagh Bhanwan was scattered of huge land which ~~was~~ got encroached time to time, there are local markets, residential, many Govt. Buses like Fire Station, Electricity & water Department etc, etc in nearby surrounding).

4. Prevailing circle rate of the land

### LOCATION DETAILS

	North - East	West - South	North - West	South - East
1. Adjoining Properties (Match it with papers with the help of compass or Sun direction and also confirm it with nearby people)	<u>Gurudhara Road &amp; Fire station.</u>	<u>Internal <del>Inter</del> Collage</u> <u>Internal</u> <u>Rasta/</u> <u>Nagar Nigan</u> <u>Zone-5</u>	<u>Entry /</u> <u>Chander</u> <u>Nagar Internal</u> <u>Road</u>	<u>Jal Nigan</u> <u>water tank</u> <u>Internal</u> <u>Inter</u> <u>College</u>
2. Property Facing	<input type="checkbox"/> East Facing, <input type="checkbox"/> North Facing, <input 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 checked="" type="checkbox"/> North-West Facing			
3. Nearby Landmark	<u>Alambagh Metro Station.</u>			
4. Ward Name/ No.	<u>Gura Narak Nagar ward.</u>			
5. Zone Name	<u>Chander Nagar (Zone-5).</u>			
6. Main Road Name & Width	Name	Width	Distance from property	
	<u>Kanpur - Lucknow Road</u>	<u>60ft (approx)</u>	<u>250 m (Approx)</u>	
7. Approach Road Name & Width	<u>Chander Nagar Market Road. (25 ft) Ang. Approx.</u>			



② No point -  
Continuation -

as per the information provided in Internet by last ruler  
of Lucknow " Nawab Rajid Ali Shah" (1822-1887) for  
her wife Alam Aara. ~~and~~ <sup>So</sup> from there only this palace

~~was started to called Alam bagh Mahal or Bhanar~~  
~~the name kept as Alam Bagh.~~ In the first name of his  
wife Alam Aara and also it was said there are many  
~~secondly there are~~ trees planted at that time with  
~~the name of the~~ large area of plantation of trees  
so it called Alam Bagh and  
the palace said to be Alamara  
Mahal.

So I think this history should be kept alive for coming  
generation and also it will attract many tourist if maintained  
properly, also the fancy lights we found at site gives a different  
experience this type of things can also attract tourists.

Secondly, As it is densely populated with commercial shops  
& residential houses, mainly purjabis, sikhs come after  
partition as per local, it can also be used as a marriage  
banquet it can also generate good revenue as purjabis  
mostly likes to invest more in occasions and want  
to have a royal function/wedding, it can also be used  
as some Govt. offices/blocks as there are many  
Govt. bodies already present near the surrounding

like Alam bagh fire station, Post office, Government  
dispensary, Nagar Nigam office, Other pradesh Corporation  
Limited, water supply office etc in not more than 100-  
200m all the offices are present. "also in surrounding  
there are local shops, commercial shops, residences, Mandir, Shani mandir and shree  
Santar Sharn mandir etc etc one cemetery of  
Harry Hamloch - Britisher.

\* Please Note -

Inside the boundary of Alam bagh Bhanar there is one  
Electric pole with ~~and~~ <sup>electrical</sup> wires come from outside ~~and~~  
~~the Govt. Office~~ the boundary wall. and there is also  
one unused broken Electric pole inside the boundary  
photo can be seen for the references in this  
regards.



8.	Type of locality	<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.	Special Location consideration of the property	<input type="checkbox"/> Park Facing, <input type="checkbox"/> Pool Facing, <input checked="" 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 checked="" 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.	Distance of the property from the main city	within main city Lucknow					
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 Not found at site					
13.	Proximity to civic amenities (As per local enquiry)	School	Hospital	Market	Metro	Railway Station	Airport
		100m	300m	100m	250m	5 km	7km
14.	Any new development in surrounding area	—					
15.	Jurisdiction limits	<input checked="" 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 (Zone-5)					
16.	Jurisdiction Development Authority Name	<input type="checkbox"/> DDA, Any other Development Authority: Lucknow Nagar Nigam <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"/> Area not within any municipal limits, <input checked="" type="checkbox"/> Lucknow Nagar Nigam. <input type="checkbox"/> Any other Municipal Corporation/ Municipality:					
18.	Nearby number of hotels in the vicinity and its numbers and distance	1) Didi Hotel Alambagh - 900m to 1km 2) Fab Hotels (Gastraj Hotel) - 1.2 km (8 few small Guest House, Oyo in nearby area)					
19.	Class of hotels in nearby location	1) 2 star hotel. 2) 3 star hotel					
20.	Major neighboring attractions and catchment in the area	Eco Garden - 5km, Dikusha hotel - 8.5 km, Dr. Babasaheb Memorial park - 12km, Gomti River front Park - 12km, Musical fountain - 11 km Lucknow Zoo - 10 km					
21.	Best usage of the property as per the location?	In my opinion it can be re-develop as a tourist place only as metro station is also named as alambagh, so heritage of alambagh mahal should be kept alive, even alambagh named alambagh as this mahal was built around 1842 to 1856					

#### PHYSICAL DETAILS

	As per Title deed	As per Map	As per site survey
1. Land Area	0.25 Acre (As per work Order)	—	0.56 Acre Inside the Boundary premises.

3) Hotel Emporio Grand & Banquet - 2.5 km etc

\* Butterfly park - 8.4 km Sikkandar Bagh - 11 km,  
 \* Bora Imambarg - 9 km  
 \* Chota Imambarg - 9-9.5 km.  
 \* etc. etc.



2.	Description of the Assets	Alambagh Bhawan or Mahal, also Alambagh Gate or Phatakprasth at a distance of approx 150m approx. Both make of Lakhauri Bricks and floral design in internal walls.
3.	Demarcation of land as per Government Record	For Alambagh Main Mahal as per docs provided by Lekhpal its under khasra no. 457 - Area - 0.1070 Hec.
4.	Demarcation actually found on the ground	Screenshot attached taken by Google Earth 0.56 Acre (Approx. property as a whole).
5.	Details of the encroachment found on the site	Same as per page no. 2
6.	Are Boundaries matched	<input type="checkbox"/> Yes, <input type="checkbox"/> No, <input checked="" type="checkbox"/> No relevant papers available to match the boundaries, <input type="checkbox"/> Boundaries not mentioned in available documents
7.	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
8.	Is property clearly demarcated with permanent boundaries?	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Only with Temporary boundaries
9.	Is the property merged or colluded with any other property	Cannot Comment.
10.	Property possessed by at the time of survey	UP Govt.
11.	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
12.	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 checked="" type="checkbox"/> Irregular, <input type="checkbox"/> NA (But slightly Rectangular)
13.	Level of Land	<input checked="" type="checkbox"/> On road level, <input type="checkbox"/> Below road level, <input type="checkbox"/> Above road level, <input type="checkbox"/> NA
14.	Frontage to depth ratio	<input checked="" type="checkbox"/> Normal frontage, <input type="checkbox"/> Less frontage, <input type="checkbox"/> Large frontage, <input type="checkbox"/> NA
15.	Current activity carried out in the property	<input type="checkbox"/> Residential purpose, <input type="checkbox"/> Commercial purpose, <input type="checkbox"/> Godown, <input type="checkbox"/> Office, <input type="checkbox"/> Industrial, <input type="checkbox"/> Vacant, <input type="checkbox"/> Locked, <input type="checkbox"/> Abandoned, <input type="checkbox"/> No in Use, <input type="checkbox"/> Any other use: <input checked="" type="checkbox"/> Heritage property <del>which</del> taking care by UP Govt.
16.	Best usage of the property as per the location?	Locality is mixed with Residential & Commercial Area with few Govt. Bodies/ Department present in the area.


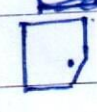
### BUILDING/ CONSTRUCTION/ UTILITY DETAILS

1.	Building Type	<input type="checkbox"/> RCC Framed Structure, <input checked="" type="checkbox"/> Load bearing Pillar Beam column, <input type="checkbox"/> Ordinary brick wall structure, <input type="checkbox"/> Iron trusses & Pillars, <input type="checkbox"/> Scrap abandoned structure
2.	Roof <i>stone/ Brick structure only.</i>	a. Make: <input type="checkbox"/> RBC, <input type="checkbox"/> RCC, <input type="checkbox"/> GI Shed, <input type="checkbox"/> Tin Shed, <input type="checkbox"/> Stone Patla b. Height: <i>Total H - 8.5m G+1 for Alambagh Mahal</i> c. Finish: <input type="checkbox"/> Simple plaster, <input type="checkbox"/> POP Punning, <input type="checkbox"/> POP False Ceiling, <input type="checkbox"/> Coved roof, <input type="checkbox"/> No plaster
3.	Flooring <i>In very poor condition mostly open with no work.</i>	<input type="checkbox"/> Vitrified tiles, <input type="checkbox"/> Ceramic Tiles, <input type="checkbox"/> Simple marble, <input type="checkbox"/> Marble chips, <input type="checkbox"/> Mosaic, <input type="checkbox"/> Granite, <input type="checkbox"/> Italian Marble, <input type="checkbox"/> Kota stone, <input checked="" type="checkbox"/> Brick flooring.

*(Total H - 8m Approx for Gate)*



		<input type="checkbox"/> Wooden, <input type="checkbox"/> PCC, <input type="checkbox"/> Imported Marble, <input type="checkbox"/> Pavers, <input type="checkbox"/> Chequered Tiles, <input checked="" type="checkbox"/> Brick Tiles, <input type="checkbox"/> No Flooring, <input type="checkbox"/> Under construction, <input type="checkbox"/> Any other type:								
4.	Appearance/ Condition of the Building	Internal - <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input checked="" type="checkbox"/> Poor <input type="checkbox"/> Under construction, <input type="checkbox"/> Abandoned <input type="checkbox"/> No Survey External - <input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input checked="" type="checkbox"/> Poor, <input type="checkbox"/> Under construction, <input type="checkbox"/> Abandoned								
5.	Maintenance of the Building	<input type="checkbox"/> Very Good, <input type="checkbox"/> Average, <input checked="" type="checkbox"/> Poor, <input type="checkbox"/> Under construction								
6.	Interior decoration • <i>Floral Design in walls. (Ancient)</i>	<input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Simple, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Below average, <input type="checkbox"/> Under construction, <input type="checkbox"/> No Survey <i>poor condition</i>								
7.	Interior Finishing	<input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input checked="" type="checkbox"/> Simple, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Below average, <input type="checkbox"/> Under construction, <input type="checkbox"/> Abandoned, <input type="checkbox"/> No Survey								
8.	Exterior Finishing	<input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input checked="" type="checkbox"/> Good, <input type="checkbox"/> Simple, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Below average, <input checked="" type="checkbox"/> Poor, <input type="checkbox"/> Under construction, <input checked="" type="checkbox"/> Abandoned, <input type="checkbox"/> No Survey								
9.	Class of Electrical fittings <i>Fancy lights for monuments</i>	<input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input checked="" type="checkbox"/> Simple, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Below average, <input type="checkbox"/> Poor, <input type="checkbox"/> Under construction, <input type="checkbox"/> No fittings, <input type="checkbox"/> No Survey								
10.	Class of Sanitary/ Plumbing & water supply fittings	<input type="checkbox"/> Excellent, <input type="checkbox"/> Very Good, <input type="checkbox"/> Good, <input type="checkbox"/> Simple, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Below average, <input checked="" type="checkbox"/> Poor, <input type="checkbox"/> Under construction, <input type="checkbox"/> No fittings, <input type="checkbox"/> No Survey								
11.	Water arrangements	<input checked="" type="checkbox"/> Jet pump, <input type="checkbox"/> Submersible, <input type="checkbox"/> Jal board supply <i>(Not working)</i>								
12.	Age of Building/ Recent Improvements done	<i>Somewhere around 1842 to 1856 2008. as per Internet.</i>								
13.	Maintenance of the Building	<input type="checkbox"/> Very Good, <input type="checkbox"/> Average, <input checked="" type="checkbox"/> Poor								
14.	Defects in the building in detail	<i>Poor maintenance / cracks / No Roofing etc.</i>								
15.	Boundary Wall (Only for individual property)	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Common boundary wall of a complex <table border="1"> <thead> <tr> <th>Running Mtr.</th><th>Height</th><th>Width</th><th>Finish</th></tr> </thead> <tbody> <tr> <td>654 Ft</td><td>1.9 m (Approx)</td><td>200mm</td><td>Simple plaster</td></tr> </tbody> </table>	Running Mtr.	Height	Width	Finish	654 Ft	1.9 m (Approx)	200mm	Simple plaster
Running Mtr.	Height	Width	Finish							
654 Ft	1.9 m (Approx)	200mm	Simple plaster							
16.	Special Comments/ Observations, if any	<i>Poor Condition of structure.</i>								

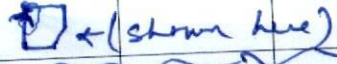
SCHEDULE OF TREES				
Type of Tree	No. of Trees	Girth Of Tree	Height of Tree	Mark general location of trees in the property
Peepal	02	3.7m (each)	8m } Eye observation 5-6 m } as Not Sure. Approx	
Semal (हिमाल के पेड़) (फाटेदार पेड़)	01	1.08 m	4-5m } Approx	



S.No.	Structure Name	Number of floors	Height of each floor	Outer Measurement	Number of Internal Partitions / Rooms	Internal Partition Measurements	Type of construction	Condition of the Structure	Is Electrical Fittings available?	Is Sanitary/ plumbing/ arrangements available?	Current Use	Part of Encroachment?
Extra Page Not Required.												

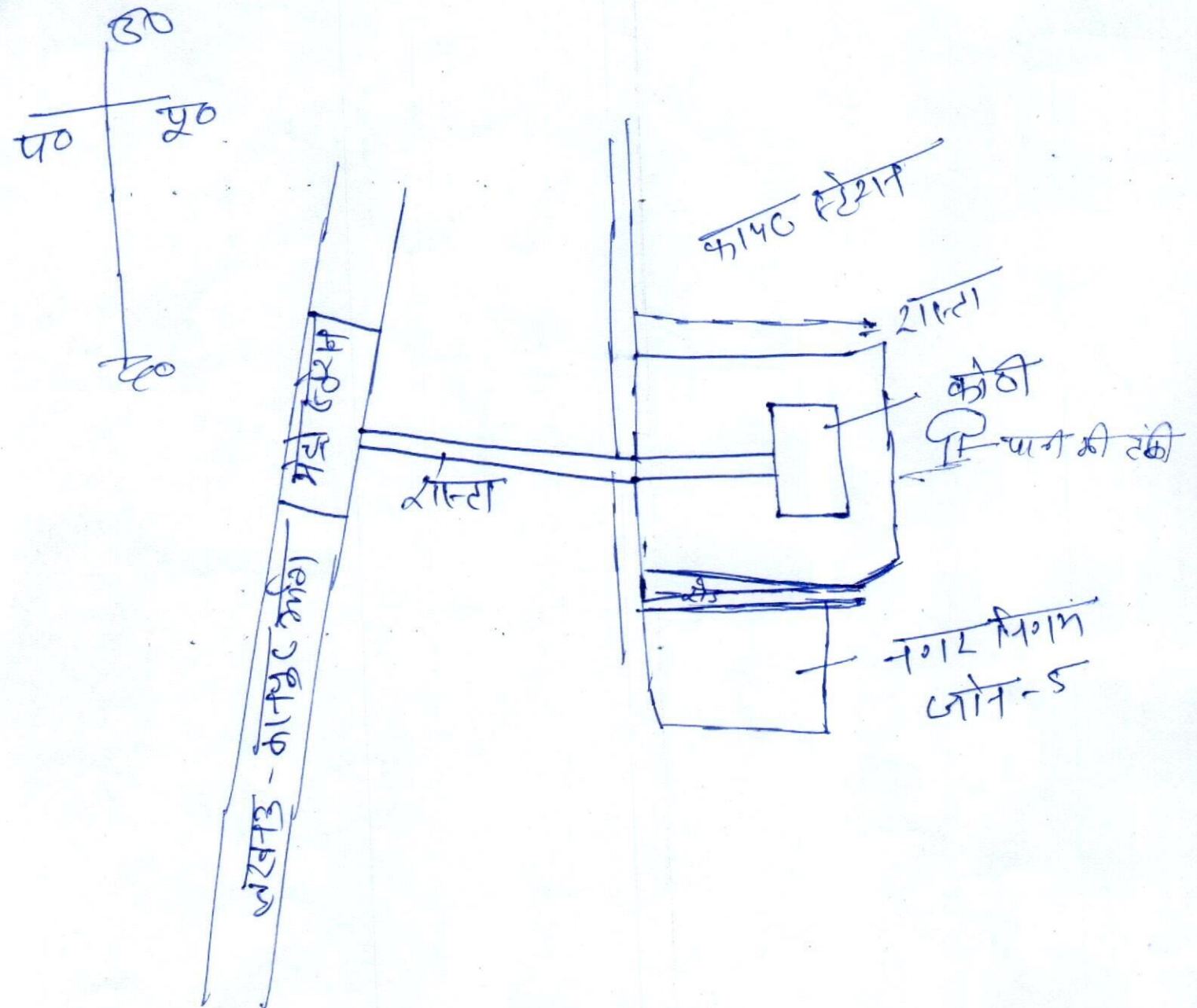


\* site measurement  
 was given  
 separately  
 in separate  
 drawing attached.

S.No.	Structure Name	Number of floors	Height of each floor	Outer Measurement	Number of Internal Partitions / Rooms	Internal Partition Measurements	Type of construction	Condition of the Structure	Is Electrical Fittings available?	Is Sanitary/plumbing/arrangements available?	Current Use	Part of Encroachment?
01.	Alam-Bagh Mahal	G+1	GF-3.2m 1 <sup>st</sup> -5.3m	7129 Sq. Ft (Approx) (Google Earth)	15 chambers / Rooms Each Floor.	Separate drawing sheet provided	Brick wall Load Bearing structure with slabs & columns.	Very poor	No, only fancy light installed	No, only there was a pump not functional from 2008.	Vacant Under Lep Court.	No encroachment inside the boundary wall.
02.	Toilet inside Boundary Alam-Bagh Mahal	GF	H-3.2 m.	L-7ft B-3ft (Approx)	-	-	RCC	Poor/Average	-	Yes, But No water for now.	Toilet (Not in use).	-
* There are 2 peepal tree and 1 Simar tree present at site, * there are one neem tree as well but it was outside our boundary wall but its branches and tree is incline towards our property which also damaged our boundary wall slightly. (towards back side of property). 												
01.	Alam-Bagh Gate (Fatah)	G+1 (void in middle for passage Gate)	Total H-7.4m (Approx) H-3.5m each floor approx	<del>2045.74</del> 2045.74 Sq. Ft (Approx) Google Earth	6 Room with stairs on each floor.	Separate drawing sheet provided	Brick wall Load Bearing structure with slabs & columns	poor.	No, only fancy light present	No.	Closed can be used for charades vagan Entry though there is already a road adjacent abutting to it.	Gate is demarcated by red fencing, no encroachment inside that found at site.



(facing → North - west),



• Cane taker.  
Tinku Sharma

Sign → टिंकु शर्मा  
12/12/24

• Lekhpal  
Lakesh Singh

Sign → Lakesh Singh  
12/12/24



(NW)

As per Site Observation -

DRAW SITE KEY PLAN & SKETCH PL (Not to Scale only for Understanding)

## ALAMBAGH BHAWAN

Octagonal.  
Outer shape  
is there with  
no stair present  
Inside for now.

H-12m  
Approx

H-12m  
Approx

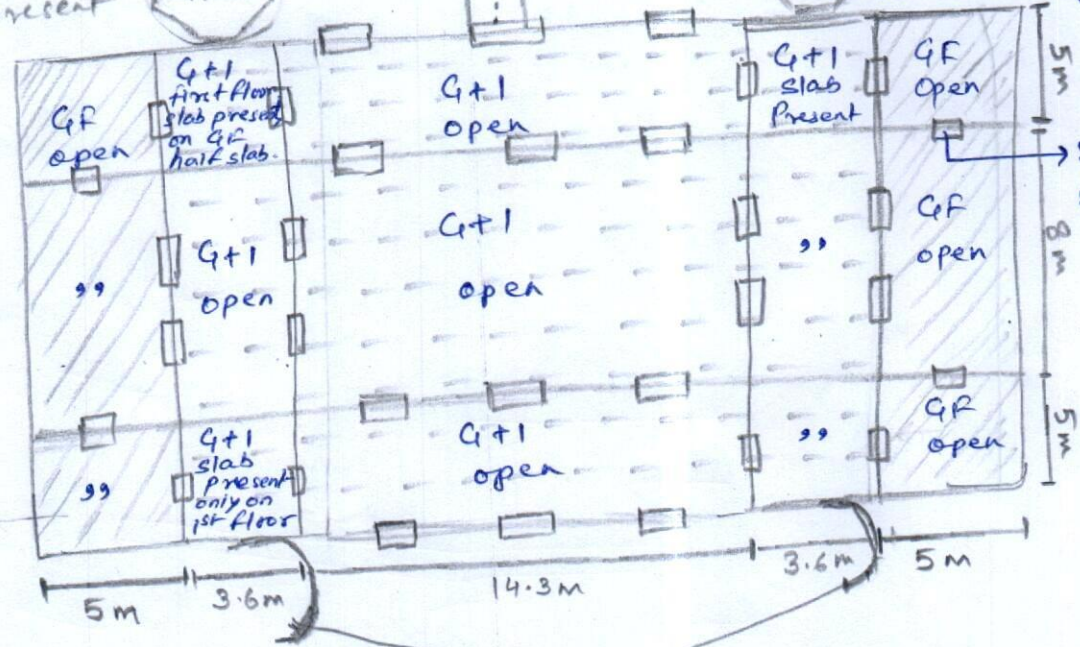
Octagonal  
Spiral  
stair Cases  
(In Use)

Area - 14m<sup>2</sup> (Ground  
East Gate).

GF H-3.2m  
1st Floor H-5.3m  
Total H-8.5m  
Internal wall  
width A-0.772m.

only GF  
structure  
with NO  
Roof  
present

G+1  
structure.  
partially slab  
present.

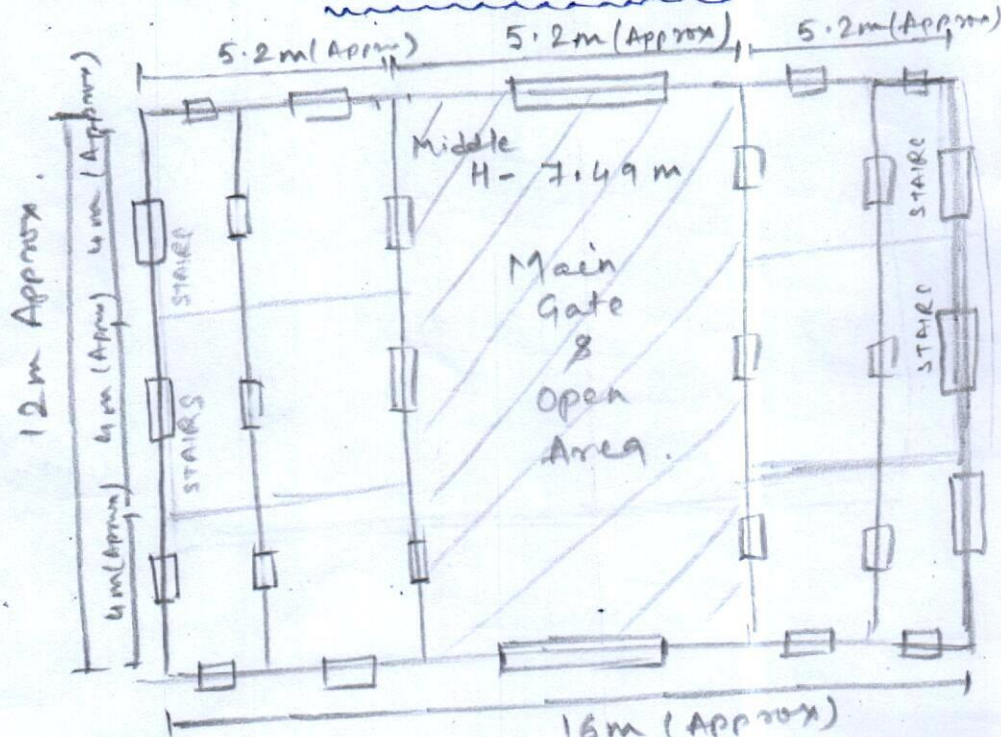


Doors  
each  
Door H-2m  
Approx

Total L-31.5m Approx  
B-18m Approx.

These two was also octagonal  
shape earlier, now totally demolished  
only little parts as shown is  
present.

## ALAMBAGH GATE (FATAK)



Total L-16m  
B-12m  
H-7.49m  
H-3.5m  
per Floor  
Approx.

Main Gate  
H-6m (Approx).



# PROPERTY MARKET COMPARABLE RATE INFORMATION DETAILS

(Available for Sale or Transaction already happened in past)


S.No	Particulars	Subject Property	Comparable 1	Comparable 2	Comparable 3
1.	Name (source of information)	NA	To Late Services Sales & Purchase	Amarjit Singh	
2.	Contact No.	NA	7054560871	8174073181	
3.	Type of source of information (Seller/ Property dealer/ nearby people)	NA	Property Dealer	Broker (Local)	
4.	Rates/ Price informed (in Rs. with unit)	NA	Rs 6000 to Rs 6500/Sq.ft (residential land)	Rs 6000 to Rs 7000 (residential)	
5.	Rates Type (Sale/ Buy)	NA	Buyer	Buy.	
6.	Shape of the Property (Square, Rectangular, Irregular)		—	—	
7.	Area/ Size of the Property		2200 Sq.ft.		
8.	Legal Status (clear, negative, weak)/ No. of owners		clear	clear	
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	250m	—	
11.	Other factors (Corner, 2 side open, North-East facing, Park facing, Legal/ Financial encumbrance, etc.)		—	—	
12.	Approach road width		20-25 ft	25 ft (Approx)	
13.	Level of Land (Below/ On/ Above road level)		On	On	
14.	Frontage to depth ratio (Normal, Less, Large)		—	—	
15.	Present Use		Residential	Residential	
16.	Any other details/ Discussion held	NA	He got one land parcel of 2200 sq.ft residential plot with G+1 structure at chander nagar colony with of road-25ft, 250m approx from our concerned property asking price is 1.60 crore	As per discussion with him the on-going rates are Rs 6k to 6.5k per sq.ft Range given by him → 1000 sq.ft - 60lacs to 85lacs 2200 sq.ft - 1.60cr to 1.65cr No Big plots are available on that area except one. Reference → 4.5cr - 6000 sq.ft near Arora Quort House (chander nagar) near (700m approx) from our concerned property - 80ft front.	
17.	Present expected Sale Value of the overall property?				



## 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	Tinhu Sharma (Caretaker)
Relationship with owner	Caretaker
Signature	
Mobile No.	8 00 503 2228
Date	12/12/24

## 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.	MS(2024-25)-PL522-468-678
Surveyor Name	Rajat Kumar
Signature	
Date	12/12/24.



## 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	



✓ History of Alambagh began with the construction of Alambagh Bhawan palace erected by Nawab wajid Ali during the years (1847 to 1856), for his wife Alam Ara. It had a well kept beautiful garden in its surroundings. Moreover a huge gateway known as Alambagh Gate (Kothi Alamara Gateway), designed by the architect Chote Khan was constructed in the same area. Now the gate serves as an entranceway to the Chander Nagar Colony.

Both the palace and the gate were made up of Lakhauri Bricks.

The two storied palace comprises spacious halls and rooms. Rooftop are quite high.  
The interior walls of palace were once decorated with floral design but are now in ramshackle.

• Enclavement of Numerous shops and Vegetables stalls around by it surrounding.

• • All the information written above are taken to form internet before site inspection to be cross checked.

= Internet =

~~Word~~ ~~Google~~

~~Search~~

9/6/2016 6:00