

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

Date of implementation: 27.11.2024

File No. VIS-2024-2025 PL-522-468-679

Date: 12/01/2025

Time: —

**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.

**GENERAL DETAILS**

1.	Name of the Surveyor	Rajat Kumar		
2.	Property Name	Senapati Mahal.		
3.	Property Address	Senapati Mahal, ward no-2, Kulpahad, Mahoba, (Nagar Panchayat - Kulpahad).		
4.	Property Documents collected	<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 checked="" 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></p>		
5.	Property shown by	Name	Contact No.	
	(Lehkar) →	Mannendra Singh.	8887781604	
6.	UP Tourism Officer accompanied	Name	Designation	Number
		??	??	??
7.	Tehsil Office Person Details	Name	Designation	Number
		??	??	??



8.	Survey Type (But property was not demarcated).	<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)
9.	Reason for Half survey or only photographs taken	<input type="checkbox"/> Property was locked, <input type="checkbox"/> Possesses didn't allow to inspect the property,
10.	How Property is Identified	<input 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 checked="" type="checkbox"/> By Lekhpal
11.	Is Lekhpal able to locate the clear boundaries?	NO.
12.	Is cadastral (Sizra Map) collected from Lekhpal?	— photograph taken as Sizra map was in hard copy drawn upon a cloth.
13.	Property Measurement	<input type="checkbox"/> Self-measured, <input checked="" type="checkbox"/> Sample measurement only, <input type="checkbox"/> No measurement
14.	Reason for no measurement	<input type="checkbox"/> Property was locked, <input type="checkbox"/> Very Large Property, practically not possible to measure the entire area <input type="checkbox"/> Any other Reason: <input checked="" type="checkbox"/> Dense vegetation/ Snake Denger <input checked="" type="checkbox"/> Property not demarcated

#### OWNERSHIP DETAILS

1.	Name of the Property Owner as per Govt. record/ documents	OP Govt as per Lekhpal.
2.	Property Survey no. (Gata No., Khasra No.)	<input checked="" type="checkbox"/> Free Hold, <input type="checkbox"/> Lease Hold
3.	Details of the encroachment found on the site	<del>no</del> property was not demarcated so couldn't comment.
4.	Prevailing circle rate of the land	*(Lekhpal will be providing the same shortly). Sign → Namachy 11/01/2023

#### LOCATION DETAILS

1.	Adjoining Properties (Match it with papers with the help of compass or Sun direction and also confirm it with nearby people)	East	West	North	South
		Nagar Panchayat Road (10-12ft approx)	Residential Area, Katbariya	Residential Area, Serapat ward-2	Nagar Panchayat Park/Govt. School 1405 class
2.	Property Facing	<input checked="" 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 type="checkbox"/> North-West Facing			
3.	Nearby Landmark	Near Tehsil - Kulpahar Mahoba.			
4.	Ward Name/ No.	ward NO. 2 (Serapat).			
5.	Zone Name	Kulpahar			
6.	Main Road Name & Width	Name	Width	Distance from property	
		Kulpahar Newgong Road	~25ft	~100m (approx)	
7.	Approach Road Name & Width	Nagar Panchayat Road. (10-12ft approx).			



\* During the site survey Mr. Manendra Singh Lebbhat of concerned area Kulpatad (Mob: 8887781604) was present at site and He only identified and shown the property to us.

\* But when we asked to demarcate the property He said in Gata No. 4561<sup>"Aabadi"</sup> (Area - 0.28 Acre is shown) and other land parcel near to this plot comes under "pahar" as property was never demarcated and adjacent properties are in pahar, he also couldn't tell the exact boundaries without proper measurement which is not possible due to dense vegetation / snake danger around the main Senapati Mahal. (To demarcate the area proper cutting/clearing is required of dense vegetation).

~~He asked to take an assumption and take area which is vacant in pahar and land also~~

✓ So he said you can take measurements of area as much as possible - as per vacant land available at site as both Aabadi land 0.28 Acre and pahar area can be taken for any ser-development.

But He couldn't able to demarcate any plot of Area he just ~~wasn't able to~~ show the property of Senapati Mahal.

→ → → → → → → → → → → → → → → →  
The land just behind the mahal is been used by local people's habitant for cow feeding purpose.

✓ Also it was observed there is an area ~~near~~ near the main mahal which is believed as religious place / ~~temple~~ temple by local people.

✓ The Condition of Mahal and its adjacent building require serious maintenance and have many maintenance issues, cracks can be seen some part of building / slabs are also collapsed.

✓ There is no access to the part where statue with ~~horse~~ horse is situated, it was closed we couldn't able to enter that area.

→ → → → → → → → → → → → → → → →  
\* preparer can call and discuss if he has any confusion.



8.	Type of locality	<input type="checkbox"/> Within Main city, <input type="checkbox"/> Within Good Urban developed Area, <input checked="" 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 <u>Rural Area.</u>					
9.	Special Location consideration of the property	<input type="checkbox"/> Park Facing, <input type="checkbox"/> Pool Facing, <input type="checkbox"/> Road Facing, <input type="checkbox"/> Entrance North-East Facing, <input checked="" type="checkbox"/> Sunlight facing <u>(East).</u>					
10.	Characteristics of the locality	<input type="checkbox"/> Urban developed, <input type="checkbox"/> Urban developing, <input type="checkbox"/> Semi Urban, <input checked="" type="checkbox"/> Rural, <input type="checkbox"/> Backward, <input type="checkbox"/> Industrial, <input type="checkbox"/> Institutional					
11.	Distance of the property from the main city	<u>~25 km (Mahoba).</u>					
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 <u>Nothing.</u>					
13.	Proximity to civic amenities	School	Hospital	Market	Metro	Railway Station	Airport
	<u>(As per local enquiry)</u>	<u>~11km</u>	<u>~2km</u>	<u>~1km</u>	<u>—</u>	<u>~3km (Kulpahar)</u>	<u>—</u>
14.	Any new development in surrounding area	<u>— No —</u>					
15.	Jurisdiction limits	<input type="checkbox"/> Nagar Nigam, <input checked="" type="checkbox"/> Nagar Panchayat, <input type="checkbox"/> Gram Panchayat, <input type="checkbox"/> Nagar Palika Parishad, <input type="checkbox"/> Area not within any municipal limits <u>(Kulpahar).</u>					
16.	Jurisdiction Development Authority Name	<input type="checkbox"/> DDA, , Any other Development Authority: <u>—</u> <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 type="checkbox"/> Any other Municipal Corporation/ Municipality: <u>— Nagar Panchayat —</u>					
18.	Nearby number of hotels in the vicinity and its numbers and distance	<u>No such hotel nearby only few Guest House.</u>					
19.	Class of hotels in nearby location	<u>—</u>					
20.	Major neighboring attractions and catchment in the area	<u>Bela tal — Mahoraj chetrasai 4<sup>th</sup> mahal — 10km</u> <u>Kirth Sagar — 24km.</u> <u>Pabriki Vihar — 30km</u>					
21.	Best usage of the property as per the location?	<u>Residential or Any Govt. office.</u>					

#### PHYSICAL DETAILS

1.	Land Area	As per Title deed	As per Map	As per site survey
	<u>As per work order</u> <u>Issued by</u> <u>UP Tourism</u>	<u>(0.28 Acre)</u>	<u>—</u>	<u>Property was</u> <u>not demarcated</u> <u>even lekhpal</u> <u>couldn't able</u> <u>to tell exact</u> <u>boundaries, also</u> <u>dense</u> <u>vegetation &amp;</u> <u>smaller Darga Area</u>



2.	Description of the Assets (Internet) → Century by Raja Jagat Raj of Jaipur for his son Senapati.	Senapati Mahal. situated at Kulpahad, Monebha. It was built in early 18th Century.
3.	Demarcation of land as per Government Record	As per work Order & docx provided of 0.28 Acre.
4.	Demarcation actually found on the ground	Cannot Comment as property was not demarcated.
5.	Details of the encroachment found on the site	Cannot Comment as property was not demarcated.
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 checked="" type="checkbox"/> Not demarcated property. <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 type="checkbox"/> Yes, <input checked="" 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	Vacant (though some people use it for religious purpose/masjid).
11.	Land Type	<input type="checkbox"/> Solid, <input checked="" 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 * maybe →	<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 (Thought could't comment).
13.	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
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 checked="" type="checkbox"/> Vacant, <input type="checkbox"/> Locked, <input checked="" type="checkbox"/> Abandoned, <input type="checkbox"/> No in Use, <input type="checkbox"/> Any other use:
16.	Best usage of the property as per the location?	Residential or any Govt. office Use

#### 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	a. Make: <input checked="" type="checkbox"/> RBC, <input type="checkbox"/> RCC, <input type="checkbox"/> GI Shed, <input type="checkbox"/> Tin Shed, <input type="checkbox"/> Stone Patla b. Height: Separate sheet provided. 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	<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"/> PCC



		<input type="checkbox"/> Wooden, <input checked="" type="checkbox"/> PCC, <input type="checkbox"/> Imported Marble, <input type="checkbox"/> Pavers, <input type="checkbox"/> Chequered Tiles, <input 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	<b>Internal</b> - <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 <b>External</b> - <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	<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												
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 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"/> Abandoned, <input type="checkbox"/> No Survey												
9.	Class of Electrical 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 type="checkbox"/> Poor, <input type="checkbox"/> Under construction, <input checked="" 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 type="checkbox"/> Poor, <input type="checkbox"/> Under construction, <input checked="" type="checkbox"/> No fittings, <input type="checkbox"/> No Survey												
11.	Water arrangements	<input type="checkbox"/> Jet pump, <input type="checkbox"/> Submersible, <input type="checkbox"/> Jal board supply <input checked="" type="checkbox"/> Handpump.												
12.	Age of Building/ Recent Improvements done	18 <sup>th</sup> Century (Internet).												
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	Poor Maintenance / cracks / slab collapsed etc.												
15.	Boundary Wall (Only for individual property)	<input type="checkbox"/> Yes, <input checked="" 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></td><td></td><td>no Boundary</td><td>Present</td></tr> <tr> <td></td><td></td><td>there is no demarcation</td><td>of the property.</td></tr> </tbody> </table>	Running Mtr.	Height	Width	Finish			no Boundary	Present			there is no demarcation	of the property.
Running Mtr.	Height	Width	Finish											
		no Boundary	Present											
		there is no demarcation	of the property.											
16.	Special Comments/ Observations, if any	Very Poor Condition of structure.												

#### SCHEDULE OF TREES

Type of Tree	No. of Trees	Girth Of Tree	Height of Tree	Mark general location of trees in the property
(Seperate data provided by topographical team)				



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.	Senapati Market	GF	~ 11-18 ft for Vardah Hall ~ 11-10 ft for each side Room/Hall.	~ 80 ft-L ~ 40 ft-B	Separate layout made	Separate layout made	Load Bearing masonry R.C.C.	poor	No	No	Vacant Abandoned/ Ruins Condition.	—
		Measurement or 1st Floor	~ 11-10 ft each side Room/Hall	L-32 ft B-12 ft	each room measurement	"	"	"	"	"	"	—
		2nd Floor	" with one passage & open space in middle part.	"	"	"	"	"	"	"	"	—
		3rd Floor (Top)	~ 11-10 ft	"	"	"	"	"	"	"	"	—
02.	Building Adjacent to Senapati Market (Ruins)	G+1 (maybe)	~ 11-10 ft Slab on GF only 10-15 ft in poor condition	~ 80 ft-L ~ 40 ft-B Interior measurement	23 one open Hall	Already provided.	"	"	"	"	"	—

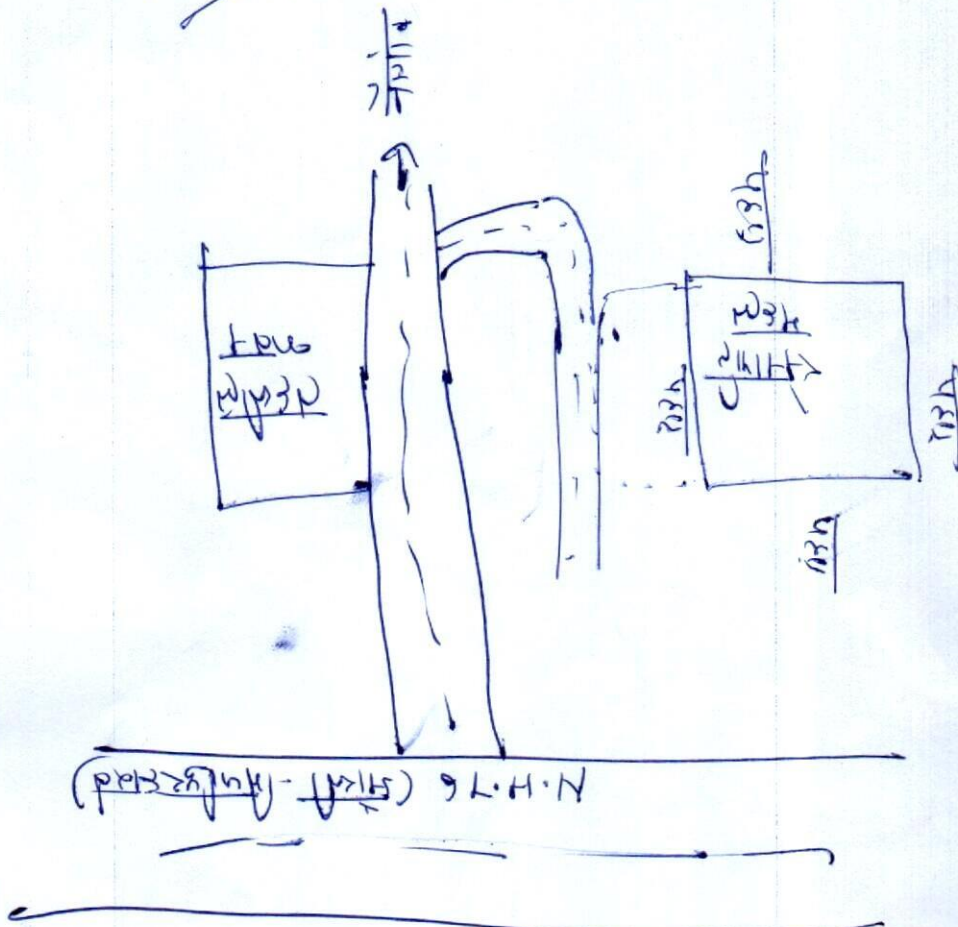
1st floor slab has collapsed



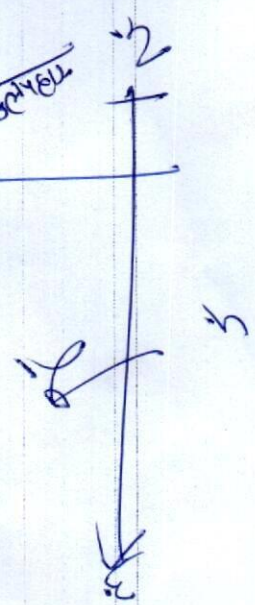
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7/10/2025  
 Manu Singh  
 8887781604



Sign - Manu Singh  
 8887781604

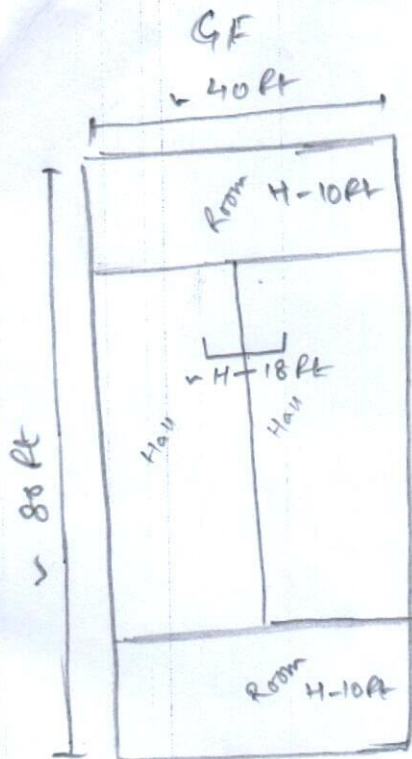


Made By -  
 Lekhpal.  
 Manendra Singh  
 8887781604.

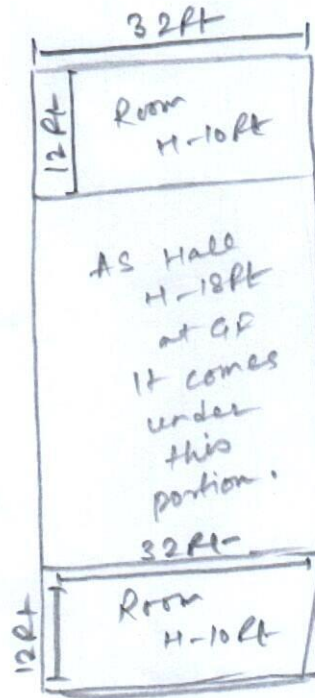


# DRAW SITE KEY PLAN & SKETCH PL

## Senapati Mahal Layouts of Floor -

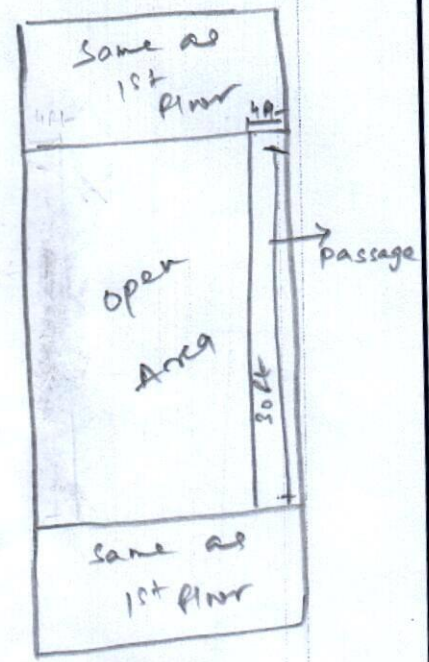


(Taken Outer measurements)



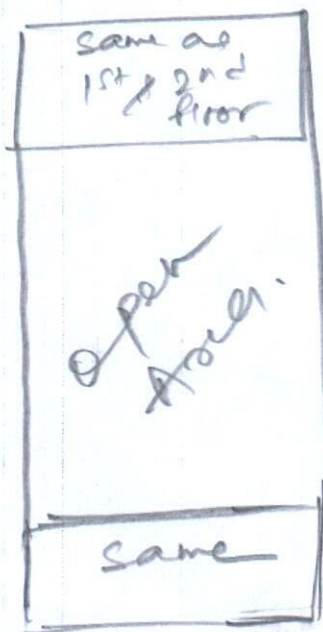
Taken measurement from inside.

## 2<sup>nd</sup> Floor

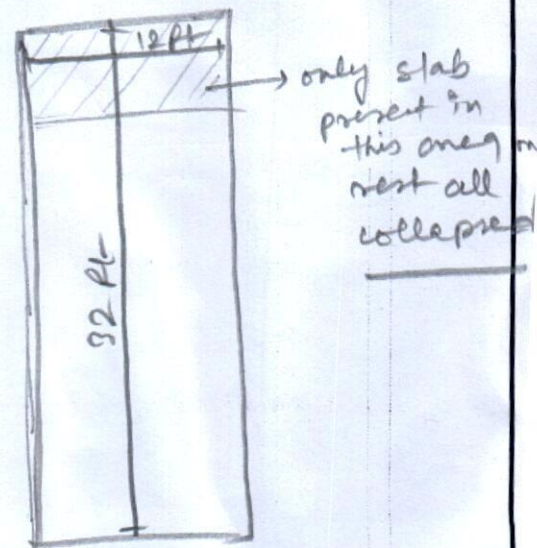


taken measurement from inside.

## 3<sup>rd</sup> or Top floor



## Adjacent Building to Senapati Mahal





# 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	M/s Bundeli Group (Suresh Singh)		Reel estate Kulpahan
2.	Contact No.	NA	6307181435		8787254229
3.	Type of source of information (Seller/ Property dealer/ nearby people)	NA	Property Dealer		Property Dealer
4.	Rates/ Price informed (in Rs. with unit)	NA	Rs 600/sq.ft on road Rs 300 to Rs 400 /sq.ft Interior.		Rs 45 to Rs 55/ac Bigha.
5.	Rates Type (Sale/ Buy)	NA	Rs 300-400/sq.ft.		Buy
6.	Shape of the Property (Square, Rectangular, Irregular)		Similar		Similar
7.	Area/ Size of the Property		—		—
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		clear
10.	Distance from the subject Property	0	"		1-2 km
11.	Other factors (Corner, 2 side open, North-East facing, Park facing, Legal/ Financial encumbrance, etc.)		"		"
12.	Approach road width		"		"
13.	Level of Land (Below/ On/ Above road level)		—		"
14.	Frontage to depth ratio (Normal, Less, Large)		—		—
15.	Present Use		—		—
16.	Any other details/ Discussion held	NA	These rates are for small properties as larger property are not easily available as per him rates will be around Rs 300 to 400 /sq.ft property Interior from Kulpahan - Nongra Road like our subject property		As per him there is no availability of land in that area though there is a distan place there are properties available around Rs 45 to Rs 55 /ac/ Bigha
17.	Present expected Sale Value of the overall property?				

\* Note -  
1 Bigha = 18000 sq. ft.  
1 Acre = 2.25 Bighas.



## UNDERTAKING BY THE CUSTOMER

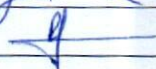
I confirm that I have made the inspection of the subject property to the surveyor of R.K Associates, which is correct property in question for which the documents have been provided/ submitted by me. I further confirm that I am aware of all the information related to the subject property and I have provided 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	Mannendra Rajput
Relationship with owner	Lehhpal
Signature	Mannendra 11/01/2025
Mobile No.	8887781604
Date	14/01/2025

## 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(2024-25)-PL522-468-679
Surveyor Name	Rajat Kumar
Signature	
Date	11/01/2025



## 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	