

## SURVEY FORM FOR UP TOURISM HERITAGE PROPERTIES SURVEY

Date of implementation: 27.11.2024

File No. VIS-2024-2025 PL-522-468-682	Date: 20/03/2025	Time: 7:30 AM
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### 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	Manmohan & Anuj							
2.	Property Name	Raghunath Rao Mahal.							
3.	Property Address	Khaipur Bagh, Indrapuri, Jhansi, UP-284002							
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 checked="" 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	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">Name</th> <th style="width: 50%;">Contact No.</th> </tr> <tr> <td>Mr. Bhupendra Singh</td> <td>9935956660</td> </tr> </table>	Name	Contact No.	Mr. Bhupendra Singh	9935956660			
Name	Contact No.								
Mr. Bhupendra Singh	9935956660								
6.	UP Tourism Officer accompanied	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 33%;">Name</th> <th style="width: 33%;">Designation</th> <th style="width: 33%;">Number</th> </tr> <tr> <td>Ms. Kirti</td> <td>RTO</td> <td>9161825942</td> </tr> </table>	Name	Designation	Number	Ms. Kirti	RTO	9161825942	
Name	Designation	Number							
Ms. Kirti	RTO	9161825942							
7.	Tehsil Office Person Details	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 33%;">Name</th> <th style="width: 33%;">Designation</th> <th style="width: 33%;">Number</th> </tr> <tr> <td></td> <td></td> <td></td> </tr> </table>	Name	Designation	Number				
Name	Designation	Number							



8.	Survey Type	<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 checked="" type="checkbox"/> From name plate displayed on the property, <input checked="" type="checkbox"/> Identified by the owner/ owner representative, <input type="checkbox"/> Enquired from nearby people,
11.	Is Lekhpal able to locate the clear boundaries?	Yes but few parts are encroached.
12.	Is cadastral (Sizra Map) collected from Lekhpal?	Yes
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:

#### OWNERSHIP DETAILS

1.	Name of the Property Owner as per Govt. record/ documents	No one but Nagar Nigam is taking care of property
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	2-3 houses covering area around 60-70 Sqmtr
4.	Prevailing circle rate of the land	Rs. 11,000/- per Sqmtr (Indrapuri colony)

#### 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 Road 12ft	West Back entry Road. 15-20ft	North Residential Area	South Road 12ft
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	Itself			
4.	Ward Name/ No.	Nai Basti ward no. 8			
5.	Zone Name	Circle - Jhansi Khas			
6.	Main Road Name & Width	Name Gwalior Road	Width ~ 55ft	Distance from property	
7.	Approach Road Name & Width	Street Road 4. 12-15ft			



8.	Type of locality	<input checked="" type="checkbox"/> Within Main city, <input 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 type="checkbox"/> Urban developed, <input type="checkbox"/> Urban developing, <input checked="" 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					
12.	Utilities/ Facilities in the locality	<input type="checkbox"/> Lifts, <input checked="" type="checkbox"/> Garden, <input checked="" type="checkbox"/> Landscaping, <input type="checkbox"/> Swimming Pool, <input type="checkbox"/> Gym, <input type="checkbox"/> Club House, <input checked="" type="checkbox"/> Walk Trails, <input checked="" type="checkbox"/> Kids play zone, <input type="checkbox"/> 100% Power Backup					
13.	Proximity to civic amenities	School	Hospital	Market	Metro	Railway Station	Airport
		~1 Km	~2 Km	~1 Km	—	~3 Km	—
14.	Any new development in surrounding area	No					
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					
16.	Jurisdiction Development Authority Name	<input type="checkbox"/> DDA, , Any other Development Authority: <i>Thanesi Development Authority</i> <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"/> Any other Municipal Corporation/ Municipality: <i>Thanesi Municipal Corporation</i>					
18.	Nearby number of hotels in the vicinity and its numbers and distance	<i>No Hotels in nearby vicinity. Most of the hotels are at 2-2.5 kms distance</i>					
19.	Class of hotels in nearby location	<i>Most of the hotels are near chitra chaurah and bus station, elite chauraha.</i>					
20.	Major neighboring attractions and catchment in the area	<i>Anda Talab, Thanesi Fort, Thanesi Museum, Rani Maha Laxmi Talab.</i>					
21.	Best usage of the property as per the location?	<i>Wedding &amp; Event Venue like cultural events.</i>					

PHYSICAL DETAILS			
1.	Land Area	As per Title deed	As per Map
		As per site survey	
		30 acres	—
			~1.83 acres



2.	Description of the Assets	Heritage Property
3.	Demarcation of land as per Government Record	NO
4.	Demarcation actually found on the ground	Not properly demarcated. only few boundaries
5.	Details of the encroachment found on the site	Residential houses and shop on road
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 type="checkbox"/> Yes, <input checked="" type="checkbox"/> No, <input checked="" type="checkbox"/> Only with Temporary boundaries
9.	Is the property merged or colluded with any other property	Yes with adjoining property
10.	Property possessed by at the time of survey	Nagar Nigam
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
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 type="checkbox"/> Normal frontage, <input checked="" 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: It is used as Nagar Nigam Park
16.	Best usage of the property as per the location?	Wedding venue & cultural event venue

#### BUILDING/ CONSTRUCTION/ UTILITY DETAILS

1.	Building Type	<input type="checkbox"/> RCC Framed Structure, <input type="checkbox"/> Load bearing Pillar Beam column, <input checked="" type="checkbox"/> Ordinary brick wall structure, <input type="checkbox"/> Iron trusses & Pillars, <input type="checkbox"/> Scrap abandoned structure
2.	Roof	a. <b>Make:</b> <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. <b>Height:</b> 4 mtr. & 6 mtr. c. <b>Finish:</b> <input type="checkbox"/> Simple plaster, <input type="checkbox"/> POP Punning, <input type="checkbox"/> POP False Ceiling, <input type="checkbox"/> Coved roof, <input checked="" 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 type="checkbox"/> Wooden, <input type="checkbox"/> PCC, <input type="checkbox"/> Imported Marble, <input checked="" 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 type="checkbox"/> Poor <input type="checkbox"/> Under construction, <input checked="" 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 type="checkbox"/> Poor, <input type="checkbox"/> Under construction, <input checked="" 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 type="checkbox"/> Simple, <input type="checkbox"/> Ordinary, <input type="checkbox"/> Average, <input type="checkbox"/> Below average, <input type="checkbox"/> Under construction, <input checked="" 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 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"/> 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 checked="" type="checkbox"/> Submersible, <input type="checkbox"/> Jal board supply			
12.	Age of Building/ Recent Improvements done	175 years		1850	
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	completely dilapidated structures			
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 only for park			
		Running Mtr.	Height	Width	Finish
		250mtr	8ft-10ft	2-4ft	poor
16.	Special Comments/ Observations, if any				

SCHEDULE OF TREES				
Type of Tree	No. of Trees	Girth Of Tree	Height of Tree	Mark general location of trees in the property
Culdar Tree	1	2 mtr	4 mtr	outside park
Kadam Tree	4	40cm	4 mtr	Inside park
Kadam Tree	1	50cm	4 mtr	7
Kadam Tree	1	30cm	3 mtr	7
Ashoka Tree	5	30cm	3 mtr	2

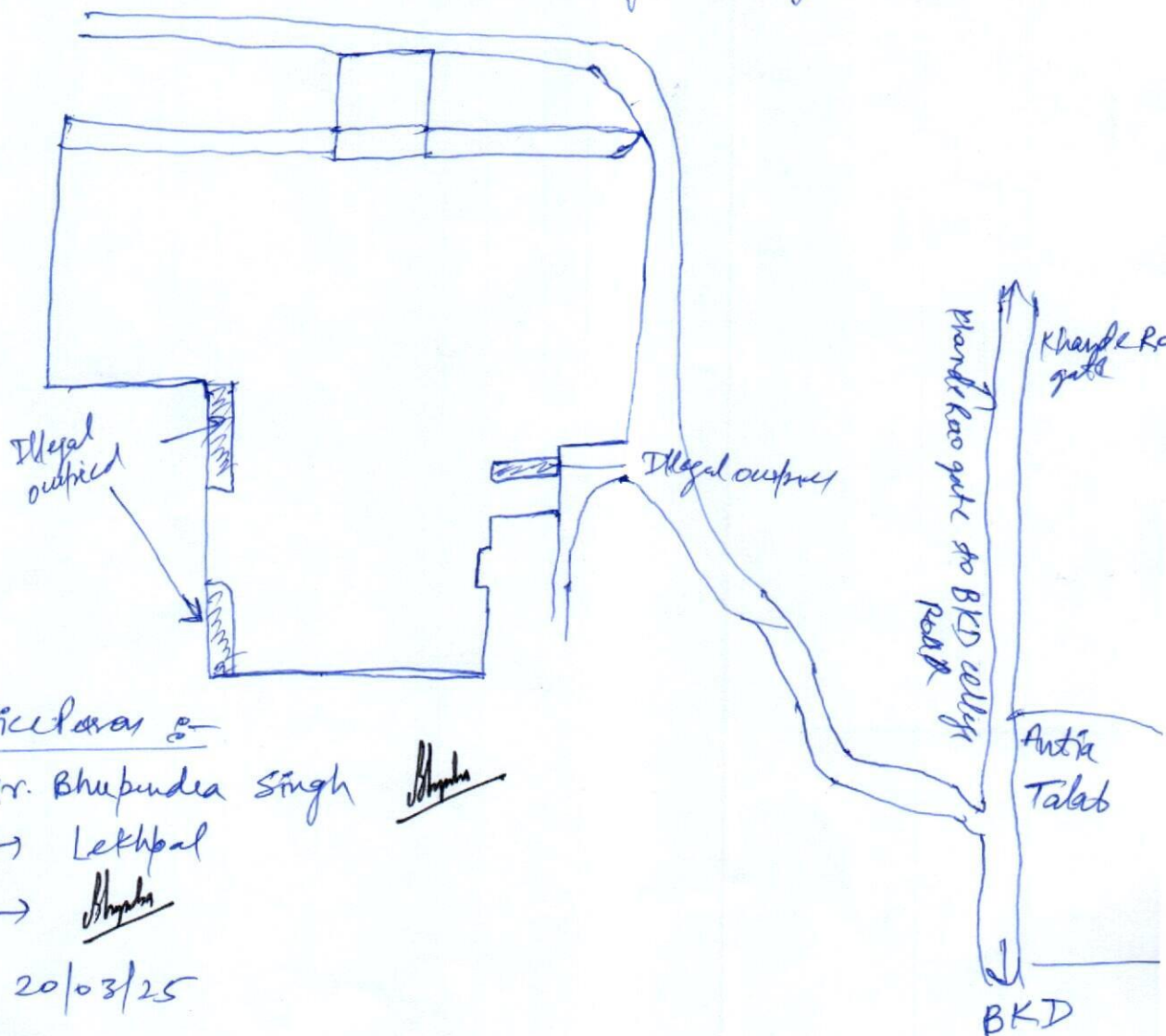


S.No.	Structure Name	Number of floors	Height of each floor	Outer Measurement	Number of Internal Partitions / Rooms	Internal Partition Measurements	Type of construction	Condition of the Structure	Is Electrical Fittings available?	Is Sanitary/plumbing/arrangements available?	Current Use	Part of Encroachment?
1.)	Back Rooms	G.f.	~ 5.8	~ 189 Sqm	13 Room in Total	—	Load bearing structure	Renovated recently	yes	no	Residential	No
2.)	Main Gate Block	G.f.	~ 6m	Approx. <del>44</del> 45 Sqm	—	—	u	Dilapidated	no	no	N.A.	No

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?



This area is measured through Google Map Measurement



Tehsil officer's :-

Name  $\rightarrow$  Mr. Bhupendra Singh

Resignation → Lekhpal

Signature  $\rightarrow$  Angela

Date  $\rightarrow$  20/03/25



DRAW SITE KEY PLAN & SKETCH PL

The page contains two large, empty rectangular boxes stacked vertically, separated by a horizontal line. These boxes are intended for drawing a site key plan and a sketch plan, respectively. The boxes are defined by thin black lines and occupy most of the page area below the header.



# 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	Local inhabitants	Local inhabitants.	
2.	Contact No.	NA			
3.	Type of source of information (Seller/ Property dealer/ nearby people)	NA	Nearby people	Nearby people.	
4.	Rates/ Price informed (in Rs. with unit)	NA	15k - 20k/sq.ft	20k - 22k/sq.ft	
5.	Rates Type (Sale/ Buy)	NA	Buy	Buy	
6.	Shape of the Property (Square, Rectangular, Irregular)		-	-	
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	Similar.	
10.	Distance from the subject Property	0	Nearby	Nearby.	
11.	Other factors (Corner, 2 side open, North-East facing, Park facing, Legal/ Financial encumbrance, etc.)		-	-	
12.	Approach road width		10-12 ft Road	12-15 ft road.	
13.	Level of Land (Below/ On/ Above road level)		on Road	on Road level	
14.	Frontage to depth ratio (Normal, Less, Large)		-	-	
15.	Present Use		Vacant	Vacant.	
16.	Any other details/ Discussion held	NA	No	No.	
17.	Present expected Sale Value of the overall property?				



## UNDERTAKING BY THE CUSTOMER

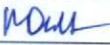
I confirm that I have made the inspection of the subject property to the surveyor of R.K Associates, which is correct property in question for which the documents have been provided/ submitted by me. I further confirm that I am aware of all the information related to the subject property and I have provided 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	Mr. Bhupendra Singh
Relationship with owner	Lekhpal - Jhansi khas
Signature	
Mobile No.	993595660
Date	20/03/25

## 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.	VT(2024-25)-PL522-468-682
Surveyor Name	Man Mohan, AWT
Signature	
Date	20/03/25



## 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	



