

SURVEY FORM FOR UP TOURISM HERITAGE PROPERTIES SURVEY

Date of implementation: 27.11.2024

File No. VIS-20 ²⁴ -20 ²⁵ PL-522-468-686	Date: 19/03/24	Time: 1:30 pm
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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 Dubey & Anuj Sharma		
2.	Property Name	Balabehat Fort		
3.	Property Address	Balabehat Fort, Balabehat, Lalitpur, U.P.-204406		
4.	Property Documents collected	<p>Ownership Documents: <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>Map: <input checked="" type="checkbox"/> Cizra Map, <input type="checkbox"/> Approved Map, <input type="checkbox"/> Site Plan</p> <p>Utility Bills: <input type="checkbox"/> Electricity Bill & payment receipt, <input type="checkbox"/> Water Bill & payment receipt, <input type="checkbox"/> House Tax demand & payment receipt</p> <p>Any Other document:</p>		
5.	Property shown by	Name	Contact No.	
		Mr. Baudha Prakash	9580 63 3071	
6.	UP Tourism Officer accompanied	Name	Designation	Number
	Vineet Kumar Sharma	Mr. Vineet Sharma	Chief Minister Tourism Fellowship	9651563698
7.	Tehsil Office Person Details	Name	Designation	Number

		M. Raddh Prakash	Lekhpal	+91-9580633071
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 type="checkbox"/> Identified by the owner/ owner representative, <input checked="" type="checkbox"/> Enquired from nearby people,		
11.	Is Lekhpal able to locate the clear boundaries?	Yes		
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	U.P. Govt. as it is Nazool land
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	No encroachment found at site
4.	Prevailing circle rate of the land	Rs 26 lakhs per Hectare (Property adjoining to Abadi)

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
		Agricultural vacant land	Entrance	Agricultural land	Agricultural land
2.	Property Facing	<input type="checkbox"/> East Facing, <input type="checkbox"/> North Facing, <input checked="" 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 is a landmark			
4.	Ward Name/ No.	Balabhat			
5.	Zone Name	Village - Balabhat, District - Jharkhand			
6.	Main Road Name & Width	Name	Width	Distance from property	
		NH-44	66 ft	25 km	
7.	Approach Road Name & Width	Village Road - 20 - 22 ft			

8.	Type of locality	<input 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 checked="" 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 type="checkbox"/> Road Facing, <input type="checkbox"/> Entrance North-East Facing, <input checked="" type="checkbox"/> Sunlight facing					
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	~ 50 km (Lalitpur)					
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					
13.	Proximity to civic amenities	School	Hospital	Market	Metro	Railway Station	Airport
					←	~ 55 km	~ 200 km
14.	Any new development in surrounding area	No development					
15.	Jurisdiction limits	<input type="checkbox"/> Nagar Nigam, <input type="checkbox"/> Nagar Panchayat, <input checked="" 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: <input checked="" 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:					
18.	Nearby number of hotels in the vicinity and its numbers and distance	No Hotels in the vicinity					
19.	Class of hotels in nearby location	No Hotels available nearby					
20.	Major neighboring attractions and catchment in the area	Nothing as such.					
21.	Best usage of the property as per the location?	Place for cultural events					

PHYSICAL DETAILS				
1.	Land Area	As per Title deed	As per Map	As per site survey
		1.936 Hectares	—	1.92 Hectares

2.	Description of the Assets	Heritage Property
3.	Demarcation of land as per Government Record	No
4.	Demarcation actually found on the ground	only the fort is demarcated.
5.	Details of the encroachment found on the site	Nothing as such only 1 or 2 temporary houses are built at site
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 only the fort
9.	Is the property merged or colluded with any other property	cannot comment since the vacant land is not demarcated
10.	Property possessed by at the time of survey	U.P. Cent (Nazool land)
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 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 type="checkbox"/> Normal frontage, <input type="checkbox"/> Less frontage, <input checked="" 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?	Place for cultural events.

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. 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: 3.5mtr, c. Finish: <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	Internal - <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 External - <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 <i>Poor</i>											
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 type="checkbox"/> Poor, <input type="checkbox"/> Under construction, <input checked="" 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 <i>Well</i>											
12.	Age of Building/ Recent Improvements done	<i>~145 years</i>		<i>~1880</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>most of the structures are destroyed</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><i>~40mtr</i></td><td><i>~8mtr</i></td><td><i>~5-6 ft</i></td><td><i>No plaster</i></td></tr> </tbody> </table>				Running Mtr.	Height	Width	Finish	<i>~40mtr</i>	<i>~8mtr</i>	<i>~5-6 ft</i>	<i>No plaster</i>
Running Mtr.	Height	Width	Finish										
<i>~40mtr</i>	<i>~8mtr</i>	<i>~5-6 ft</i>	<i>No plaster</i>										
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

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	Rani Mahal.	G+2.	G- 3.2mt. 1 st - 2.72mt. 2 nd - 3.52mt.		1 room on each floor.	Ground - 8mt x 7.3mt.	PCC	Good	No	No		
						First - 8mt x 7.27mt.	PCC	Good	No	No		
						2 nd - 8mt x 7.3mt.	PCC	Good	No	No		
②	Chabutra.	-	1.1mt.		-	18.451mt x 4.571mt.	PCC	good.	-	-		
③	Outside Toilet Bathroom.	-	-		-	4.5mt x 9.2mt.	PCC	good	-	Yes.		

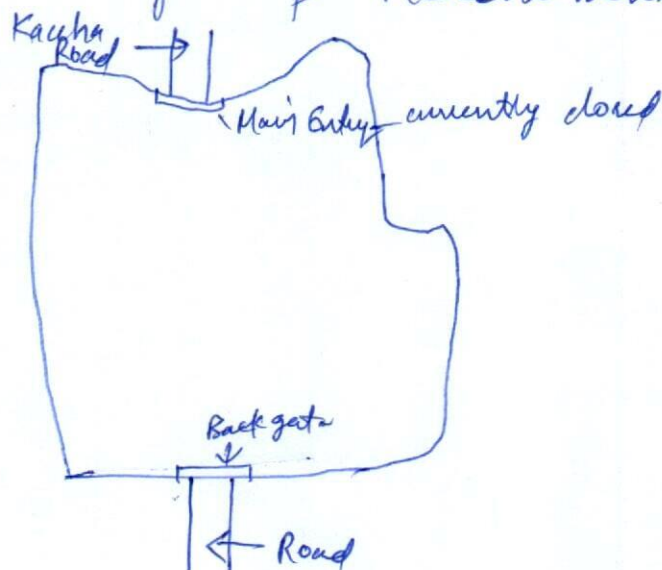
S.No.	Structure Name	Number of floors	Height of each floor	Outer Measurement	Number of Internal Partitions / Rooms	Internal Partition Measurements	Type of construction	Condition of the Structure	Is Electrical Fittings available?	Is Sanitary/plumbing/arrangements available?	Current Use	Part of Encroachment?
③	Temple	1	~ 3.5 m	~ 4.1 x 5.2 m	-	-	Ree	good	No.	No		No.

As per information provided and identified during site survey by Mr. Bauddh Prakash (Lekhpal).

The land on which Balabehat fort is constructed comes under Grampanchayat Balabehat and owned by Grampanchayat Balabehat.

Total land area identified during site visit is 1.936 Hectares

The area is considered on the basis of documents provided and same is cross checked during site survey via Google Map Measurements



Details of Tehsil official person

Name → Mr. Bauddh Prakash

Designation → Lekhpal

Signature → 

Date → 19/03/2025

DRAW SITE KEY PLAN & SKETCH PL

The image contains two large, empty rectangular boxes stacked vertically, separated by a thin horizontal line. These boxes are intended for drawing a site key plan and a sketch, as indicated by the header text. The boxes are outlined with a thin black border and occupy most of the page area below the header.

PROPERTY MARKET COMPARABLE RATE INFORMATION DETAILS

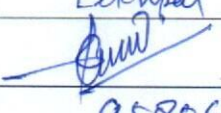
(Available for Sale or Transaction already happened in past)

S.No	Particulars	Subject Property	Comparable 1	Comparable 2	Comparable 3
1.	Name (source of information)	NA	Sanghi Sahay	Daulat Ram Sahay	Hazari Lal
2.	Contact No.	NA	7607844989	9956719390	7880663919
3.	Type of source of information (Seller/ Property dealer/ nearby people)	NA	Nearby people	Nearby people	Nearby people
4.	Rates/ Price informed (in Rs. with unit)	NA	Rs. 4-5 lakhs per acre	Rs. 9-10 lakhs per acre	Rs. 6-7 lakhs per acre
5.	Rates Type (Sale/ Buy)	NA	Buy	Buy	Buy
6.	Shape of the Property (Square, Rectangular, Irregular)		Irregular	Irregular	Irregular
7.	Area/ Size of the Property		4-5 acre	3-4 acre	2-3 acre
8.	Legal Status (clear, negative, weak)/ No. of owners		clear	clear	clear
9.	Location/ surrounding/ neighborhood comparison with the subject property (Similar, Lower, Better, Highly Better than the subject Property)	Base Case			
10.	Distance from the subject Property	0			
11.	Other factors (Corner, 2 side open, North-East facing, Park facing, Legal/ Financial encumbrance, etc.)				
12.	Approach road width		No road	20ft Road	chak Road-10ft
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			
17.	Present expected Sale Value of the overall property?				

UNDERTAKING BY THE CUSTOMER

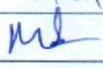
I confirm that I have made the inspection of the subject property to the surveyor of R.K Associates, which is correct property in question for which the documents have been provided/ submitted by me. I further confirm that I am aware of all the information related to the subject property and I have provided 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	Mrs. Boudh Prakash
Relationship with owner	Lekhpal
Signature	
Mobile No.	9580633071
Date	19/02/25

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.	
Surveyor Name	Man Mohan, Anuj
Signature	
Date	19/02/25

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	

